

A Sportsman's Dream

790+/- Acres in Attala County, MS



\$1,795 Per Acre

- 1.2 Miles of Big Black River Frontage
- Extensive Internal Trail System
- 2 Small Deer Camp Specials
- 60 X 90 Foot Open Bay Shed
- Loaded with Wildlife

- 490+/- Acres in Hardwood Timber
- 190+/- Acres in 2 Year Old Cutover
- 50+/- Acres in 8 Year Old Cutover
- 25+/- Acres in 13 Year Old Pine
- 18+/- Acres in Foodplots

Directions From Madison, MS: Drive north on I-55 for approximately 47 miles, take exit 156 towards Durant/ Kosciusko. Turn left onto MS-12 E and continue to drive for 2.7 miles. Turn right onto MS-51 S, and continue to drive for 0.7 miles to the four way stop. Turn left onto MS-12 E and continue to drive for 2.2 miles. Turn left onto Attala County Road 4101. Proceed to drive on County Road 4101 for 3.2 miles, then take a slight left onto Attala County Road 4201. In 0.8 miles, turn left and the property gate will be on the right in 200 feet. [Google Map Link](#)



Call me today!

ADAM HESTER, REALTOR®

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Information is believed to be accurate but not guaranteed.



What do you think of when you hear about properties along the Big Black River...Mature hardwoods? Trophy deer hunting? Large turkey populations? Wild hogs? This 790+/- acre tract in Attala County, MS offers it all. This Sportsman's Paradise has over one mile of river frontage that serves as both its northern property boundary and county line, separating Attala and Holmes County. This tract is 70 miles from Jackson, MS, 150 miles from Memphis, TN and 250 miles from New Orleans, LA.

Established approximately 30 years ago, Apookta-Big Black Hunting Club has owned and managed this property with limited pressure. Referred to as "The Swamp", this property offers 490+/- acres of mature hardwoods with a large amount being various oak species, 190+/- acres of two-year-old cutover, 50+/- acres of 8 year old cutover, 25+/- acres of 13 year old plantation pine and 18+/- acres of food plots. There are miles of internal road and trail systems that navigate throughout the property, most of which are easy to travel via truck and electric vehicle. Scattered across the property, you will find numerous sloughs as well as a river bed that is nearly one mile long. The property has a very private setting as it is accessed by a graveled entrance that is $\frac{3}{4}$ of a mile long. For lodging, there are two "deer camp specials" which include water and power, derived from a generator. There is a large metal shed with three oversized, open bays that can be used for large equipment storage, as well as a smaller 30' X 40' shed for additional storage.

The cooperation of adjoining land owners is main factor with managing a property's wildlife herd. The two adjoining land owners also implement managing programs to ensure quality hunting for years to come. Another important factor for a property is its ability to provide year round use. During the summer months, there is great trail riding along the road and trails as well as fishing on the banks of the river and riverbed. This tract has consistently produced trophy deer hunting season after season and it is not uncommon to hear multiple toms on the roost during the Spring.

"The Swamp" has provided years of memories and stories for generations to come. From nights at the camp around a fire, first deer and turkey kills, summer fishing adventures and family trail rides...the book has been written. This 790+/- acre tract is waiting for your family to start their new chapter.



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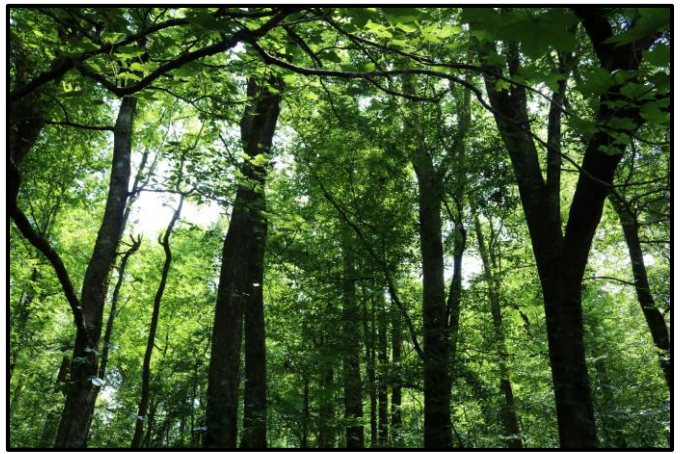


