

585+/- Acres in Attala County, MS Recreational Paradise!

\$1,700,000

CLICK FOR DRONE VIDEO



- 100+/- Acre Managed Lake
- 3 Bedroom 2 Bath Cabin
- Additional Cabin Sites
- Detached Walk-In Cooler and Fish Cleaning Room
- Great for Entertaining
- Duck Hunting Potential
- Internal Roads
- Abundant Game
- Private Fishing Pier

Directions from Madison, MS: From the intersection of Hwy 463 and I-55 in Madison, travel north on I-55 for 38 miles. Turn east onto Hwy 14, travel 23 miles. Turn north onto County Road 4171, travel 1.2 miles and the gate to the property will be on the right.

Directions from Kosciusko, MS: From the intersection of Hwy 12 and Hwy 35 in Kosciusko, travel west on Hwy 12 for 4.5 miles. Turn south onto County Road 4171, travel 1.4 miles and the gate to the property will be on the left.



Call me today!

MICHAEL COOPER, REALTOR®
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662.268.6333 **office** | 662.285.8686 **cell**



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

White's Lake

A one of a kind, premier property in Attala County, MS is waiting for you! The beautiful 100+/- acre lake is located on 585+/- acres. Fish management practices are being implemented from past recommendations by Southern Pond Management. Bring your family, co-workers, and friends to enjoy the sights, great fishing, and boating fun!

After a day on the water, enjoy the luxury of cleaning your catch in the separate shop with everything you need.

Hunting is also one of the many perks of this property, offering plentiful game including deer, turkey, and quail. A walk-in cooler makes bringing the game home very convenient. Also, the water level of the lake can be controlled easily to allow for great duck hunting and fish management with the owner controlled spillway.

The incredible lake is shared with only one other owner. You have your own boat ramp and private fishing pier. Embrace the amazing views from your pier, screened-in porch and deck. This property is a true oasis!

The fully furnished cabin features three bedrooms and two baths. The kitchen offers stainless appliances with granite counter tops, and a large window overlooking the water. There is an additional shower in the laundry/mudroom. The great room has wall space for displaying trophies, a fireplace for cozy winters, and room to host a party. The porch is the best place on the property; enjoy many sunrises with coffee and sun-sets with friends.

Multiple cabin sites are on this property with the potential to do really anything you have ever wanted. Call today to schedule your private showing!



