

TURNKEY HUNTING TRACT

165± ACRES IN ATTALA COUNTY, MS | \$775,500

- 165± ACRES IN ATTALA COUNTY, ON THE ATTALA/MADISON COUNTY LINE
- 33± ACRES OF MATURE PINE AND 15± ACRES OF MATURE HARDWOODS
- 7 NICE SHOOTING HOUSES AND 4 LADDER STANDS
- ESTABLISHED FOOD PLOTS
- WELL-MAINTAINED ROAD SYSTEM FOR TRUCK ACCESS
- RICH WITH DEER AND TURKEY, WITH SUMMER FOOD PLOTS IN PLACE
- 33± ACRES USED AS A SANCTUARY DURING DEER SEASON
- DUCK POND
- INCLUDES 34-FOOT JAYCO BUMPER-PULL CAMPER POWERED BY SOLAR ENERGY
- 30X40 POLE BARN WITH AN ADDITIONAL 20-FOOT LEAN-TO
- 30X30 POLE BARN ENCLOSED ON THREE SIDES
- FIREWOOD SHED AND 20KW KOHLER GENERATOR FOR BACKUP POWER



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Information is believed to be accurate but not guaranteed.



TURNKEY HUNTING TRACT

165± ACRES IN ATTALA COUNTY, MS | \$775,000

This 165± acre property in Attala County, near the Attala/Madison County line, offers a perfect hunting retreat. It includes 33± acres of mature pine and 15± acres of mature hardwoods. The land features seven shooting houses, four ladder stands, established food plots and a well-maintained road system for easy truck access. The property is abundant with deer and turkey, with summer food plots already in place. The 33± acres serve as a sanctuary during deer season, providing excellent bedding areas to keep deer on-site. A 5± acre pond is located on the western side of the property and has been known to hold ducks in the winter.

The sale includes a 34-foot Jayco bumper-pull camper powered by solar energy, sheltered by a 30x40 pole barn with an additional 20-foot lean-to. There is also a 30x30 pole barn enclosed on three sides, a firewood shed, and a 20kw Kohler generator for backup power housed in an additional shed. Don't miss this opportunity! Call or text Colby to schedule your tour today!