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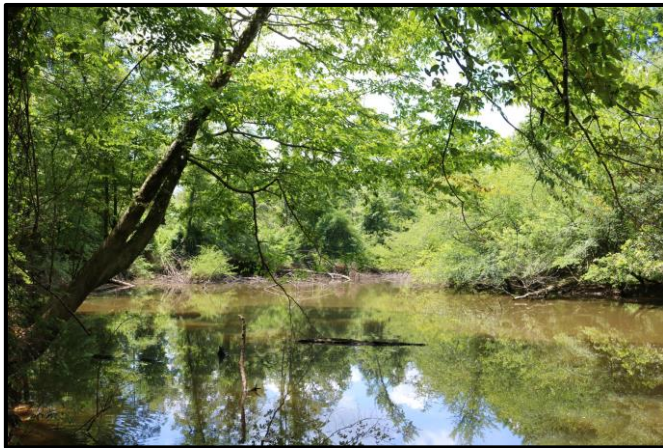
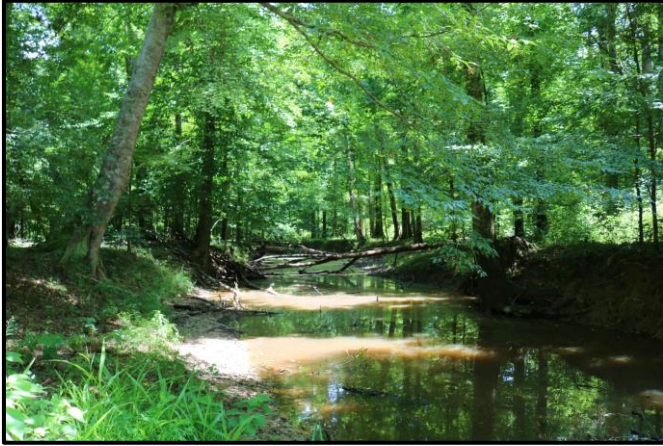


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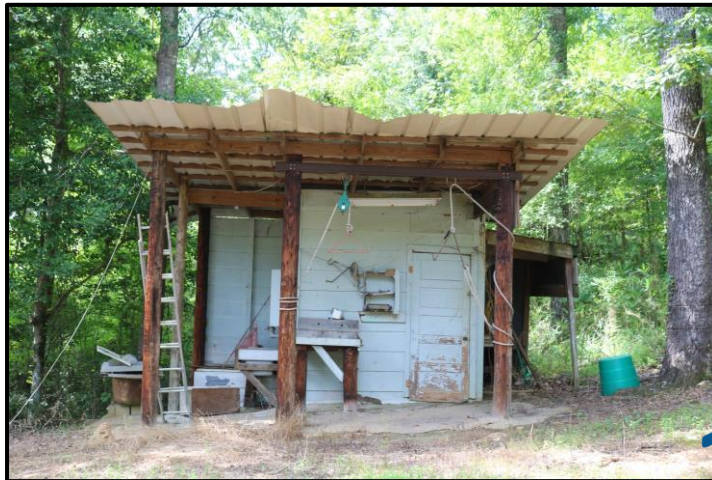
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Big Black River

