

HUNTING & PASTURE TRACT

423+/- Acres in Attala County, MS



Looking for that hard to find pasture tract? Look no further than this 423± acre property in Attala County, MS. Located in the Zama Community on Attala County Road 5011 and 5040, this tract offers approximately 130 acres of maintained pasture ground, 140± acres of hardwood-cypress sloughs and 100 acres of hardwood-pine mix. A majority of the pasture is fenced with cross fencing in some areas making it ideal for holding and rotating livestock, as well as cutting hay. There are multiple locations throughout that will provide a beautiful setting for building your dream home. Lobutch Creek navigates in a north/south direction along the western boundary and is surrounded by beautiful bottomland timber and cypress sloughs. This portion gives you the option to enjoy early season bow hunting in the fall, then transition to early morning wood duck shoots in the winter. Along the southeastern portion of the property, the terrain has a gentle roll and primarily consists of a hardwood-pine mix which is great for chasing both deer and turkey. This beautiful tract is ready for livestock or your dream home. Properties with this kind of diversity are hard to find, so act fast! Call Tom Smith or Adam Hester today for more details!



ADAM HESTER, REALTOR®
Adam@TomSmithLand.com

601.898.2772 office | 601.506.5058 cell



Expect More. Get More.

call us today!



TOM SMITH, ALC, BROKER®
Tom@TomSmithLand.com

601.898.2772 office | 601.454.9397 cell



TomSmithLandandHomes.com



Information is believed to be accurate but not guaranteed.



ADAM HESTER, REALTOR®
Adam@TomSmithLand.com
601.898.2772 office | 601.506.5058 cell



Expect More. Get More.



TOM SMITH, ALC, BROKER®
Tom@TomSmithLand.com
601.898.2772 office | 601.454.9397 cell

