

Investment and Hunting Property! 47+/- Acres in Attala County, Mississippi



\$56,925

Are you looking for a great investment property?? Look no further!! This property has recently been clear-cut and will make someone a good investment/recreational tract. Water and power is available for cabin/home sites and the property is located just two minutes from Kosciusko. Also, this property qualifies for the Sumner's Grant. With frontage on Highway 43 near Highway 12, you are not going to want to miss this opportunity.

Directions From Kosciusko: Travel west on MS-12 until you reach the intersection with MS-43. Turn left and travel 1/10 mile. Property will be on your right as you cross the railroad tracks.



call me today!

BILL PATRICK, REALTOR®

Bill@TomSmithLand.com

601.898.2772 **office** | 601.573.0749 **cell**

601 Crescent Blvd., Suite 103 Ridgeland, MS 39157



Expect More. Get More.

TomSmithLandandHomes.com



BILL PATRICK, REALTOR®
Bill@TomSmithLand.com
601.898.2772 office | 601.573.0749 cell
601 Crescent Blvd., Suite 103 Ridgeland, MS 39157



Expect More. Get More.

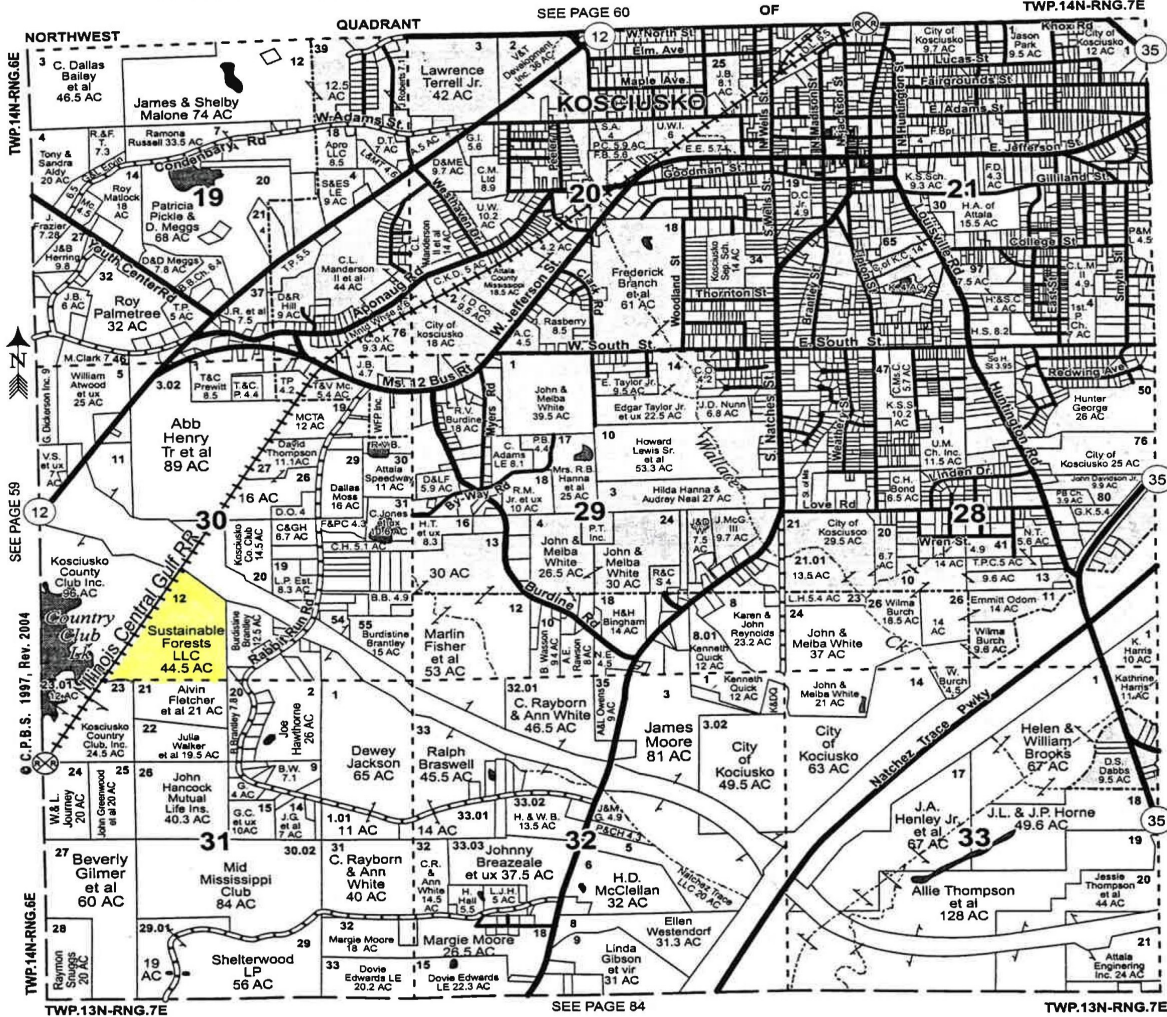
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