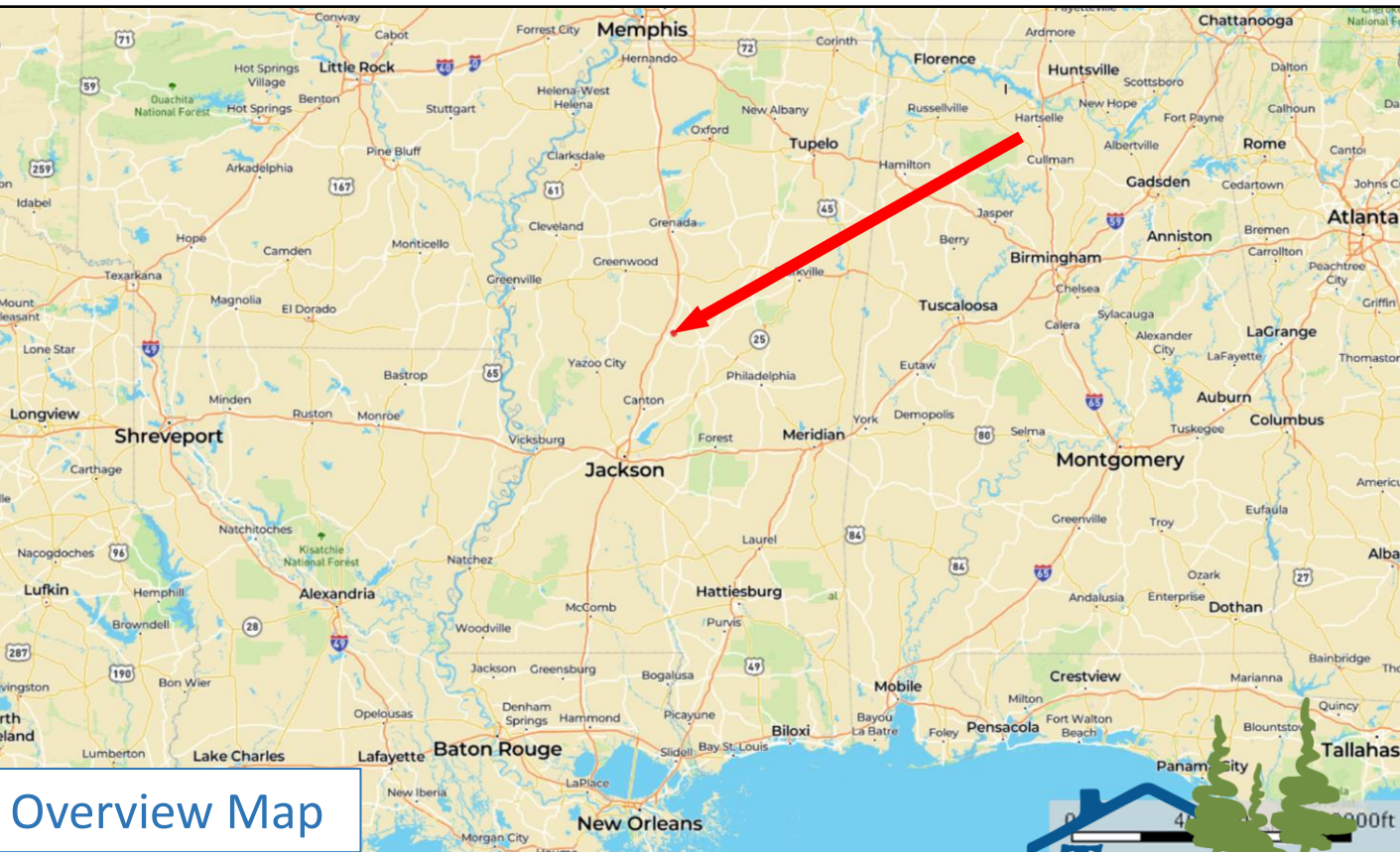
Apookta Creek

790+/- Acres

33.098271, -89.791644

[Click For Interactive Aerial Maps](#)

