



# Versatile Recreational Tract 15± Acres in Attala County



**\$45,000**

**This 15± acre wooded property in Attala County, MS, is rich with deer and turkey signs, making it an excellent spot for hunting or wildlife enthusiasts. The land is covered in mature pines, ready for harvesting, offering a strong return on investment. It also presents an excellent opportunity for a home site if you choose to clear the land. It is conveniently located just off County Rd 1113, only 14 minutes from Kosciusko. Don't miss out on this versatile property—call today for a private showing!**



**ANTHONY  
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REALTOR®

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Expect More. Get More.

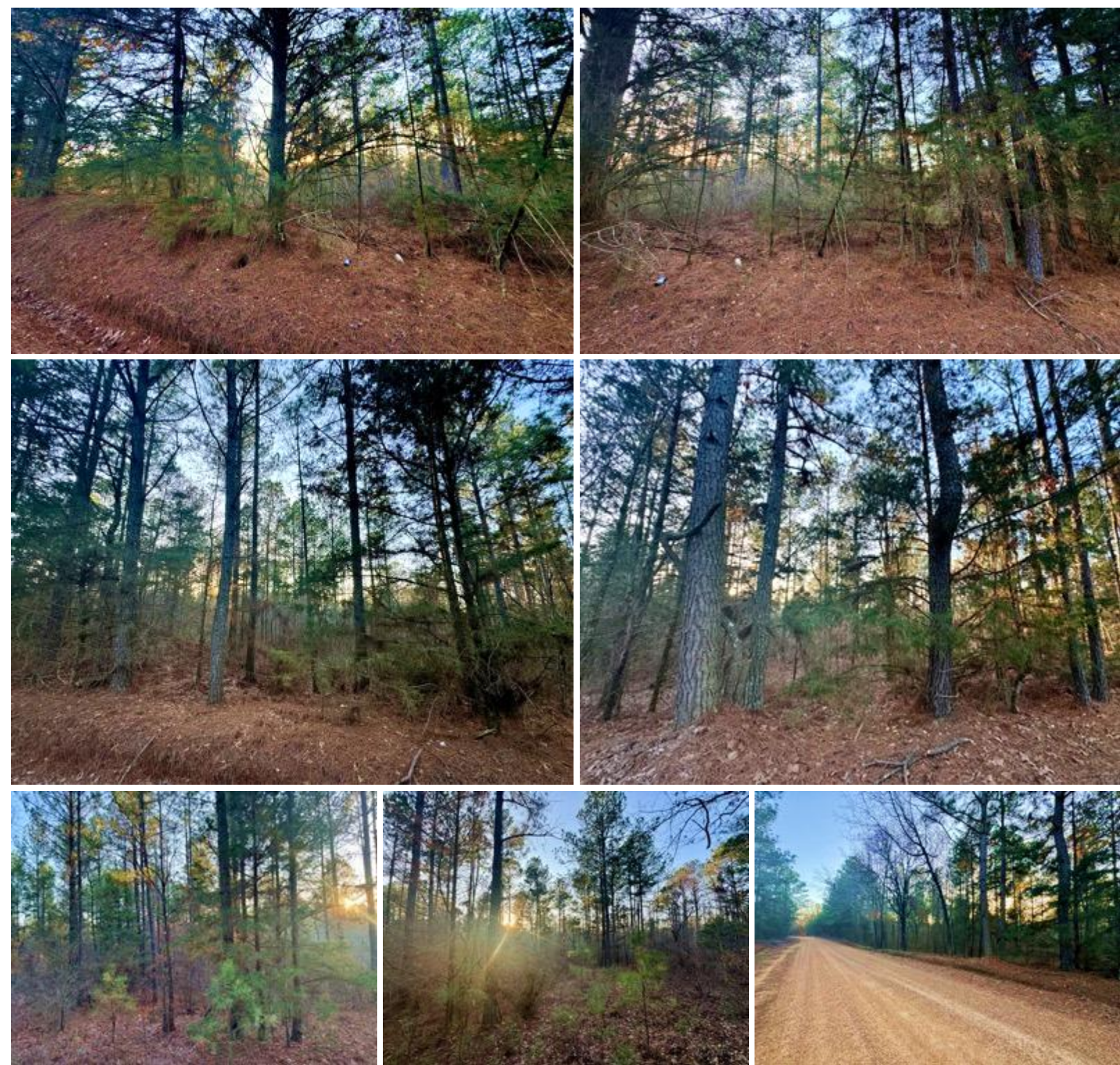
**A Real Estate Expert You Can Trust**

[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.