TWP.14N - RNG.7E (SOUTHWEST)

ATTALA COUNTY, MISSISSIPPI

SCALE OF MILES 1/2
SCALE OF FEET 5280



BILL PATRICK, REALTOR®

Bill@TomSmithLand.com

601.898.2772 office | 601.573.0749 cell

601 Crescent Blvd., Suite 103 Ridgeland, MS 39157

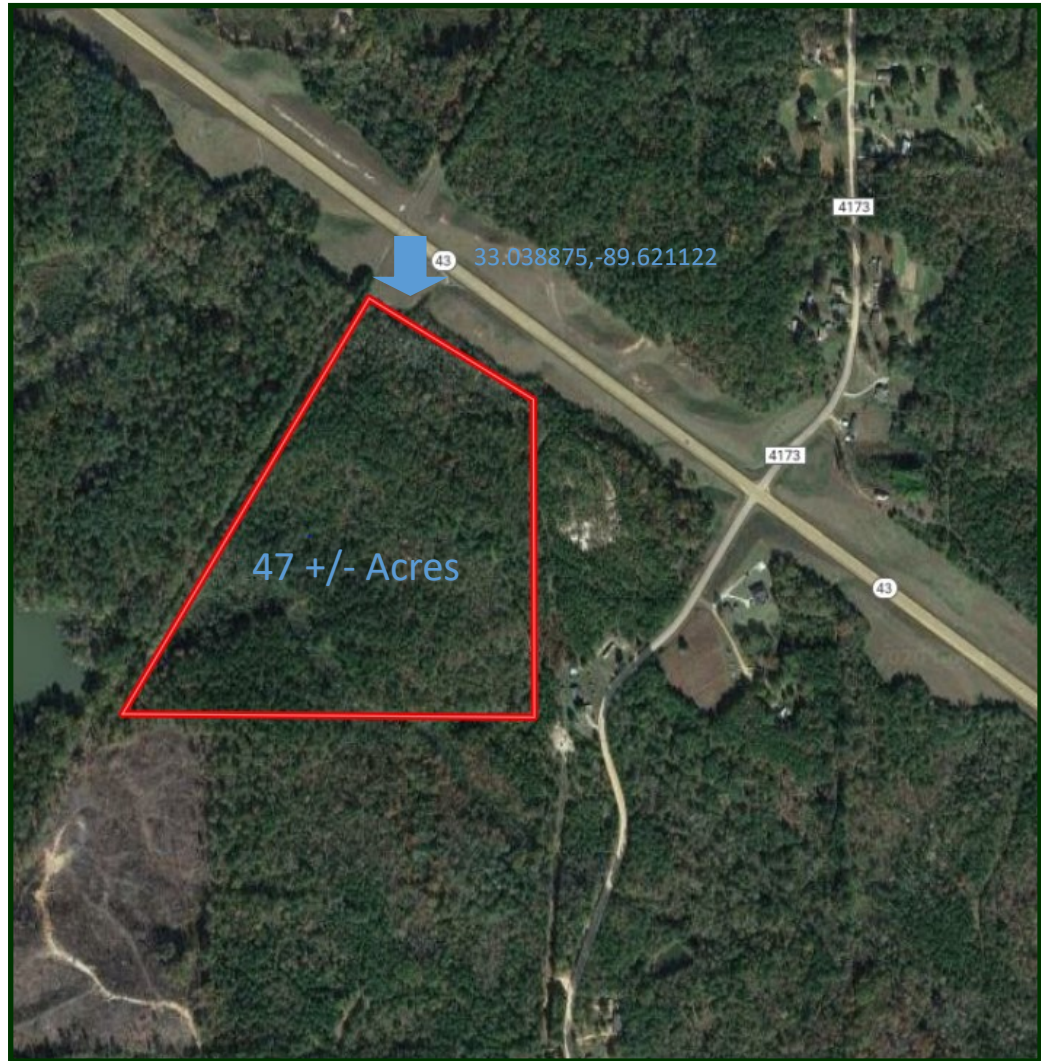


Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Aerial Map

BILL PATRICK, REALTOR®

Bill@TomSmithLand.com

601.898.2772 **office** | 601.573.0749 **cell**

601 Crescent Blvd., Suite 103 Ridgeland, MS 39157



Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
32D	Smithdale fine sandy loam, 8 to 15 percent slopes	8.9	19.95	6e
32F	Smithdale fine sandy loam, 15 to 40 percent slopes	35.5	80.05	7e
TOTALS		44.4	100%	6.8