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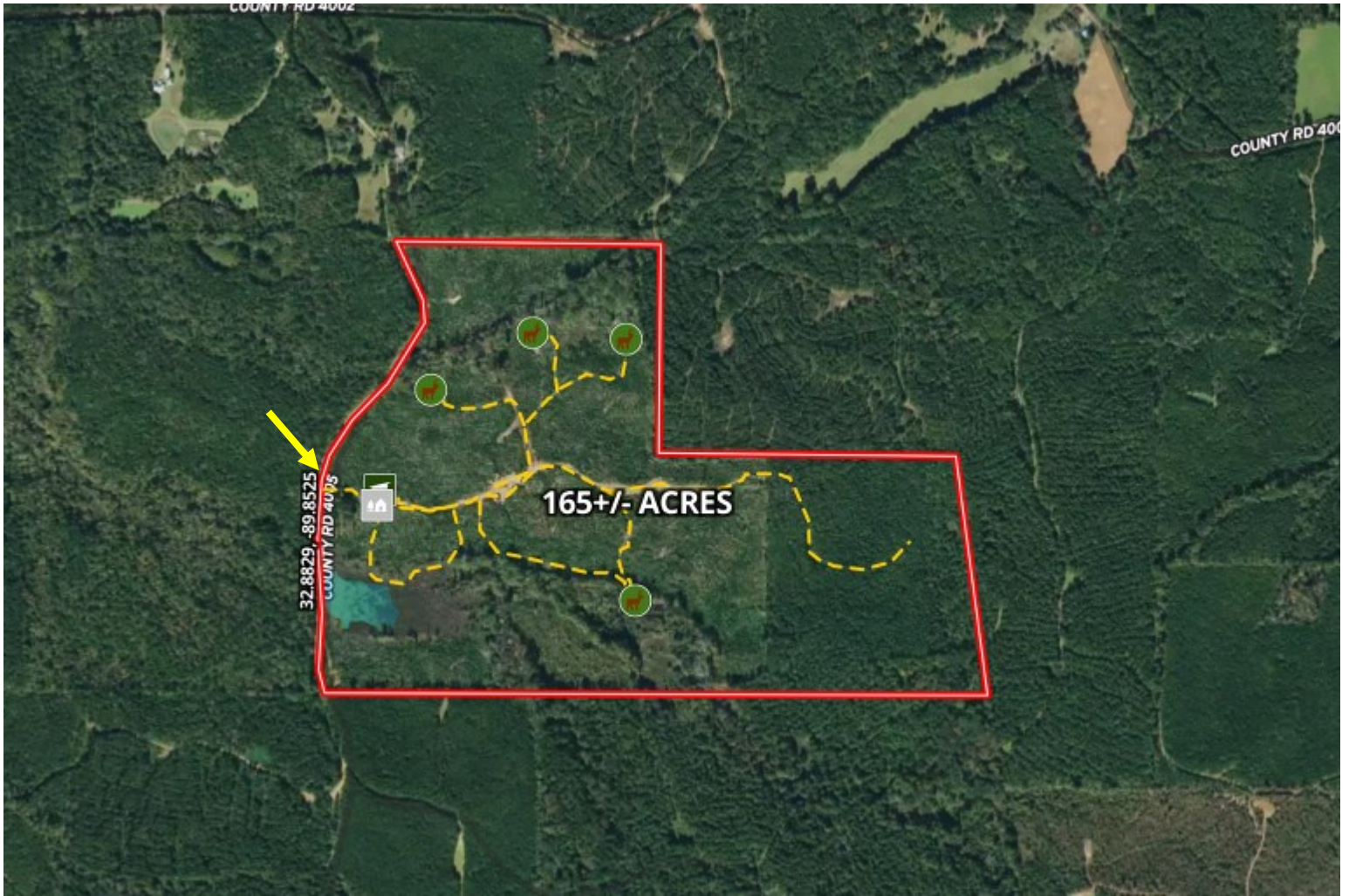


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AERIAL MAP



[Click Here for an Interactive Map Link](#)