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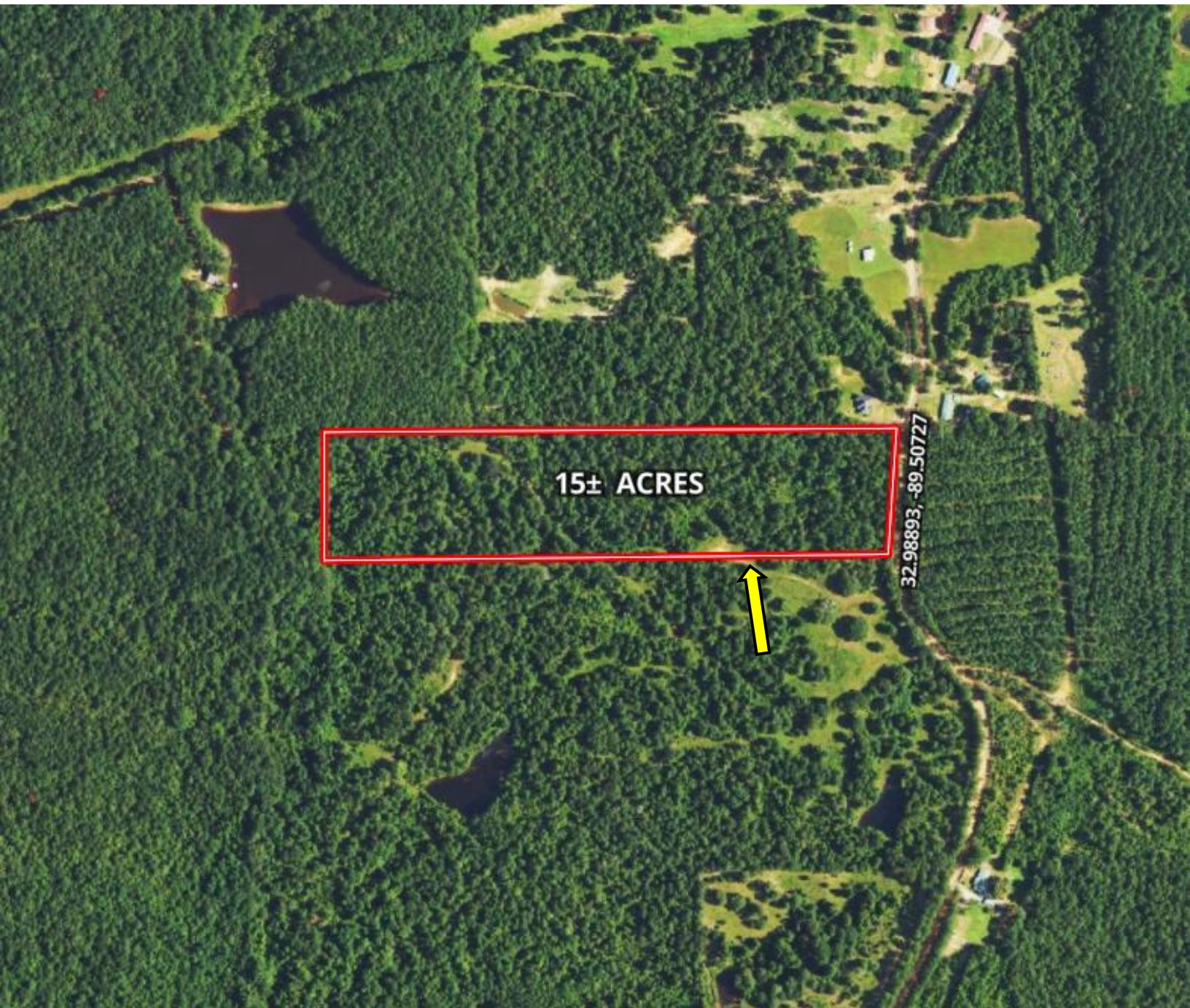
LandReport  
**2011-2024**  
**BEST**  
BRONZES

