

157+/- Acre Hunting Tract in Attala County, MS



\$345,400

Check out this fantastic 157± acre hunting tract in Attala County, Mississippi! With black top road frontage and an established internal road system, this property is easily accessible and traversable through its many trails and pathways. Beautiful hardwoods and 18-year-old pine timber are scattered about the property, and Hurricane Creek runs through the northeast border and bisects the south eastern corner. Currently, there are four established food plots and a camp/home site, making this a prime place for hunting the local deer and turkey populations. This property is conveniently located to Kosciusko and Philadelphia; call Preston for a showing today!

Directions from Kosciusko, Mississippi: Travel north on S Huntington Street for .4 miles then turn right onto N Natchez Street. In 1.2 miles, turn right onto Black Jack Road and in 272 feet take a slight left onto Old Trace Road. The property entrance will be 2.9 miles on the right.



call me today!

PRESTON SMITH, MANAGING BROKER
Preston@TomSmithLand.com
601.990.5070 office | 601.209.7150 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



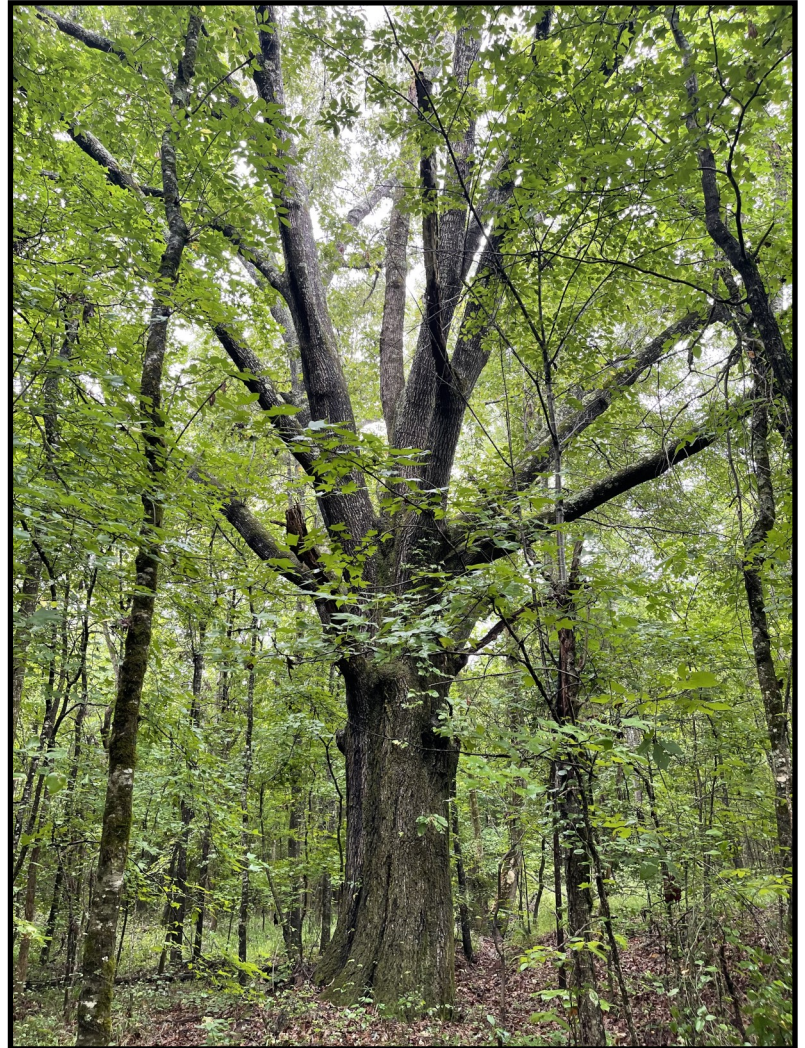
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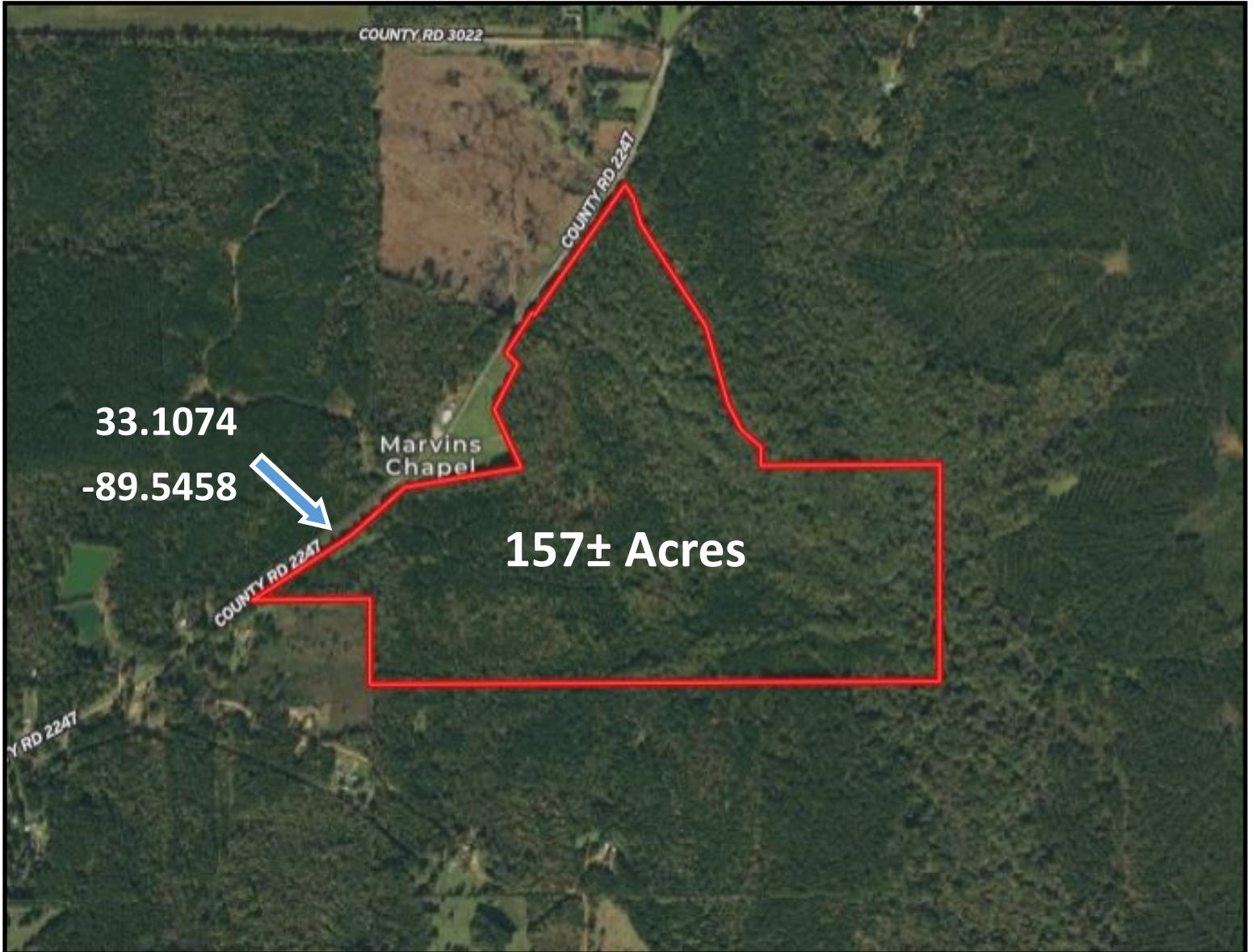
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AERIAL MAP