Soil Map

BILL PATRICK, REALTOR®

Bill@TomSmithLand.com

601.898.2772 **office** | 601.573.0749 **cell**

601 Crescent Blvd., Suite 103 Ridgeland, MS 39157

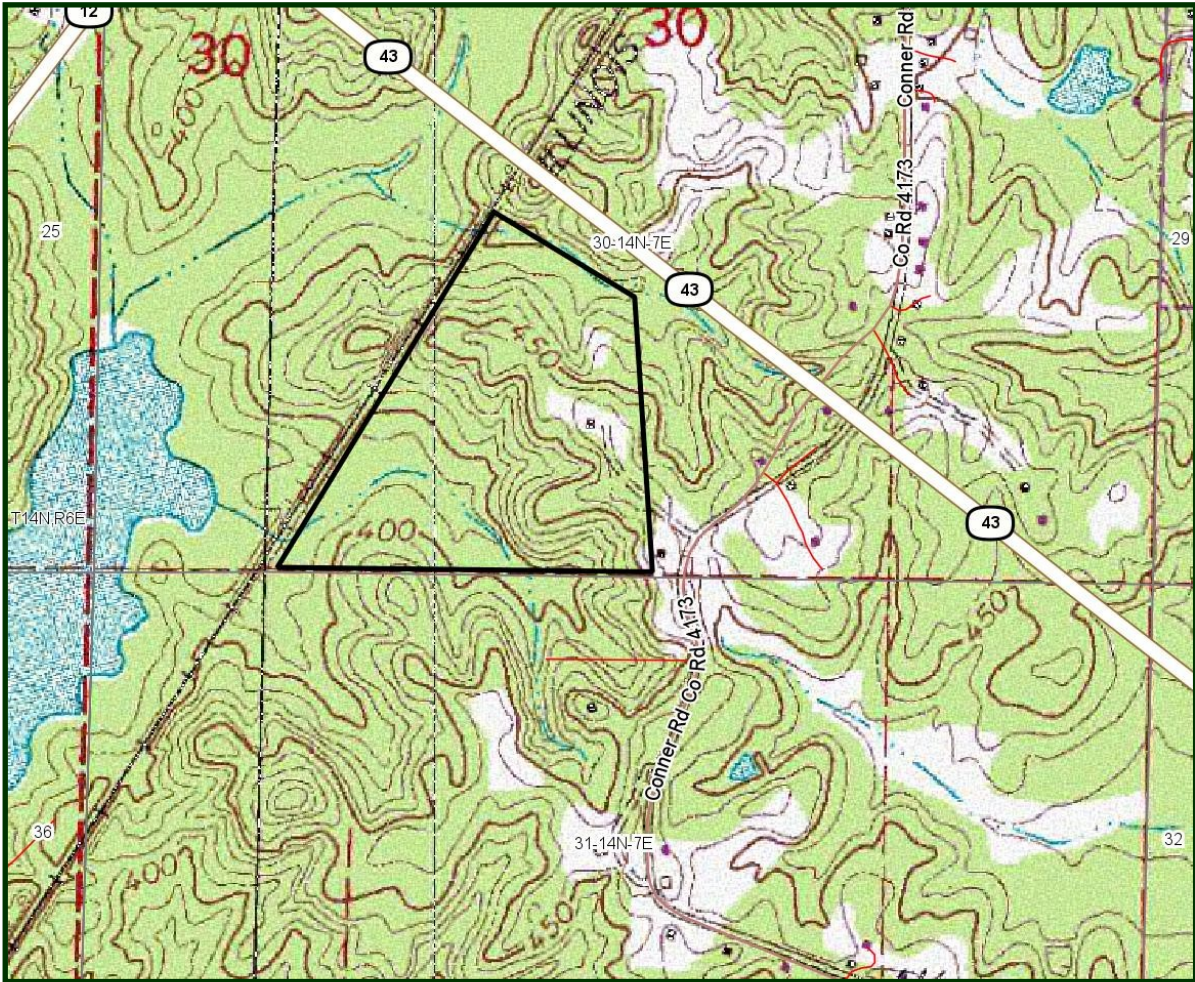


Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Topo Map

BILL PATRICK, REALTOR®

Bill@TomSmithLand.com

601.898.2772 office | 601.573.0749 cell

601 Crescent Blvd., Suite 103 Ridgeland, MS 39157

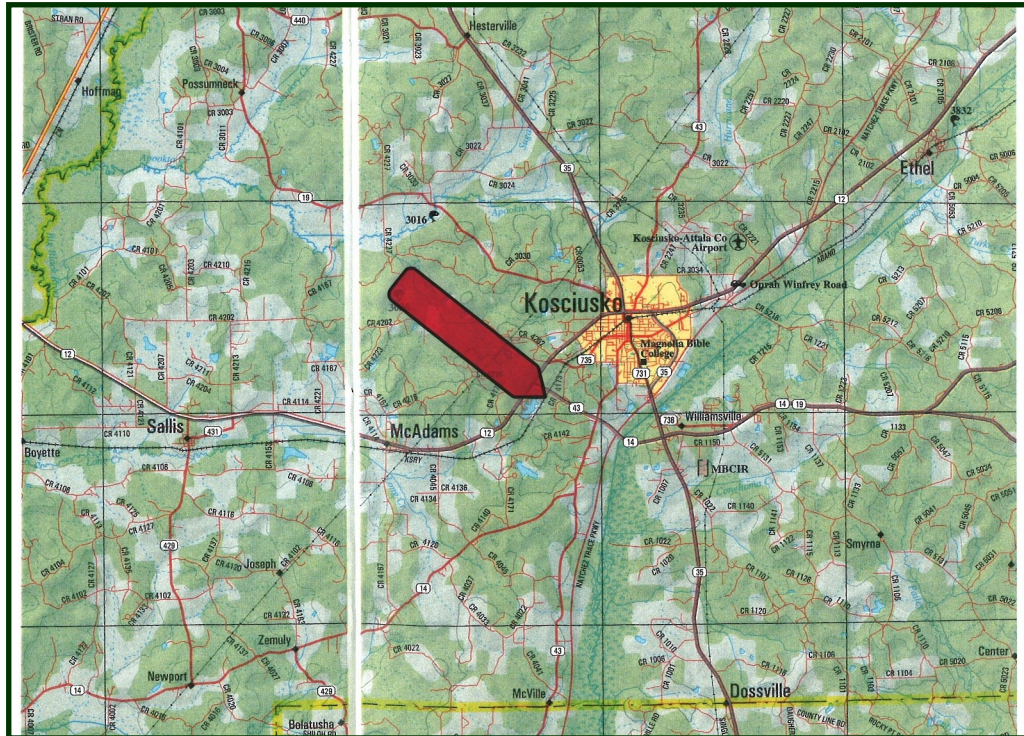


Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Directional Map

Directions: From Kosciusko, head west on MS-12, until you reach the intersection with MS-43. Turn left and travel 1/10 mile. Property will be on your right as you cross the railroad tracks.

BILL PATRICK, REALTOR®

Bill@TomSmithLand.com

601.898.2772 office | 601.573.0749 cell

601 Crescent Blvd., Suite 103 Ridgeland, MS 39157



Expect More. Get More.



TomSmithLandandHomes.com