

Nine Pines Farm

105+/- Acres

Attala County, MS



\$299,900



Welcome to Nine Pines Farm just southwest of Kosciusko, MS in Attala County. This farm has been in the same family for about 60 years and offers almost everything you would want in this size of a place. You will quickly notice the open but secluded pasture as you pull off the highway (it could easily be fenced for a few cows or horses). The previous owners perfectly placed the old home place atop the hill overlooking the pasture. The 1966 built home has fully satisfied a lifetime of happiness and is ready for new owners to come in and place their special touches to make it their own. The home features four bedrooms, two bathrooms, kitchen/living room combo (with fireplace), sunroom, storage/laundry room, two-car carport, and front porch. The home is livable but being sold "as is where is." The outbuildings include a RV carport, 1,581+/- SF shop (1/2 concrete floor 1/2 dirt floor), and various other storage sheds. As you leave the home area and head north, the remainder of the property is heavily wooded with the main trail in place. The timber is made up of a good pine/hardwood mix that looks to be approximately 20 to 25 years old. As you walk through the timber, you will notice an old pond levee where the owners had a spring fed fishing pond many years ago. The property has two additional springs and frontage along Pony Branch Creek. The deer and turkey hunting is great in the area as the owners routinely watched wildlife from the front porch. The location is perfect being just 2.25 miles SW of the Kosciusko City Limits and just 50 miles NE of the Metro Area. Whether you have been searching for a home place in the Attala County country or a recreational playground with a camp, come take a look at Nine Pines Farm today. Call Michael Oswalt for your private showing! 2019 Taxes \$395.72

DIRECTIONS from Kosciusko, MS: Travel on E Adams Street for 1.1 miles. Turn left onto MS-12 W/MS-43 S and continue to follow MS-12 W for 3.8 miles. The property will be on the right.

Physical Address: 11407 Highway 12 West Kosciusko, MS



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call me today!

MICHAEL OSWALT, ASSOC. BROKER

Michael@TomSmithLand.com

601.898.2772 **office** | 662.719.3967 **cell**

Licensed in MS, AR & MO



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Information is believed to be accurate but not guaranteed.

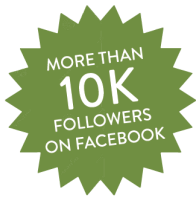


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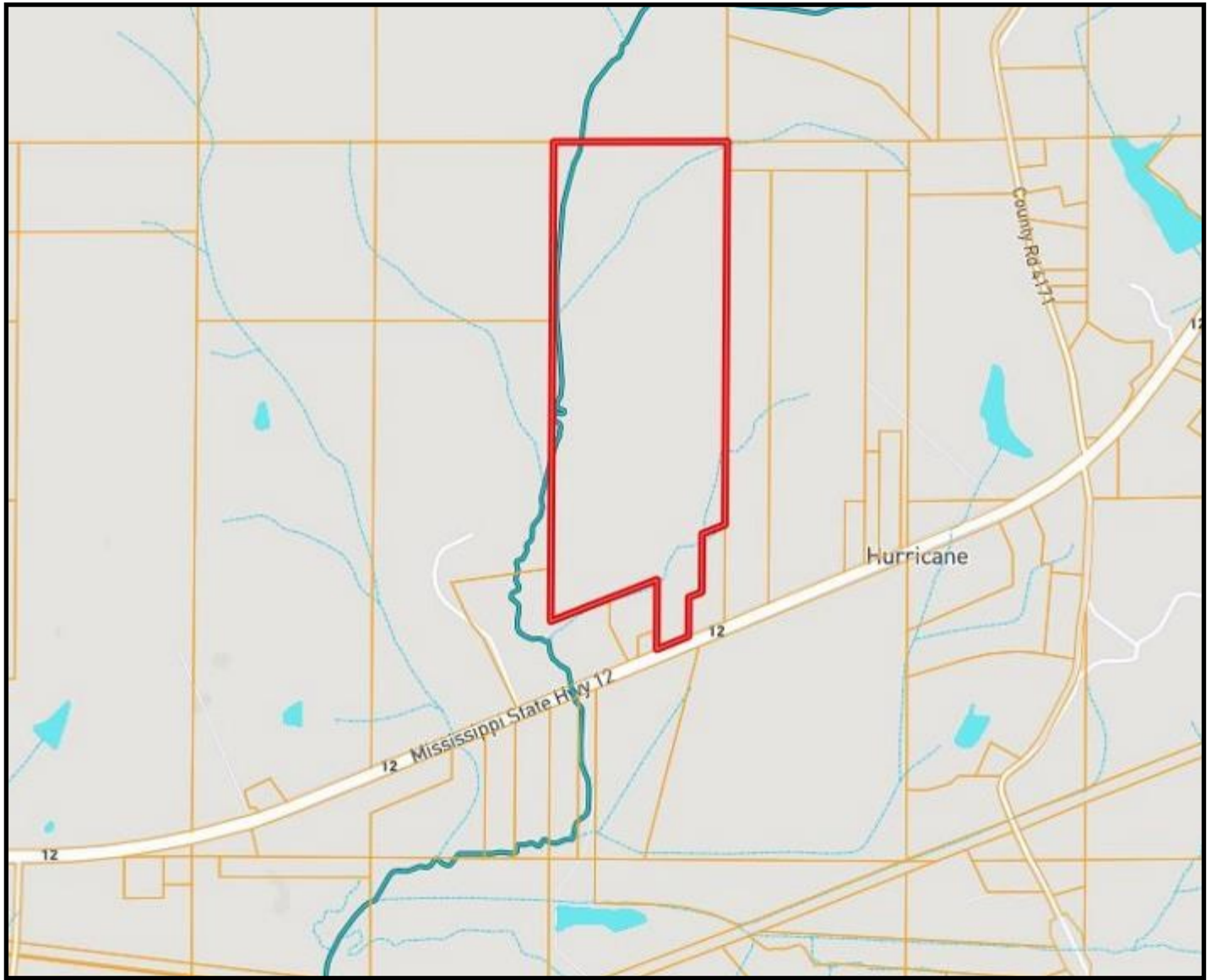