0 2000 4000 6000 8000ft



Overview Map

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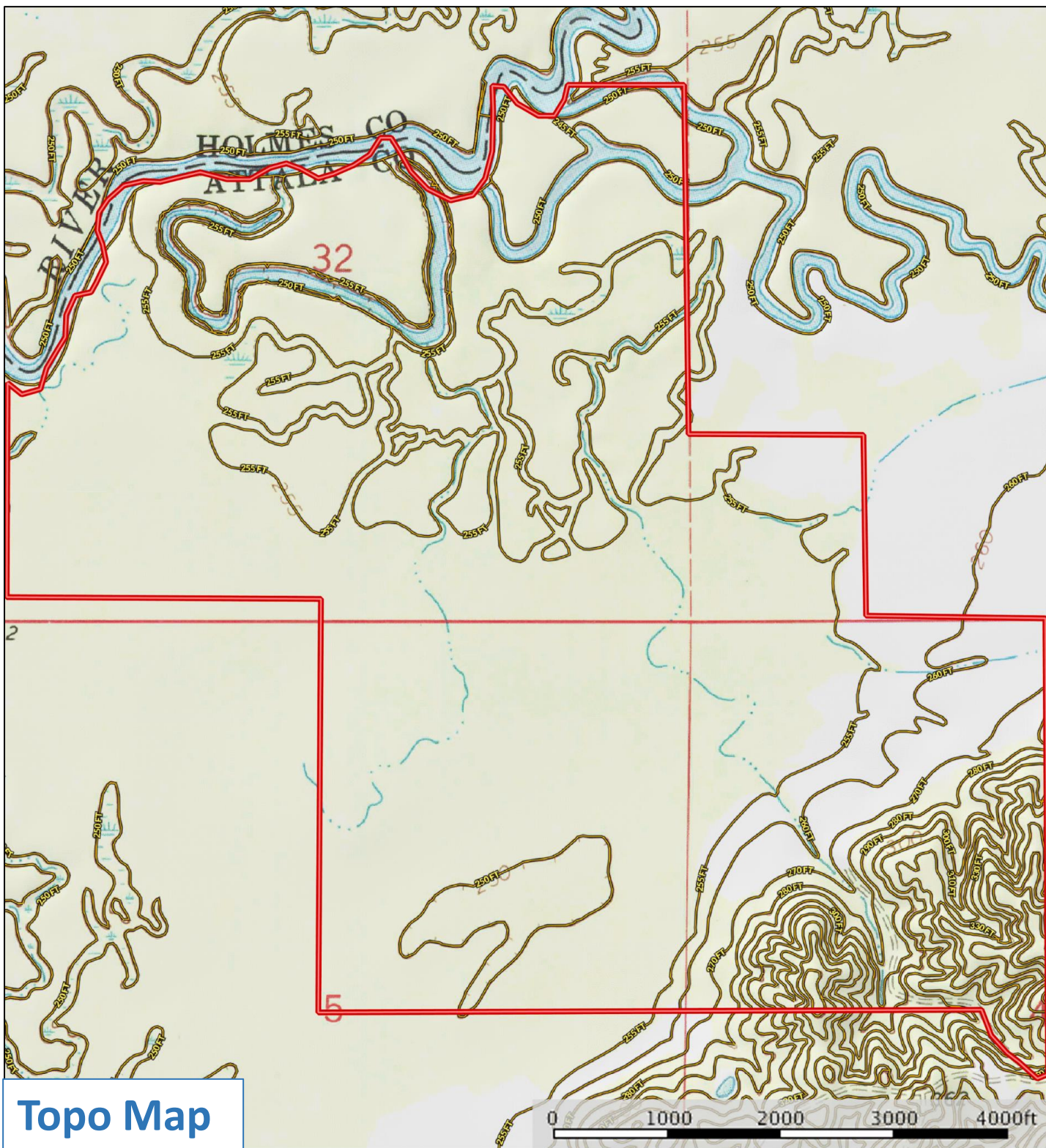
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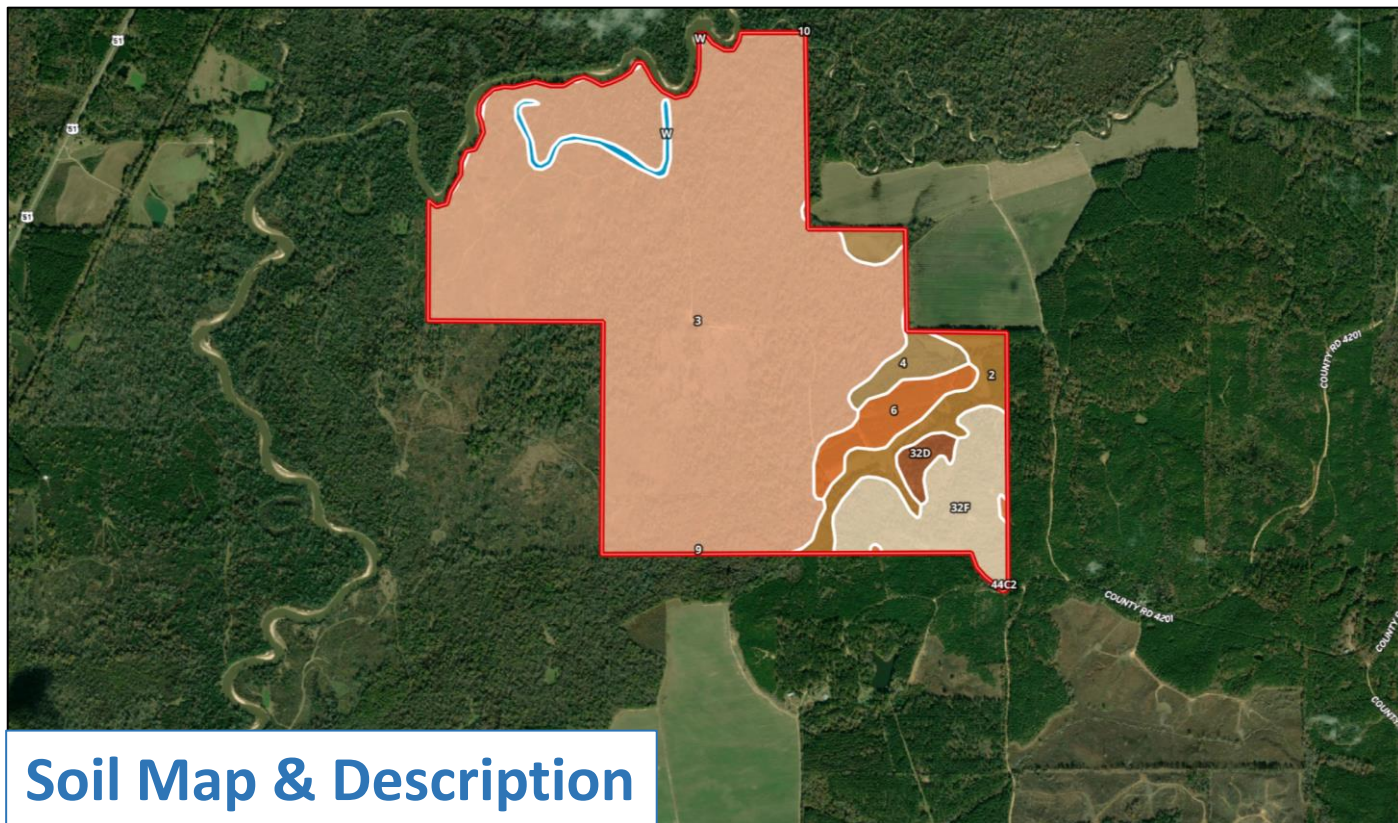
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Soil Map & Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
4	Kirkville loam, occasionally flooded	23.0	2.96	2w
6	Gillsburg silt loam, occasionally flooded	25.7	3.3	2w
32F	Smithdale fine sandy loam, 15 to 40 percent slopes	65.6	8.42	7e
10	Rosebloom-Arkabutla association, 0 to 2 percent slopes, frequently flooded	0.0	0.01	5w
32D	Smithdale fine sandy loam, 8 to 15 percent slopes	8.6	1.1	6e
W	Water	8.8	1.13	-
3	Chenneby silt loam, frequently flooded	609.7	78.31	2w
44C2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	1.4	0.17	3e
9	Mantachie loam, 0 to 2 percent slopes, frequently flooded	0.1	0.01	5w
2	Oaklimeter silt loam, occasionally flooded	35.7	4.59	2w