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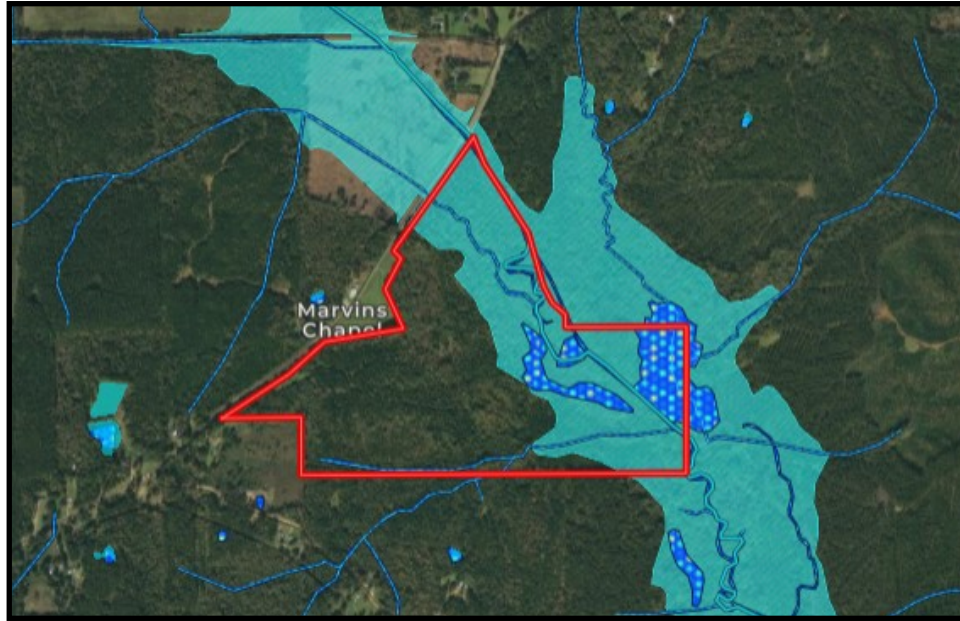
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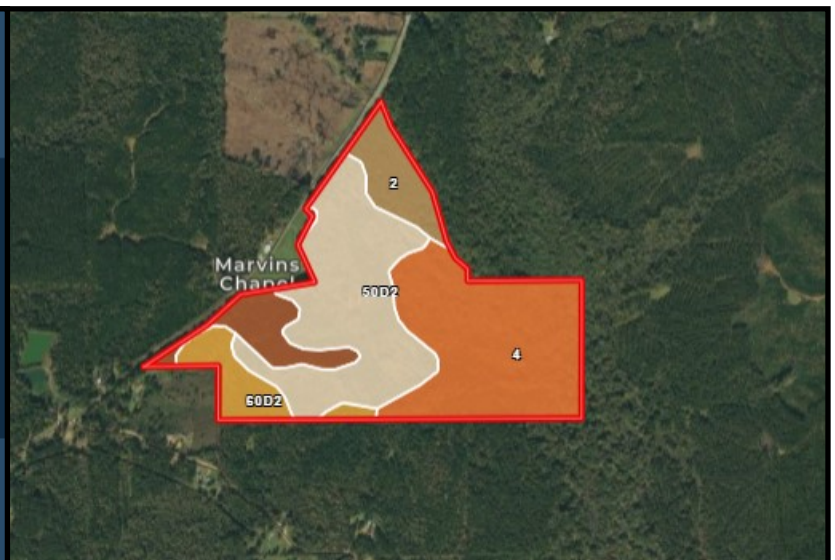
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FLOOD & SOIL MAPS



CODE	DESCRIPTION	ACRES	%	CAP
4	Kirkville loam, occasionally flooded	58.55	38.2%	2w
50D2	Tippah silt loam, 5 to 15 percent slopes, eroded	55.72	36.3%	4e
2	Oakimeter silt loam, occasionally flooded	13.41	8.7%	2w
44C2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	12.95	8.4%	3e
60D2	Smithdale-Sweatman complex, 8 to 15 percent slopes, eroded	12.77	8.3%	7e