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# AERIAL MAP |

[Click for the Interactive Map](#)



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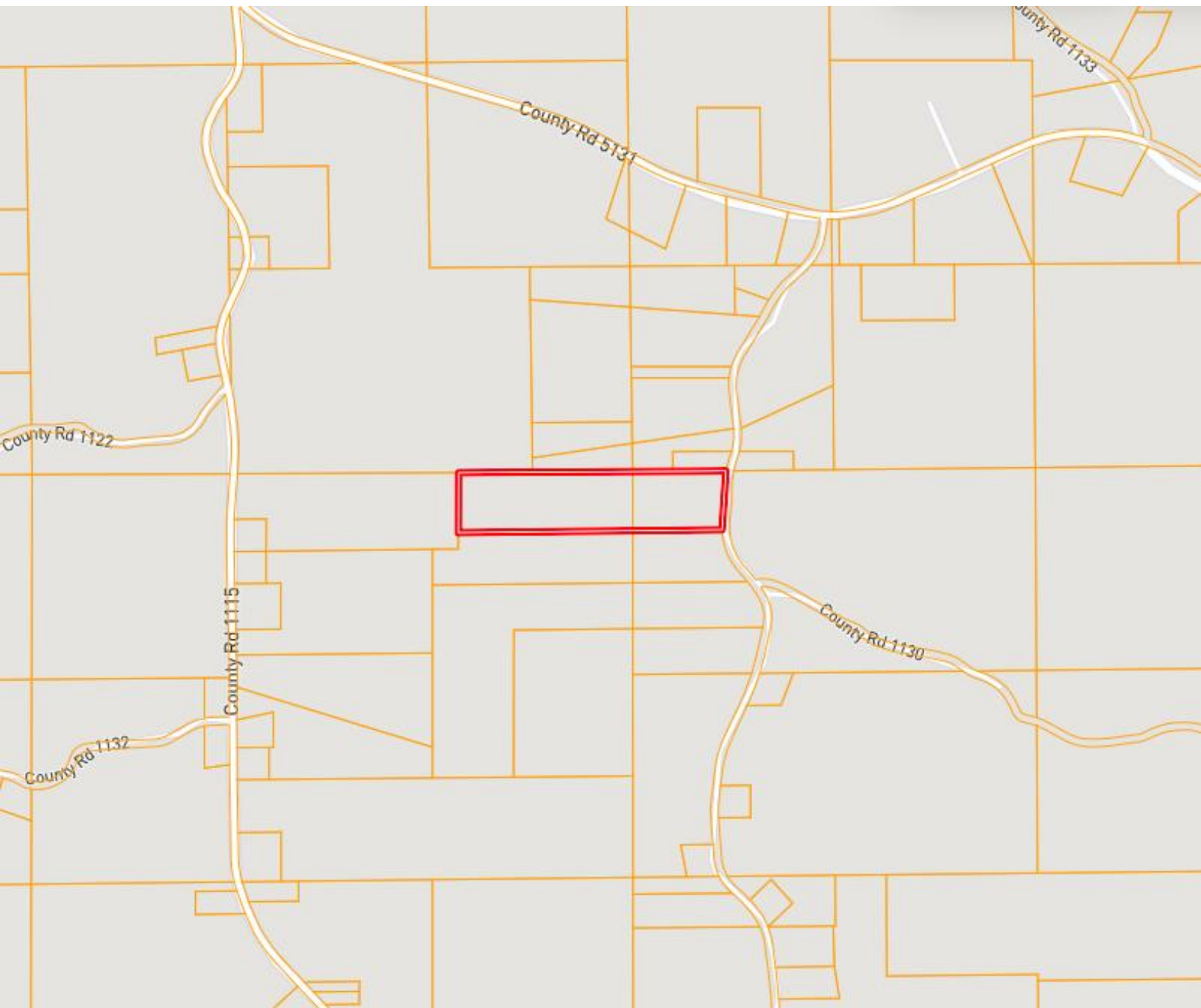
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# OWNERSHIP MAP