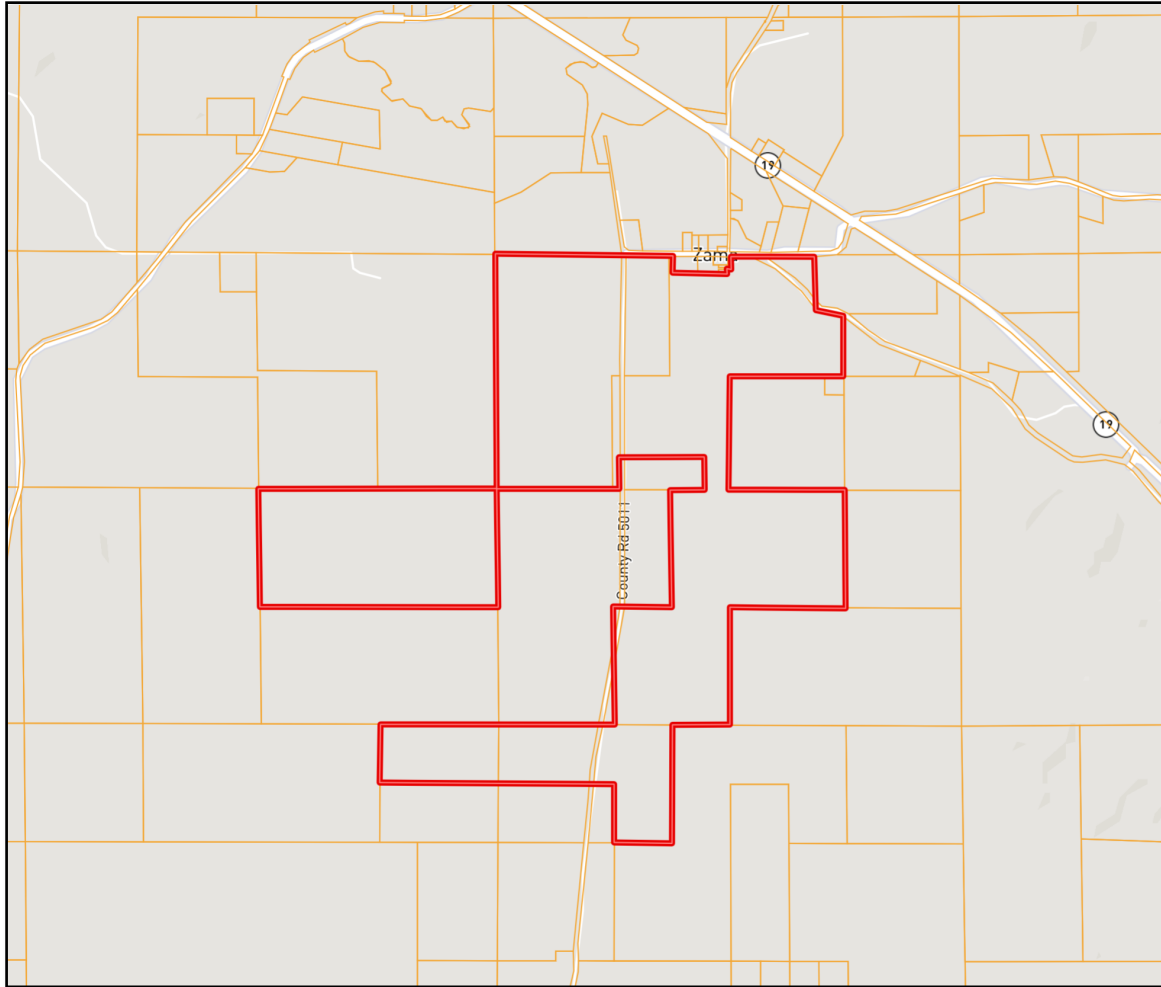


TomSmithLandandHomes.com



Information is believed to be accurate but not guaranteed.

Ownership Map



ADAM HESTER, REALTOR®
Adam@TomSmithLand.com
601.898.2772 office | 601.506.5058 cell

TOM SMITH, ALC, BROKER®
Tom@TomSmithLand.com
601.898.2772 office | 601.454.9397 cell