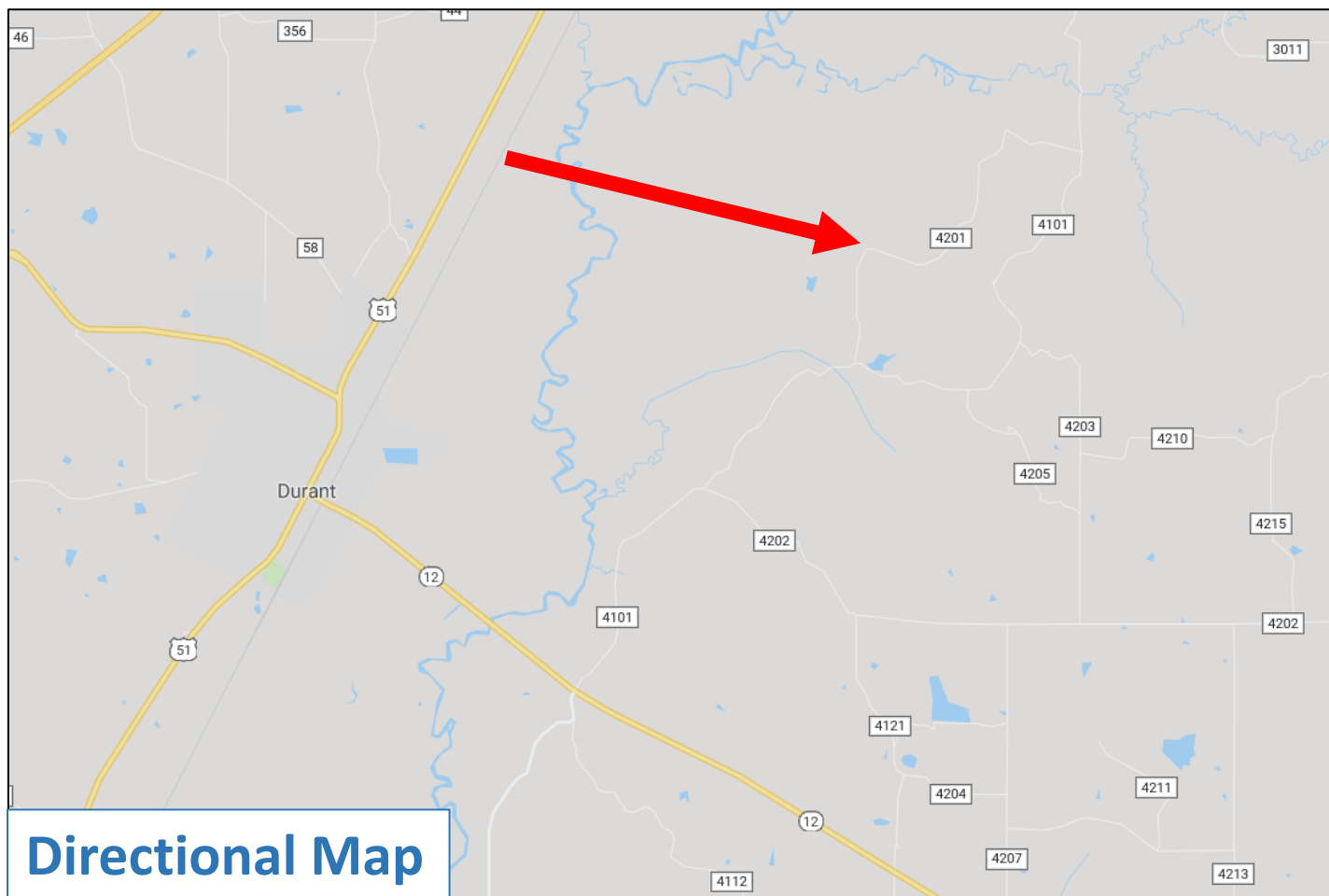


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Directional Map

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