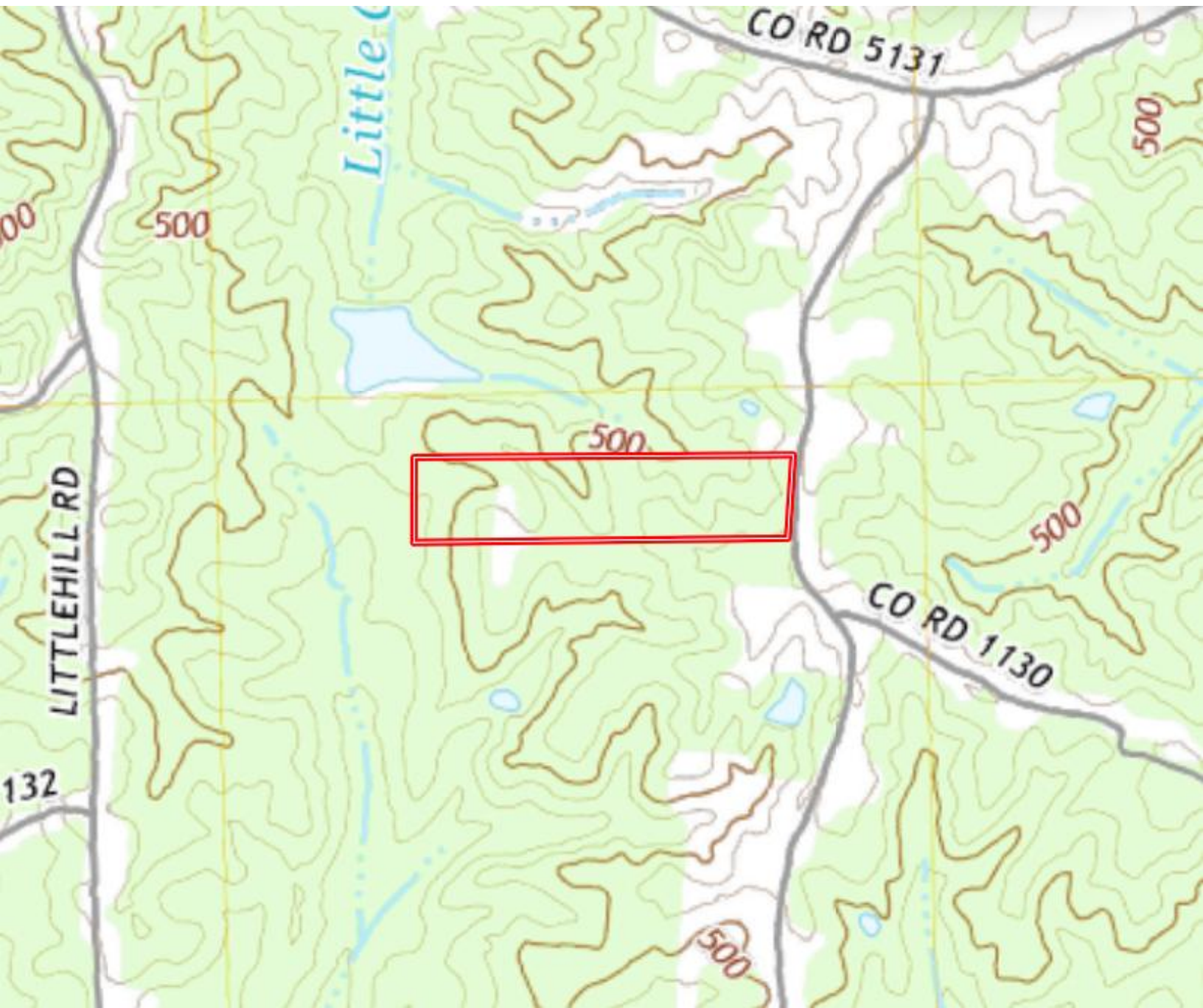
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# TOPOGRAPHY MAP



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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
32D	Smithdale fine sandy loam, 8 to 15 percent slopes	8.16	52.75	0	54	6e
44C2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	5.07	32.77	0	32	3e
60D2	Smithdale-Sweetman complex, 8 to 15 percent slopes, eroded	2.24	14.48	0	69	7e
TOTALS		15.47(*)	100%	-	48.96	5.16