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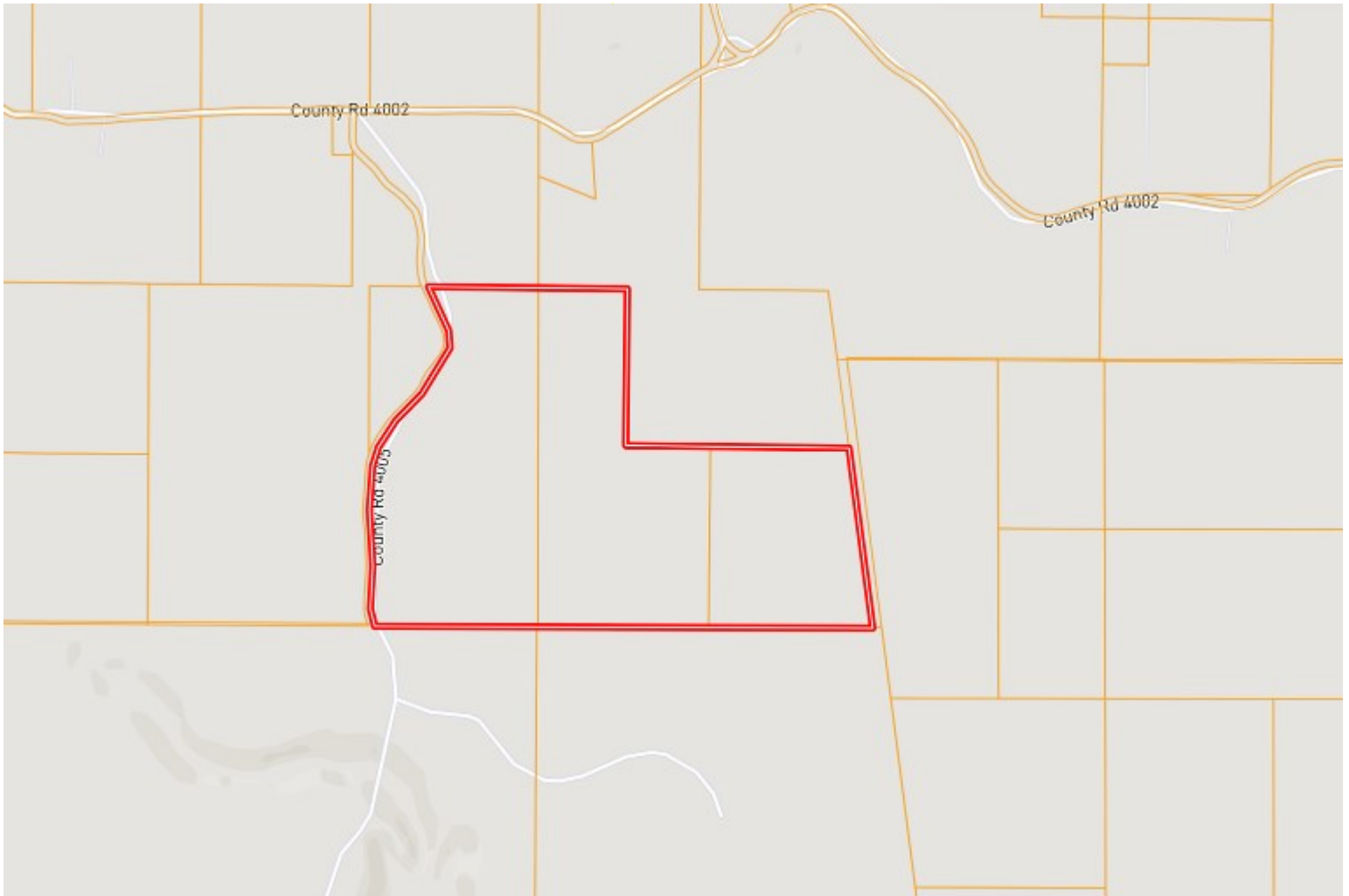


