



## 36+/- ACRES WITH A HOME ATTALA COUNTY, MS



\$299,000

**6550 Attala County Rd 4002, Goodman, MS 39079**

Looking to hunt and fish right in your own back yard? This 36+/- acre, gated Attala County, MS tract is for you! A gorgeous, custom-built, 2,300+/- square foot home offers two spacious bedrooms, two sleeping lofts upstairs and two full baths, one with a handicap accessible shower. Other features include wood finishing throughout, 22-foot ceilings in the living room, and a beautiful kitchen overlooking a pond. Outside, enjoy a wrap-around, covered patio where you can sit and enjoy your coffee in the mornings while watching the wildlife in your backyard. A handicap accessible ramp entrance is located on the side of the home. A small cabin, in need of a little TLC, is in place and could be a great renovation project! The land make-up consists of three well-maintained food plots, a large stocked pond, and a 28x52 tractor shed for storage. Take advantage of this great opportunity; call Clay or Steve to schedule a private showing.

Directions from Canton MS: North on Hwy 51 out of Canton. Turn right on Hwy 17. Go 5.6 miles and turn Left on Rocky Hill Rd. Go 1.1 miles, turn Left on Shrock Rd. Go 3.4 miles until it T's. Turn Right on CR 4002. Go 1.1 miles and the property is on your right.



LandReport  
2011-2020  
BEST  
BROKERAGES

*Call me today!*

**CLAY SIMMONS, REALTOR®**

Clay@TomSmithHomes.com

601.898.2772 office | 601.672.6864 cell



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Information is believed to be accurate but not guaranteed.



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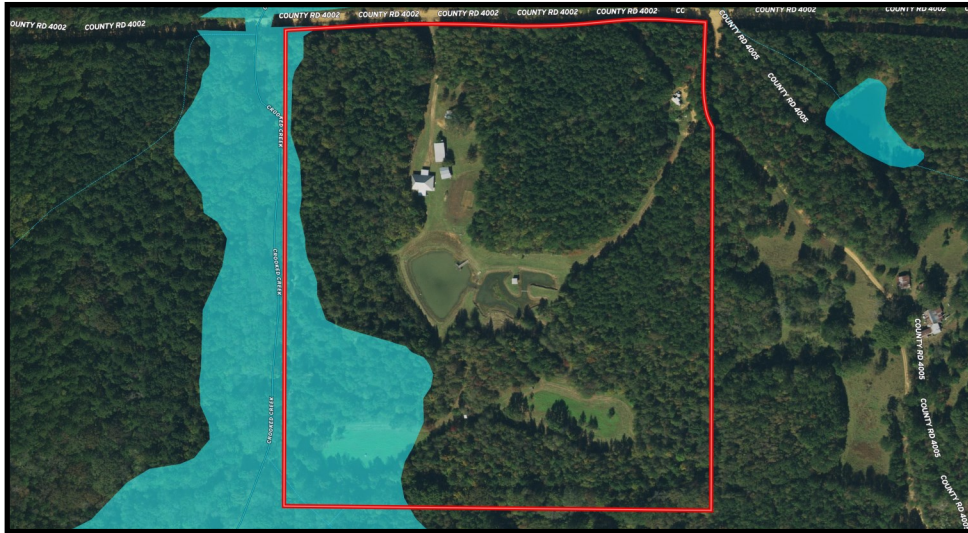
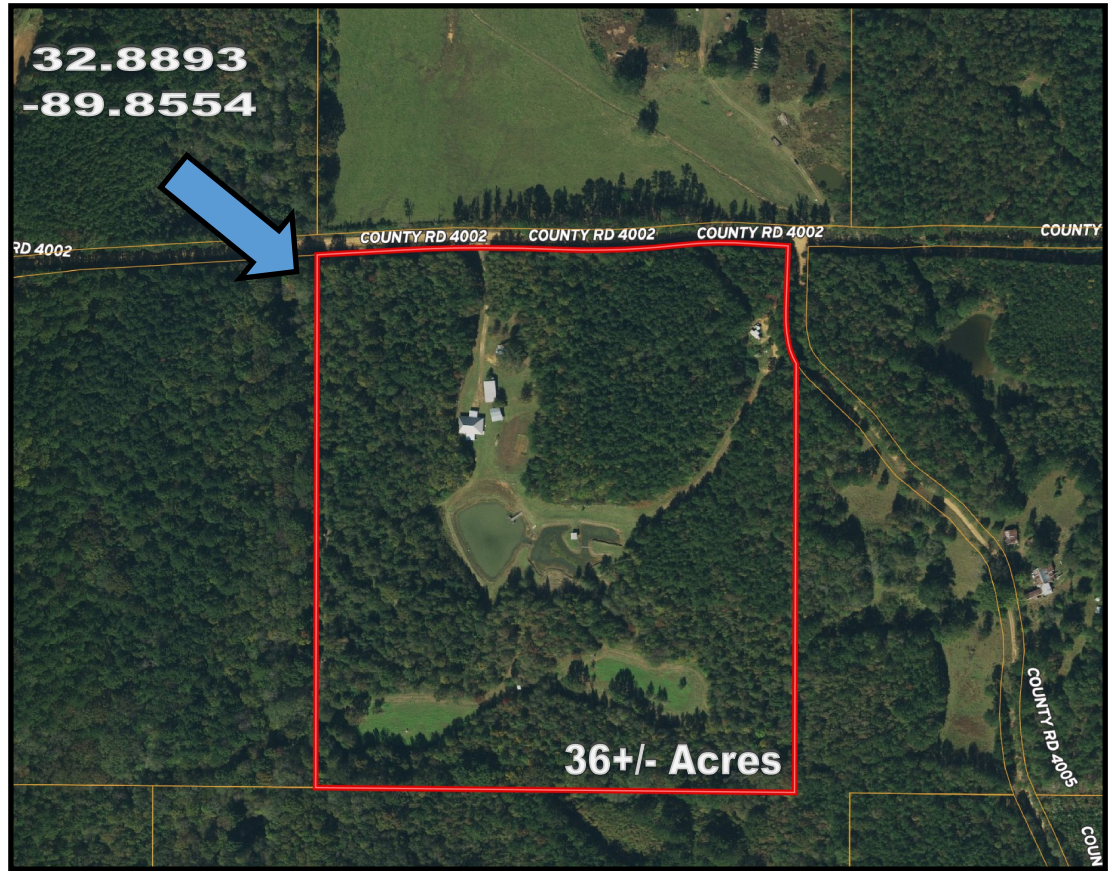