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OWNERSHIP MAP

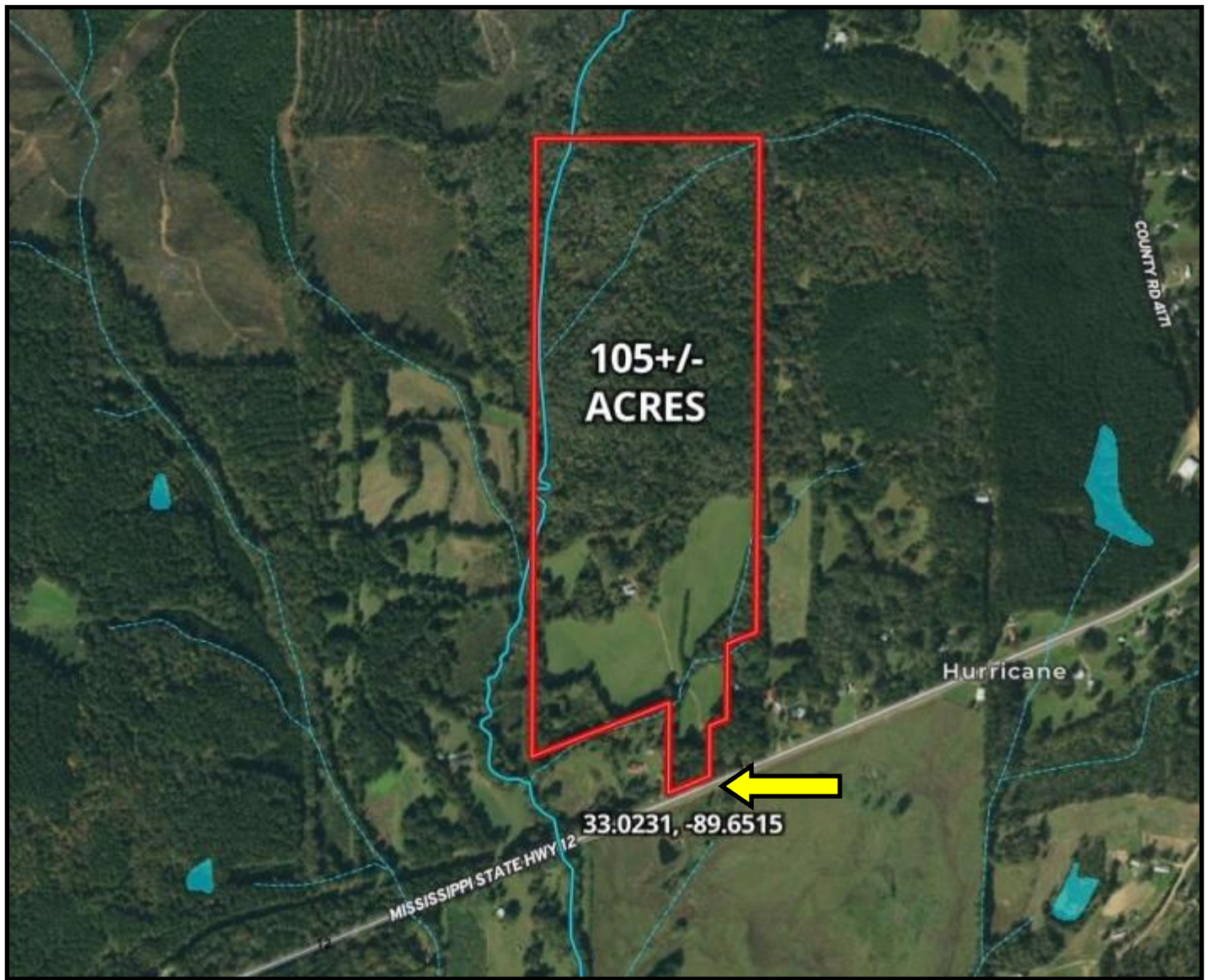


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AERIAL MAP

Click [HERE](#) for an Interactive Map

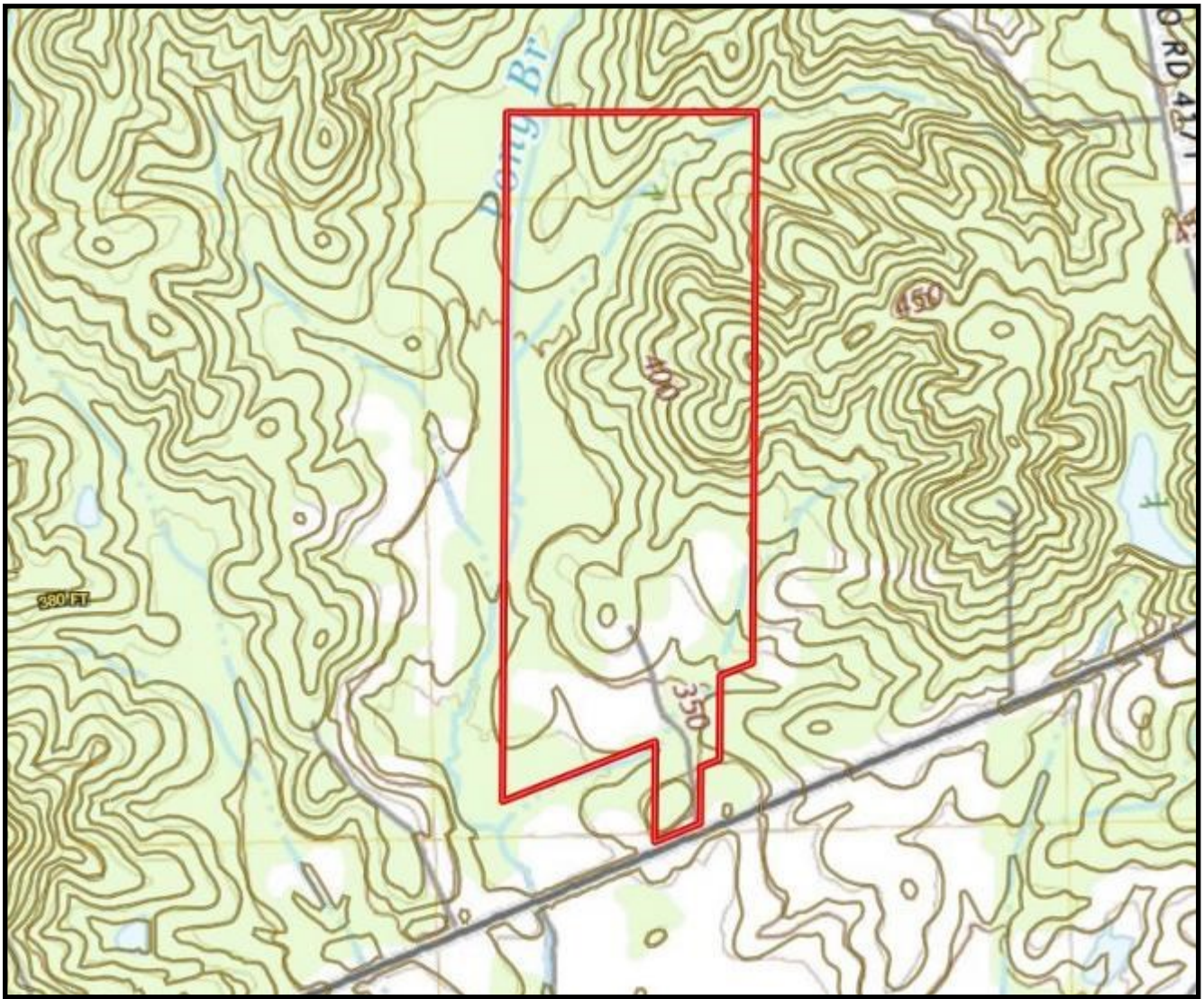


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TOPO MAP