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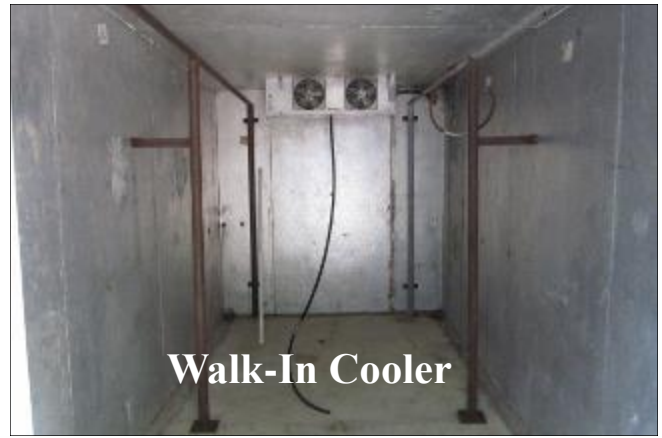
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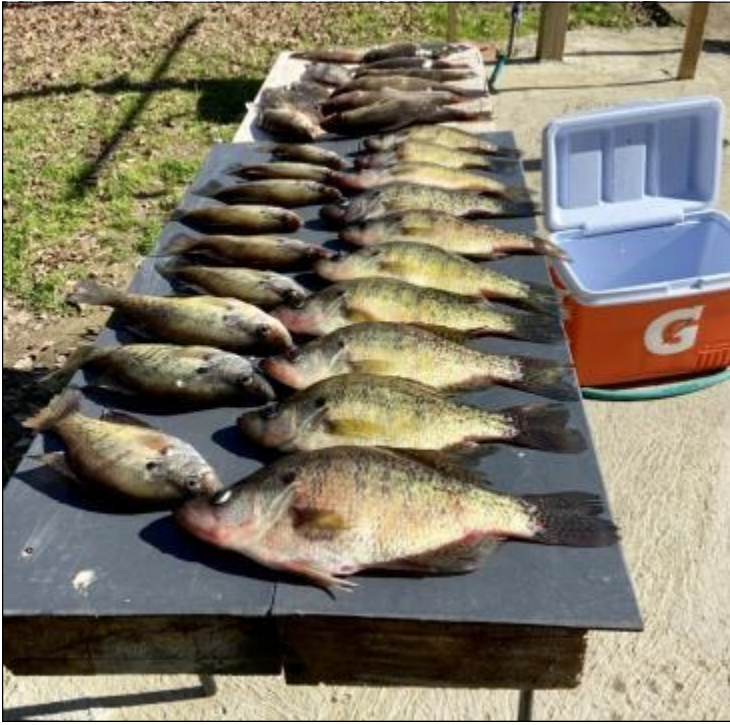
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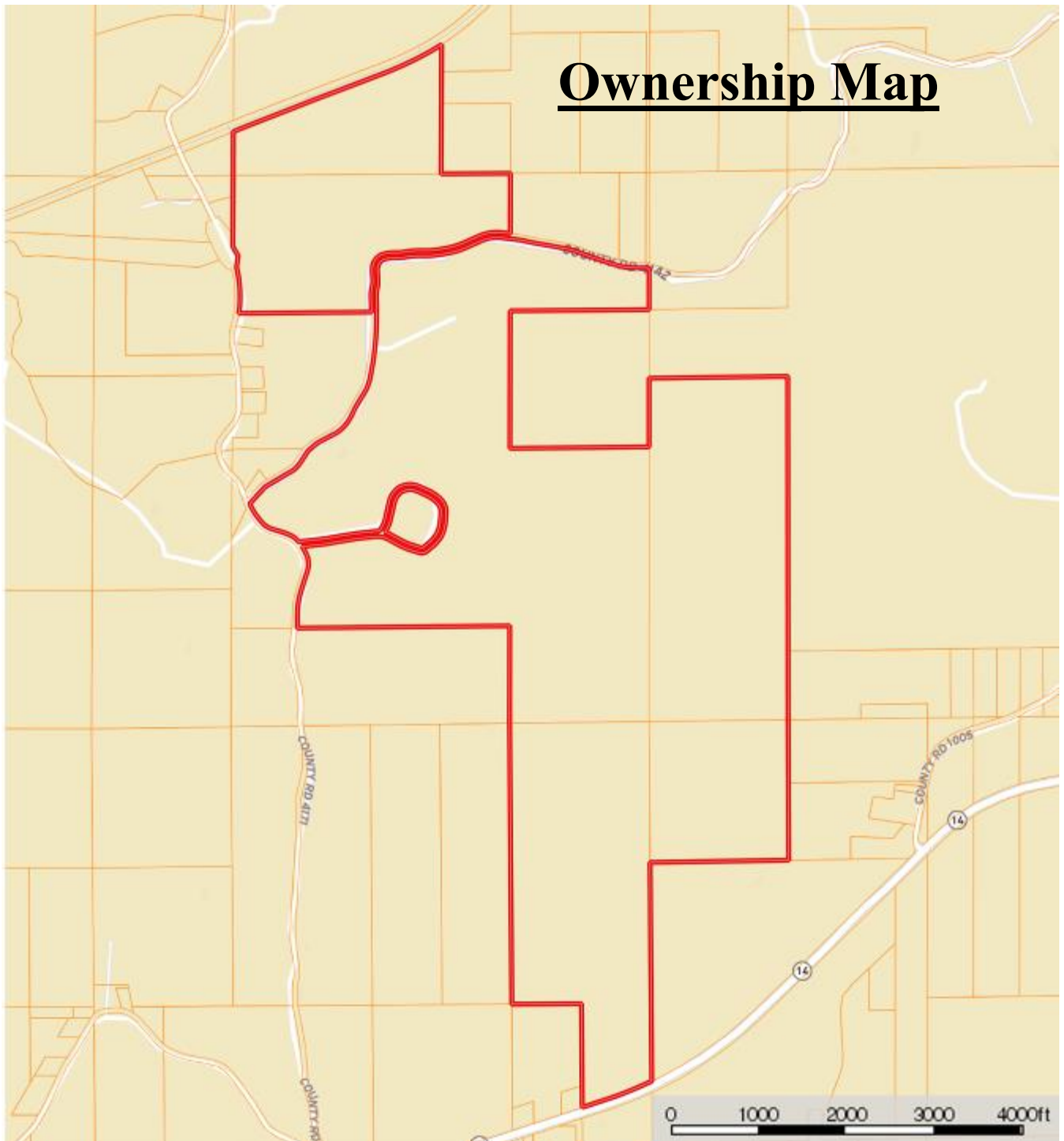
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Ownership Map