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OWNERSHIP MAP



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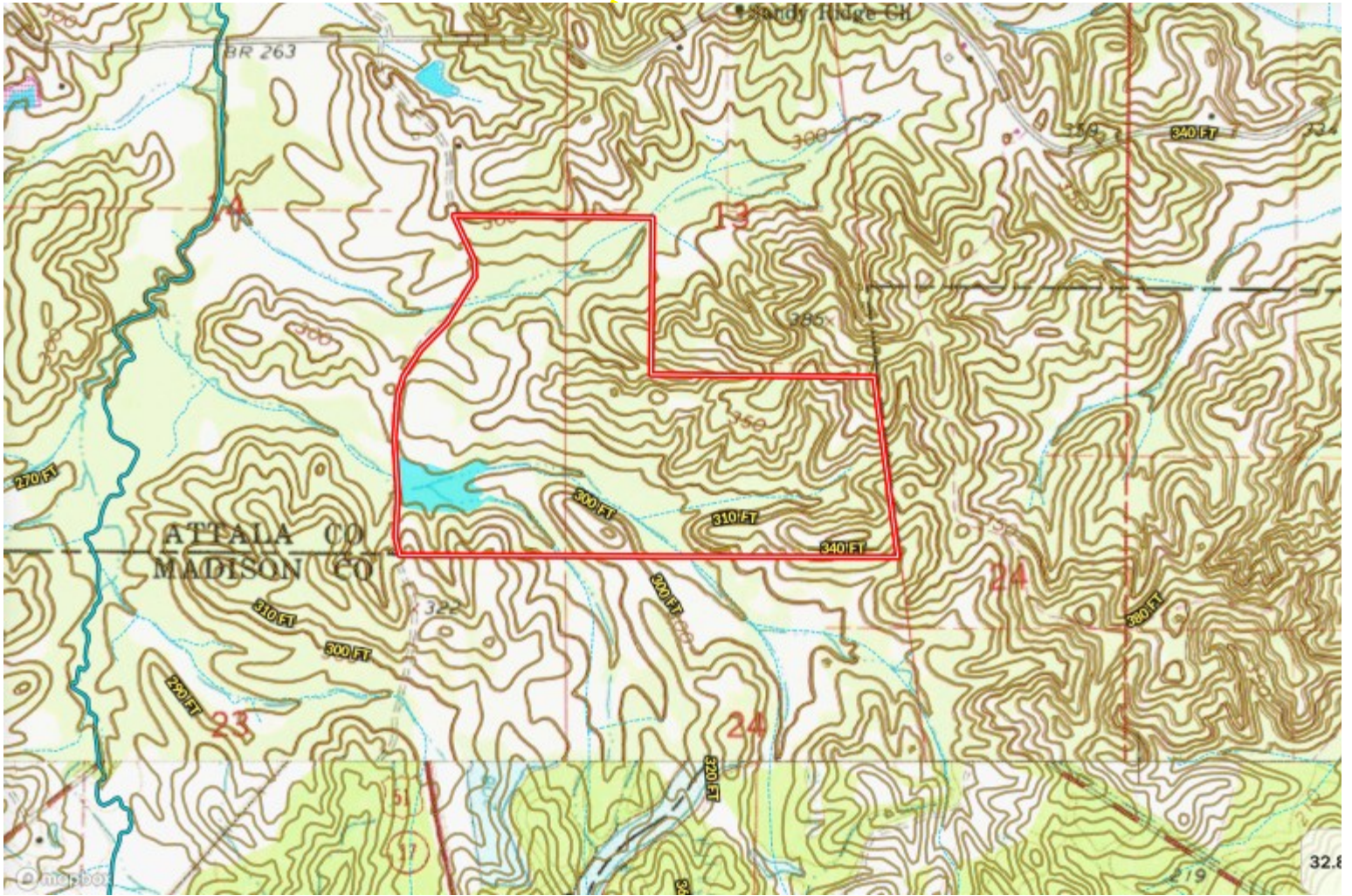


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TOPO MAP



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SOIL MAP



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|-------|-------|-----|-------|-----|
| 32F | Smithdale fine sandy loam, 15 to 40 percent slopes | 93.62 | 55.42 | 0 | 50 | 7e |
| 4 | Kirkville loam, occasionally flooded | 29.94 | 17.72 | 0 | 82 | 2w |
| 44C2 | Providence silt loam, 5 to 8 percent slopes, moderately eroded | 29.2 | 17.28 | 0 | 32 | 3e |
| 44D3 | Providence silt loam, 8 to 15 percent slopes, severely eroded | 7.62 | 4.51 | 0 | 35 | 6e |
| 60D2 | Smithdale-Sweatman complex, 8 to 15 percent slopes, eroded | 7.43 | 4.4 | 0 | 69 | 7e |
| SR | Smithdale-Providence association, hilly | 0.85 | 0.5 | 0 | 57 | 7e |
| Bc | Bruno-Ariel complex | 0.21 | 0.12 | 0 | 61 | 3s |
| PoC3 | Providence silt loam, 5 to 8 percent slopes, severely eroded | 0.07 | 0.04 | 0 | 32 | 4e |