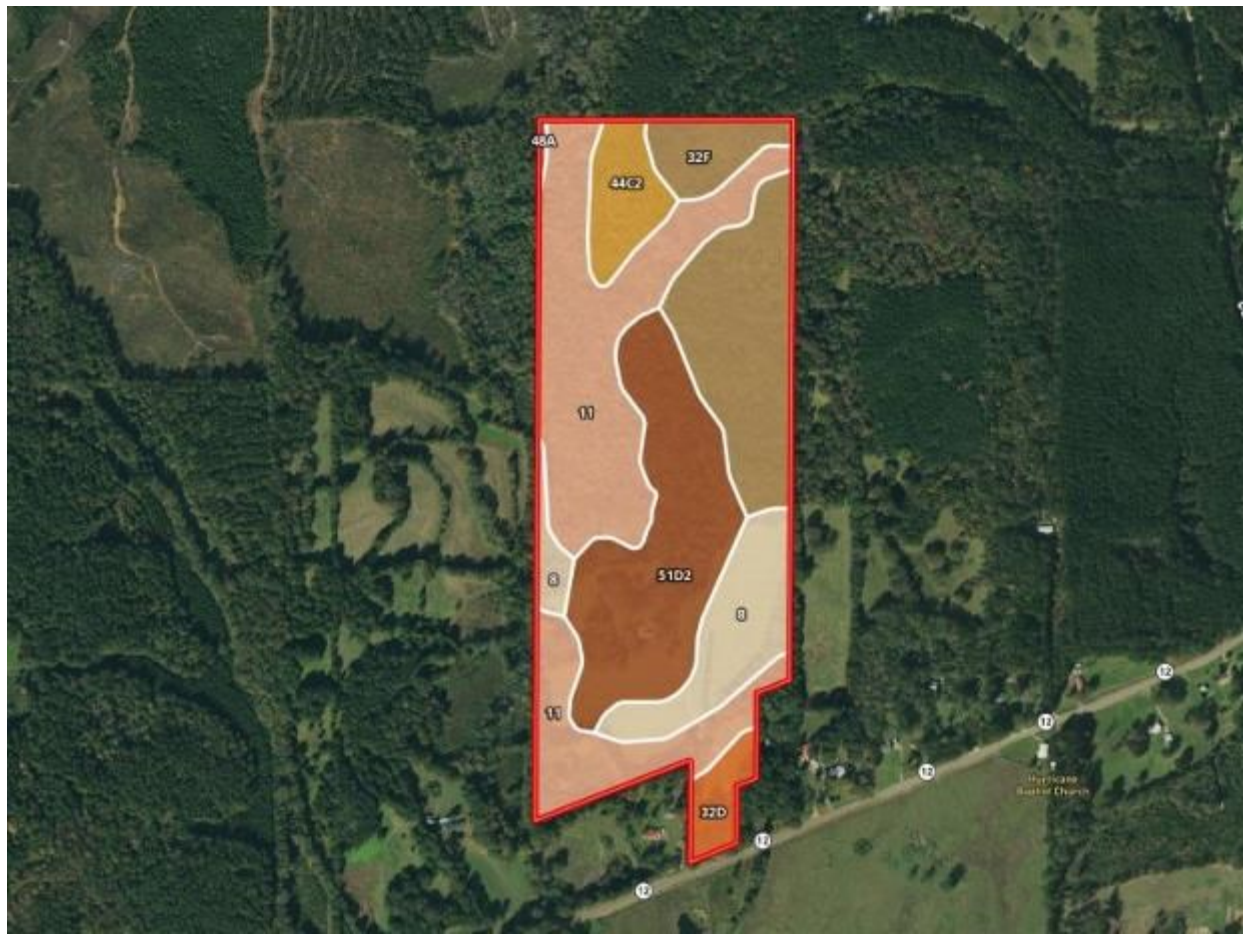
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
32F	Smithdale fine sandy loam, 15 to 40 percent slopes	21.4	21.26	7e
32D	Smithdale fine sandy loam, 8 to 15 percent slopes	3.1	3.08	6e
8	Mantachie loam, 0 to 2 percent slopes, occasionally flooded	11.9	11.85	2w
44C2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	5.7	5.66	3e
51D2	Ora loam, 8 to 15 percent slopes, eroded	23.2	23.11	4e
48A	Stough loam, 0 to 2 percent slopes	0.2	0.25	2w
11	Kinston loam, 0 to 2 percent slopes, frequently flooded	35.0	34.8	6w
TOTALS		100.5	100%	5.1