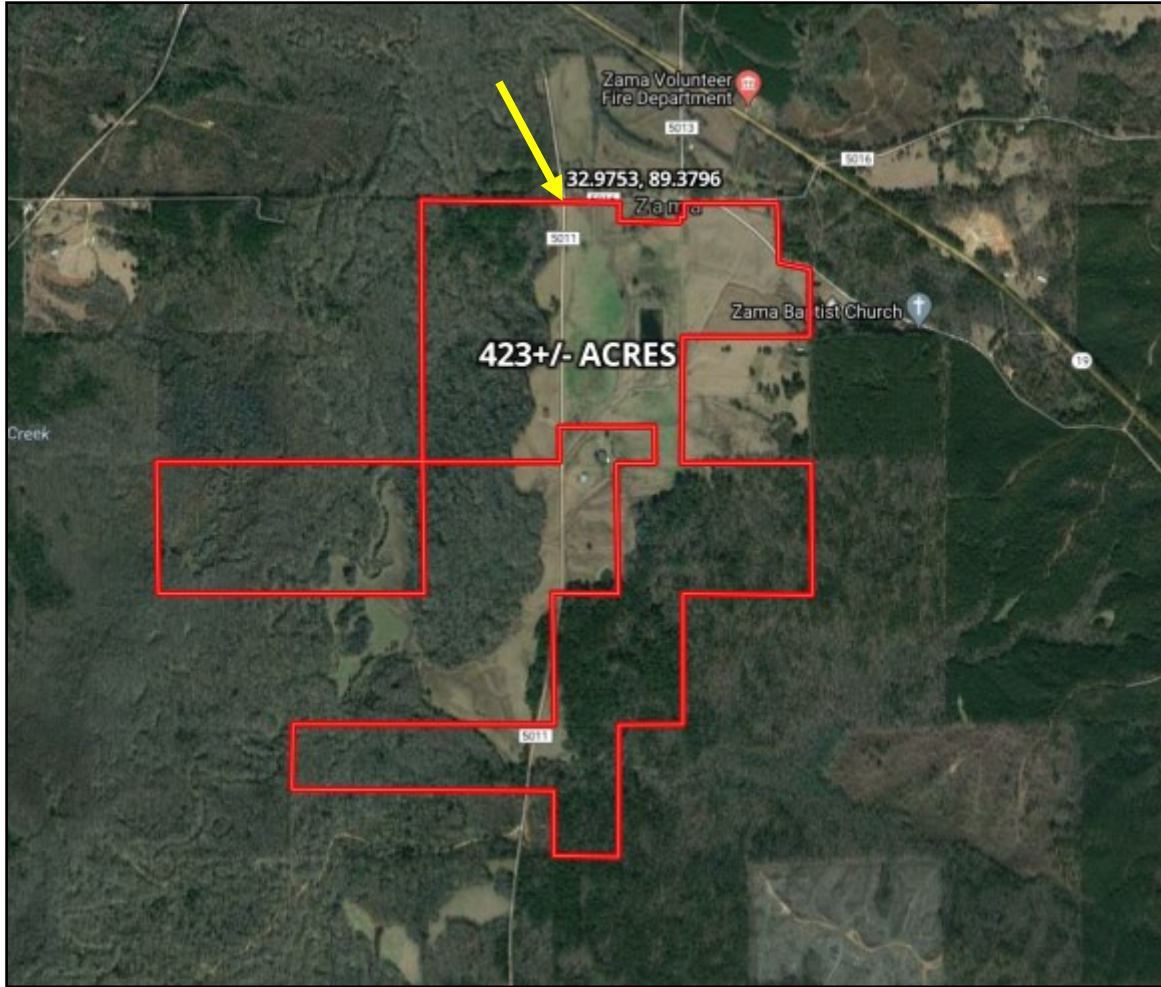


TomSmithLandandHomes.com



Information is believed to be accurate but not guaranteed.

Aerial Map



CLICK [HERE](#) FOR AN INTERACTIVE MAP



ADAM HESTER, REALTOR®
Adam@TomSmithLand.com
601.898.2772 office | 601.506.5058 cell



TOM SMITH, ALC, BROKER®
Tom@TomSmithLand.com
601.898.2772 office | 601.454.9397 cell