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OWNERSHIP MAP



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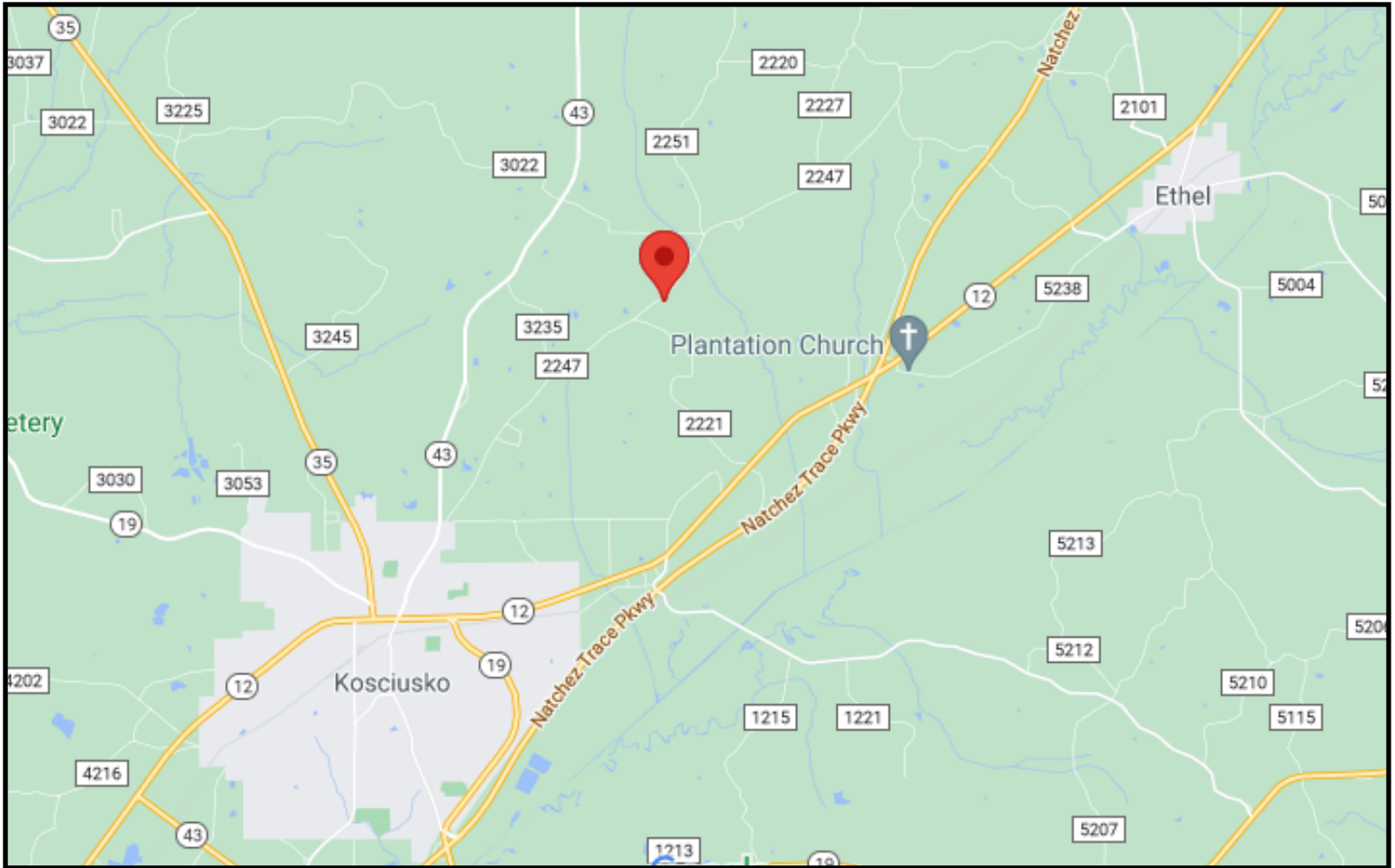
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DIRECTIONAL MAP



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