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Aerial Map

33.009137
-89.639085

585+/- ACRES

Interactive Map

32.994100
-89.629010



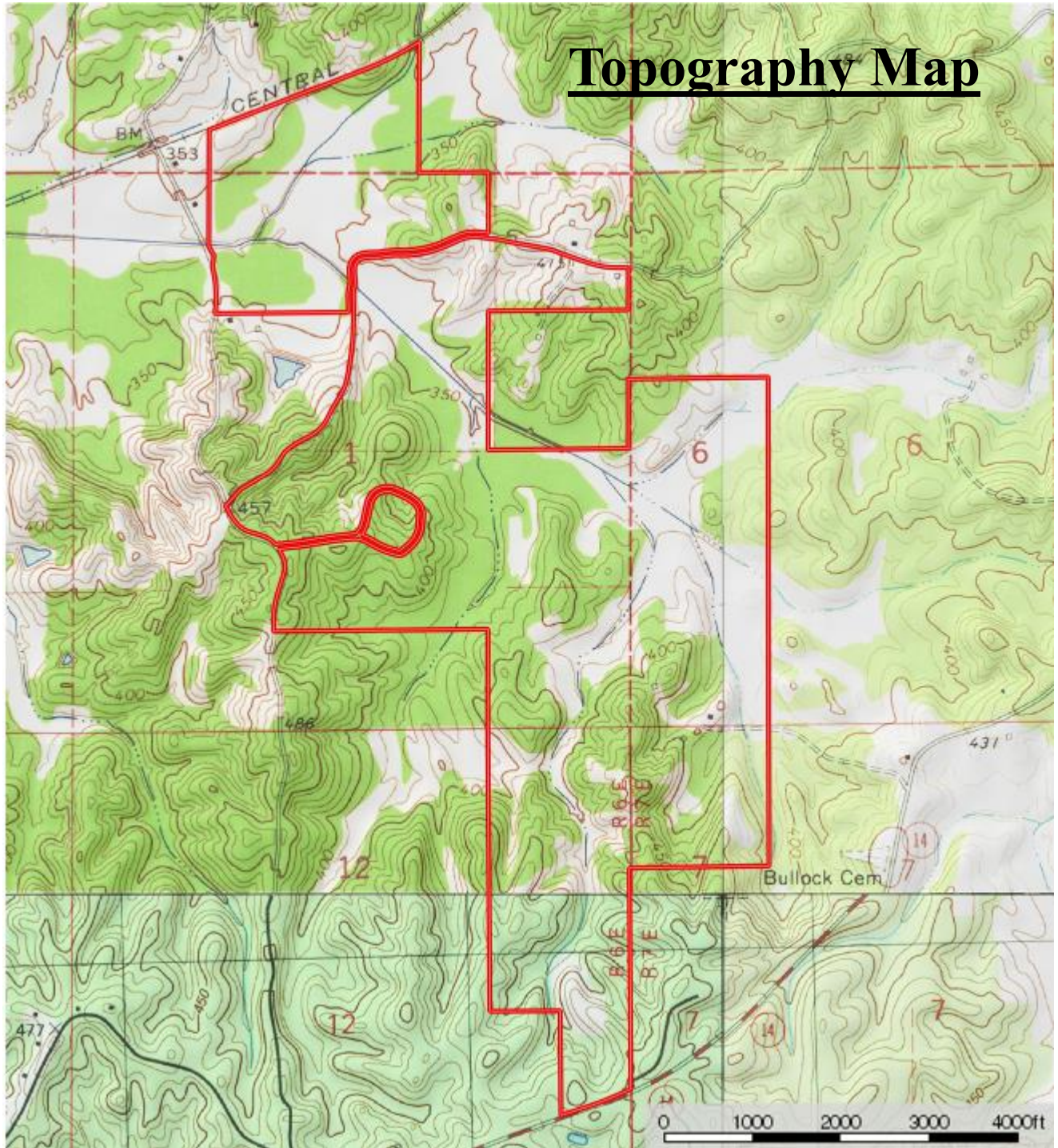
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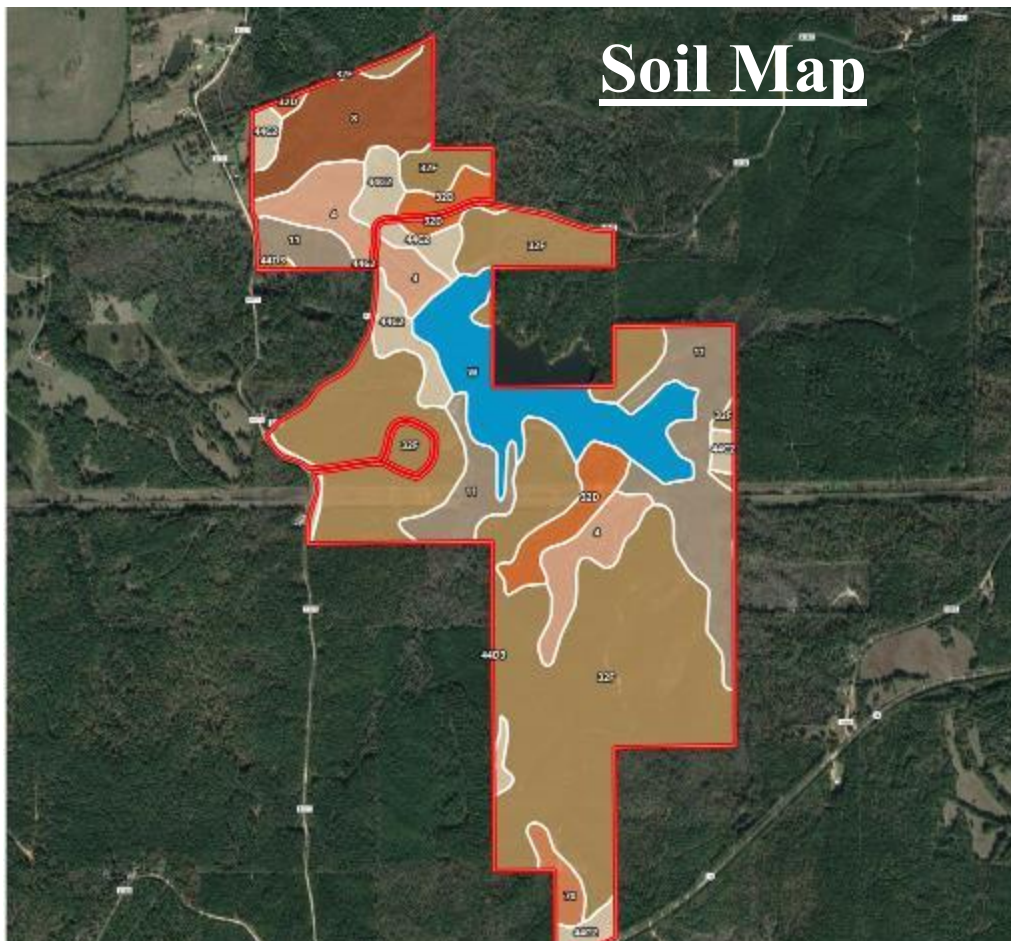
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
32F	Smithdale fine sandy loam, 15 to 40 percent slopes	284.8	49.5	7e
32D	Smithdale fine sandy loam, 8 to 15 percent slopes	27.0	4.7	6e
44C2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	42.2	7.33	3e
44D3	Providence silt loam, 8 to 15 percent slopes, severely eroded	1.2	0.2	6e
8	Mantachie loam, 0 to 2 percent slopes, occasionally flooded	38.2	6.64	2w
11	Kinston loam, 0 to 2 percent slopes, frequently flooded	76.8	13.35	6w
4	Kirkville loam, occasionally flooded	42.9	7.46	2w
70	Smithdale-Udorthents complex, gullied	7.2	1.24	6e
W	Water	55.1	9.57	-
TOTALS		575.4	100%	5.14