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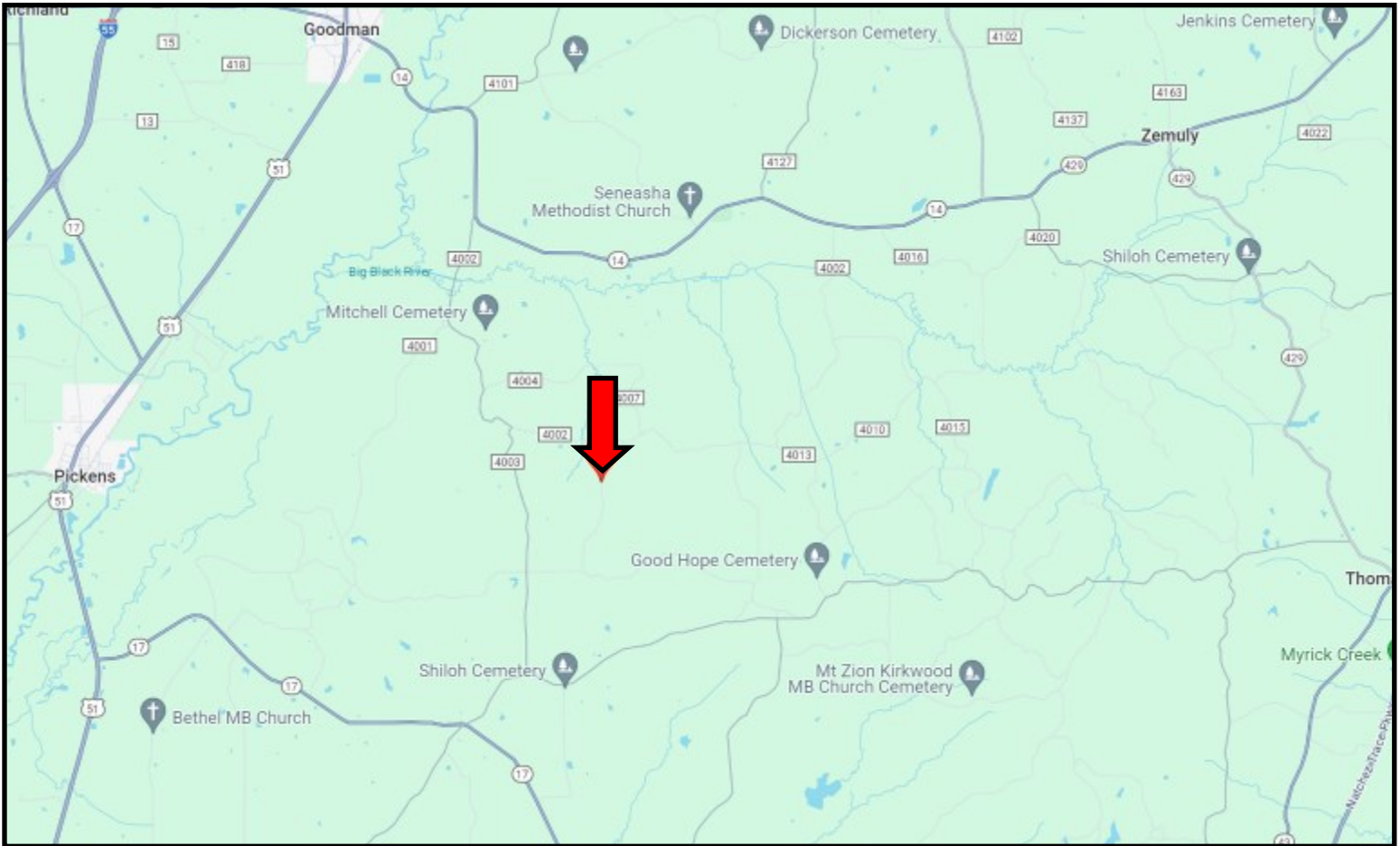


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DIRECTIONAL MAP



Directions from I-55 in Pickens, MS: Take exit 139 and merge onto MS-432. Travel MS-432 for 2.8 miles. Turn right onto US-51 S and travel 2.5 miles. Turn left onto MS-17 S and travel 5.6 miles. Turn left onto Rocky Hill Road and travel 1.1 miles. Turn left onto Shrock Road and travel 1.4 miles. Turn right at Burrell Road and travel 0.8 miles. Turn left onto CR 4005. After approximately 1.3 miles, the property will be on your right.

[GOOGLE MAP LINK](#)



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