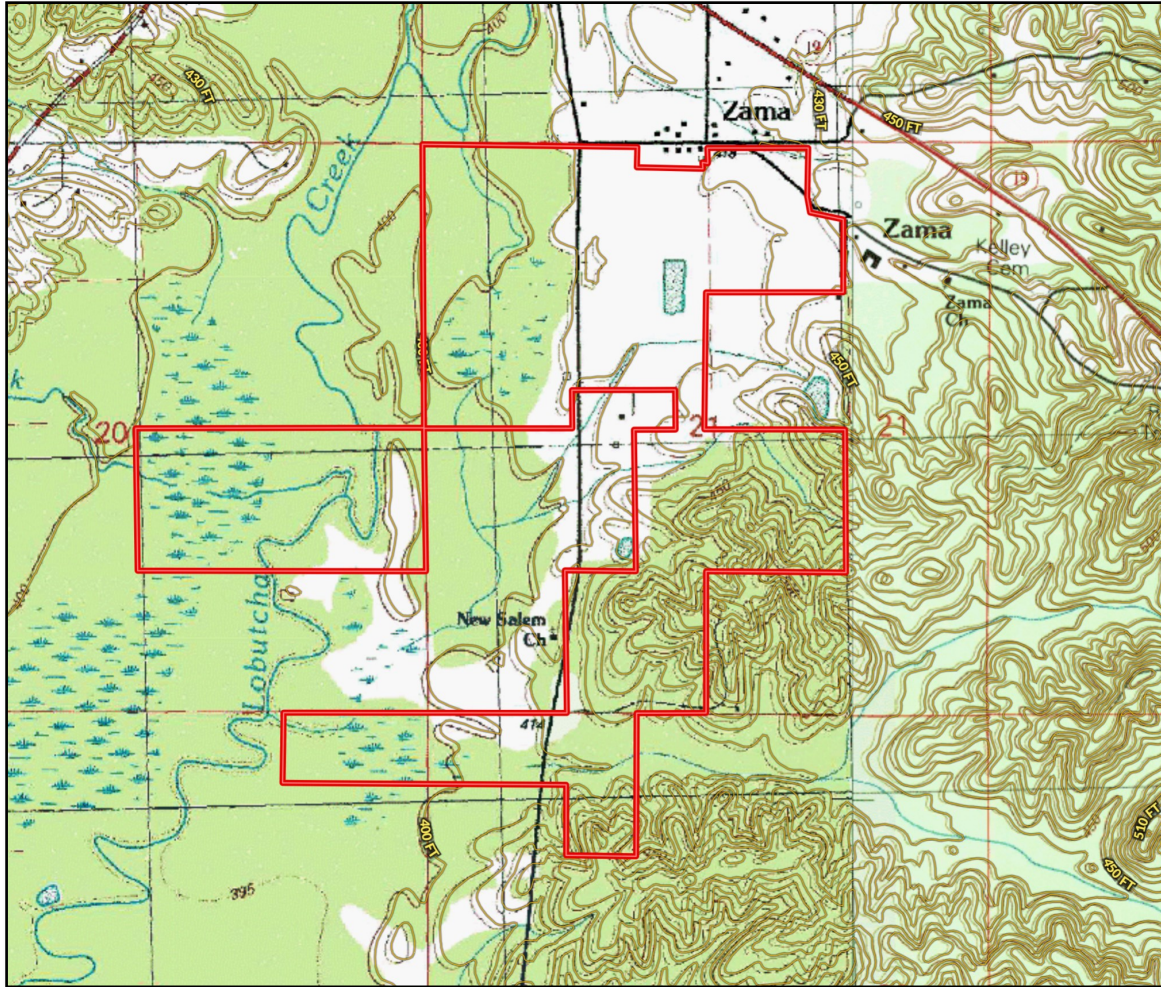


TomSmithLandandHomes.com



Information is believed to be accurate but not guaranteed.

Topo Map



ADAM HESTER, REALTOR®

Adam@TomSmithLand.com

601.898.2772 office | 601.506.5058 cell



Expect More. Get More.