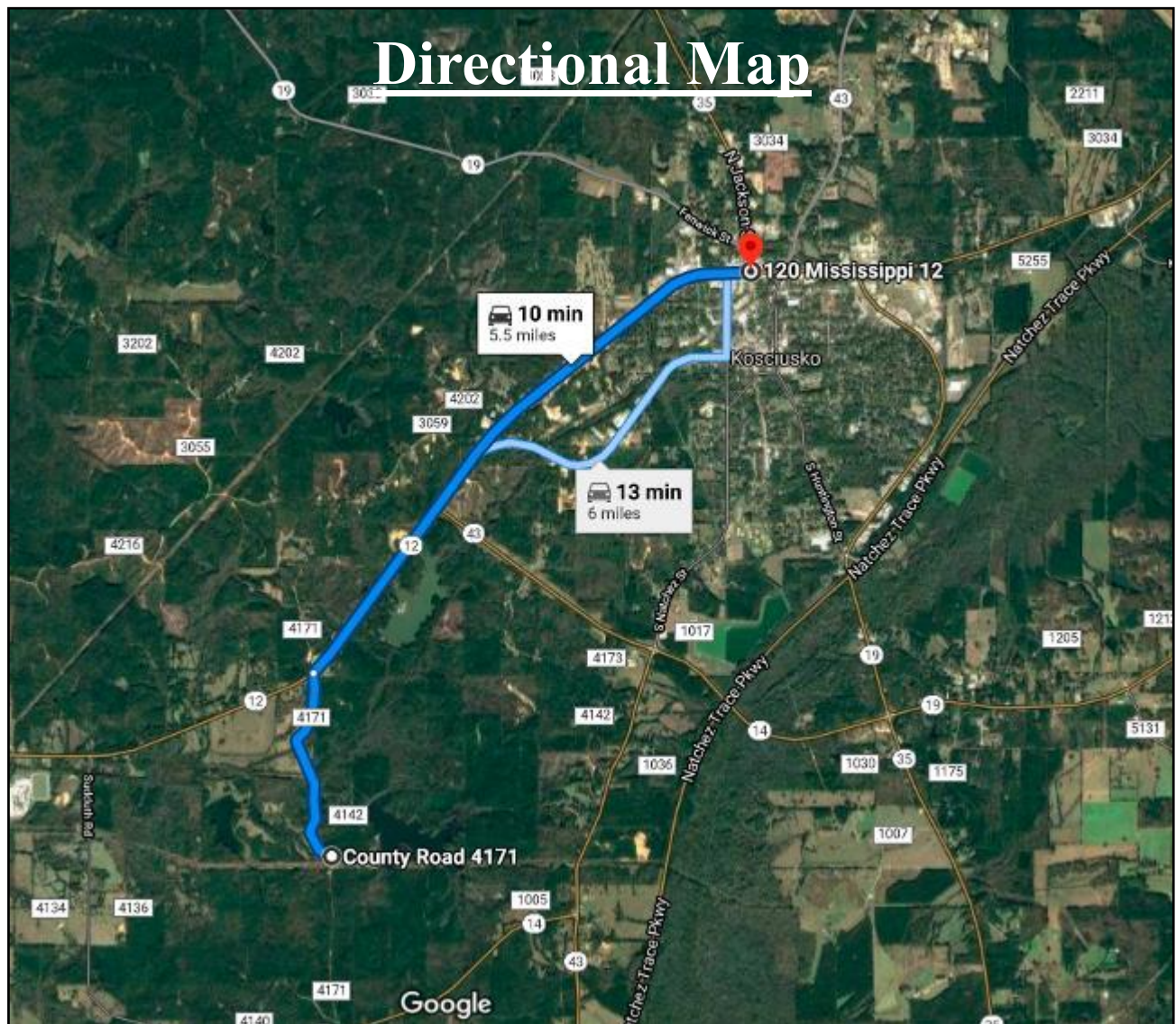
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