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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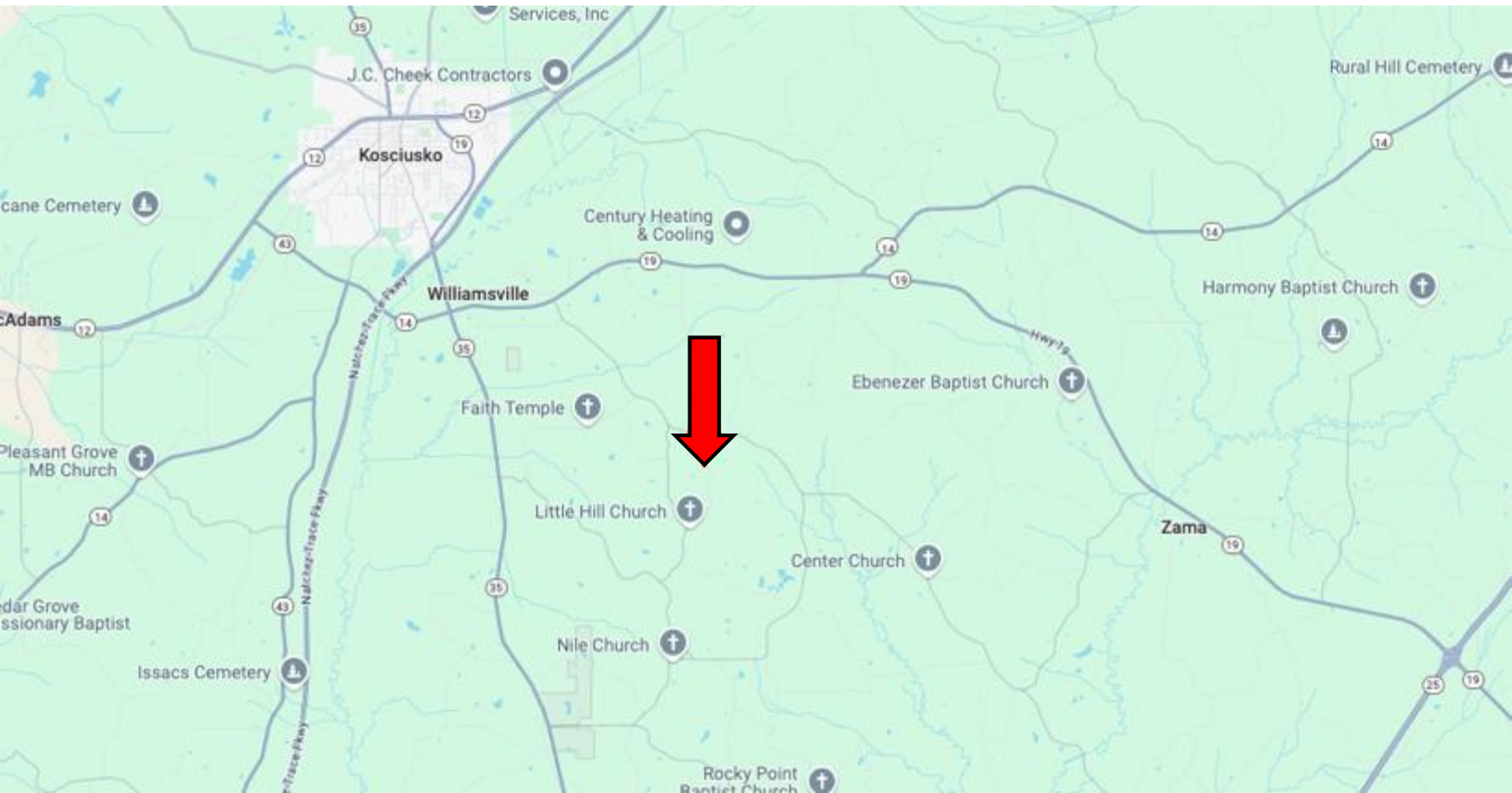
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# DIRECTIONAL MAP



**Address: Co Rd 1113, Kosciusko, MS 39090**

**Directions from MS-35 & MS-19 in Kosciusko, MS:** Travel east on MS-19 for 1.6 miles. Turn right onto Co Rd 5131 and travel 3.5 miles. Turn right onto Co Rd 1113. After 0.4 miles, the property will be on the right.

**Google Map Link**



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