TOM SMITH, ALC, BROKER®

Tom@TomSmithLand.com

601.898.2772 office | 601.454.9397 cell

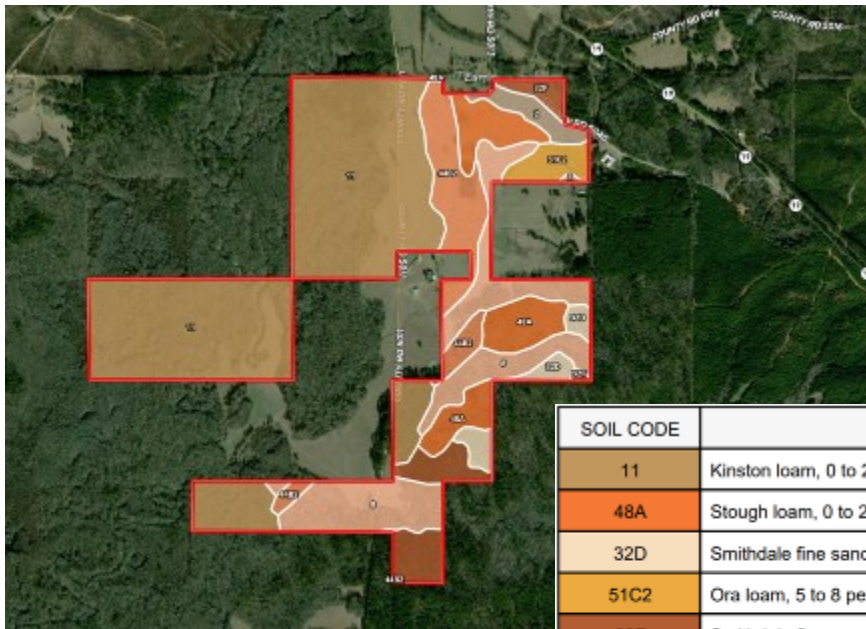
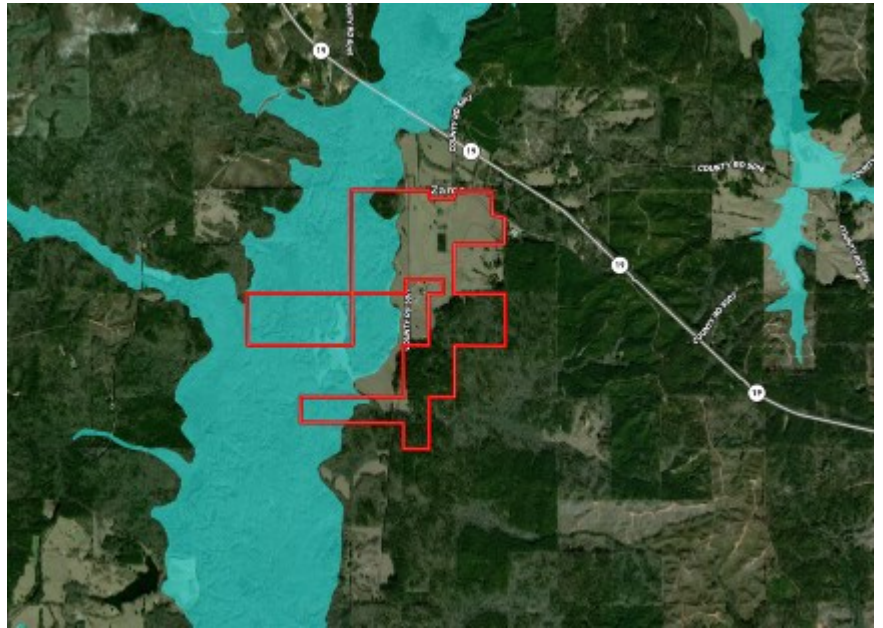


TomSmithLandandHomes.com



Information is believed to be accurate but not guaranteed.

Flood Map



Soil Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
11	Kinston loam, 0 to 2 percent slopes, frequently flooded	215.4	50.75	6w
48A	Stough loam, 0 to 2 percent slopes	39.9	9.4	2w
32D	Smithdale fine sandy loam, 8 to 15 percent slopes	11.6	2.74	6e
51C2	Ora loam, 5 to 8 percent slopes, eroded	10.4	2.46	3e
32F	Smithdale fine sandy loam, 15 to 40 percent slopes	26.6	6.28	7e
2	Oaklimeter silt loam, occasionally flooded	8.9	2.11	2w
8	Mantachie loam, 0 to 2 percent slopes, occasionally flooded	74.1	17.45	2w
44B2	Providence silt loam, 2 to 5 percent slopes, moderately eroded	37.4	8.82	2e



ADAM HESTER, REALTOR®
 Adam@TomSmithLand.com
 601.898.2772 office | 601.506.5058 cell



TOM SMITH, ALC, BROKER®
 Tom@TomSmithLand.com
 601.898.2772 office | 601.454.9397 cell