SOIL MAP



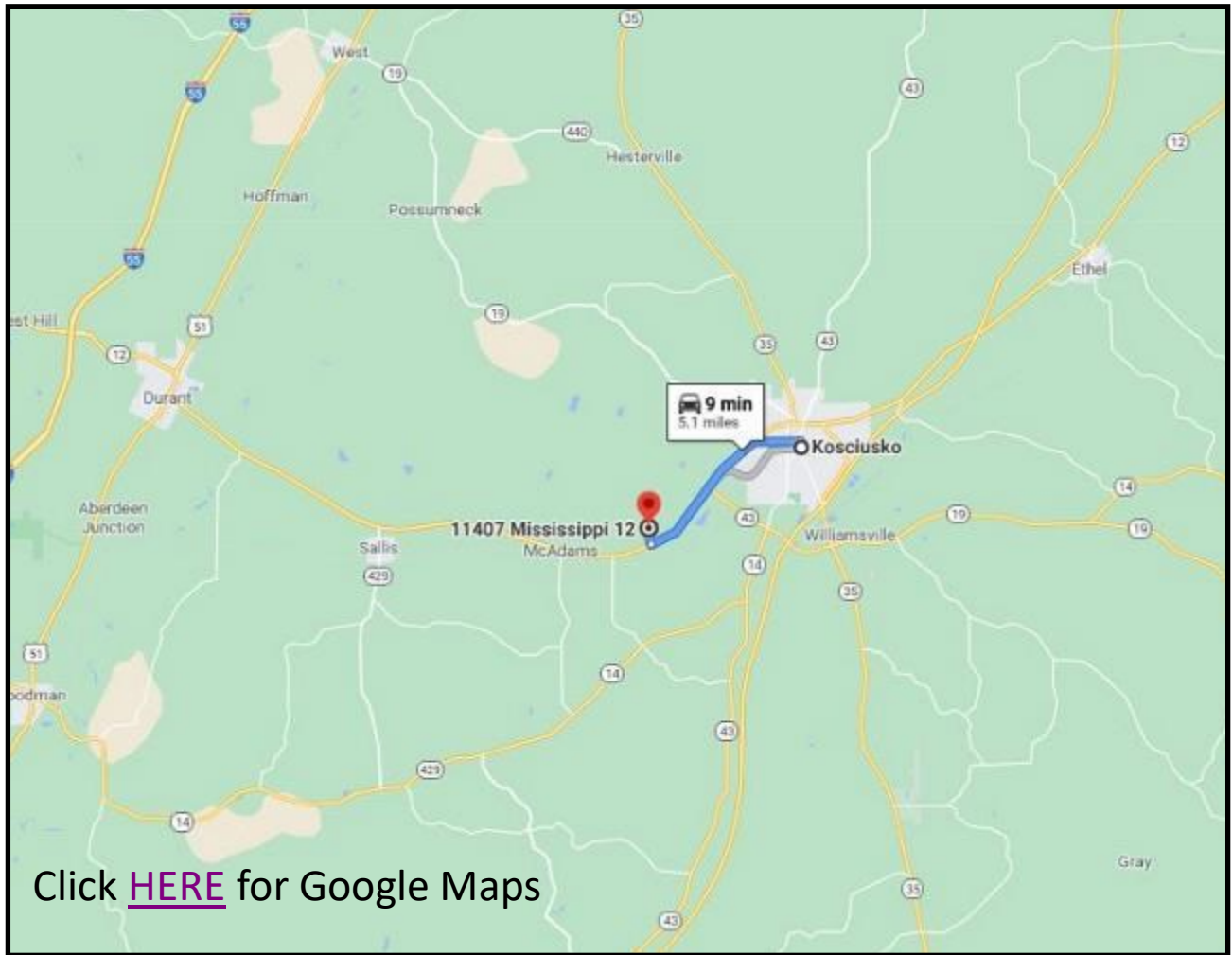
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Click [HERE](#) for Google Maps

DIRECTIONAL MAP

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