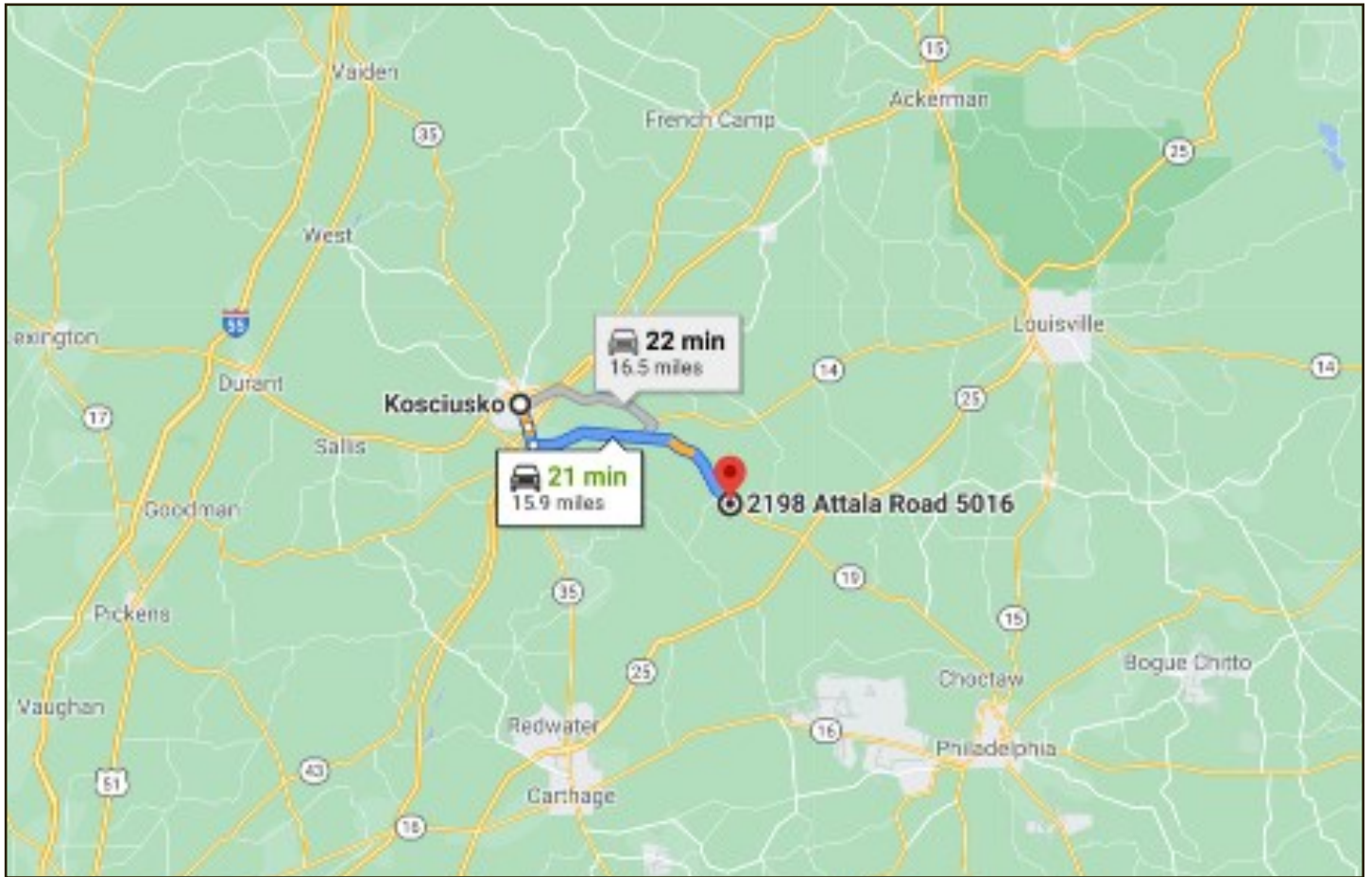


TomSmithLandandHomes.com



Information is believed to be accurate but not guaranteed.

Directional Map



Directions from Hwy 19 and Hwy 35 in Kosciusko, MS: Travel Hwy 19 for 13.9 miles and turn right on County Road 5013. Turn right on Zama Rd; the entrance to the property will be on your left.
[GOOGLE MAP LINK](#)



ADAM HESTER, REALTOR®
Adam@TomSmithLand.com

601.898.2772 office | 601.506.5058 cell



Expect More. Get More.

call us today!



TOM SMITH, ALC, BROKER®
Tom@TomSmithLand.com

601.898.2772 office | 601.454.9397 cell



TomSmithLandandHomes.com



Information is believed to be accurate but not guaranteed.