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# AERIAL MAP



# FLOOD MAP



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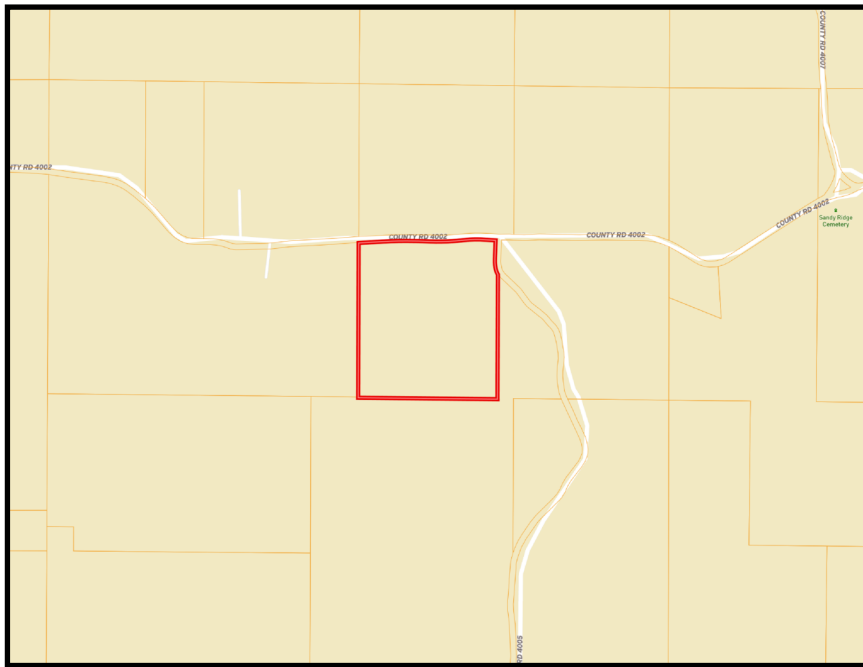
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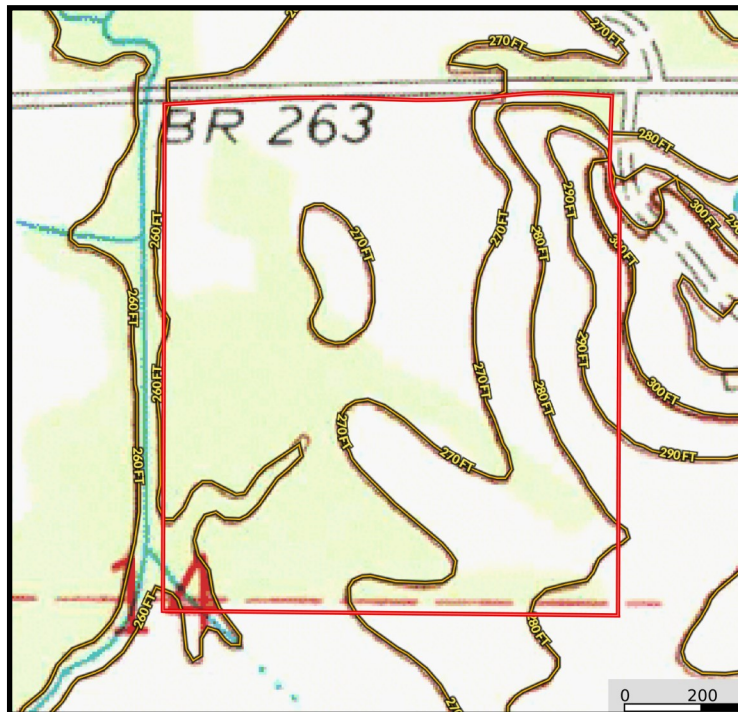
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# OWNERSHIP MAP



# TOPO MAP



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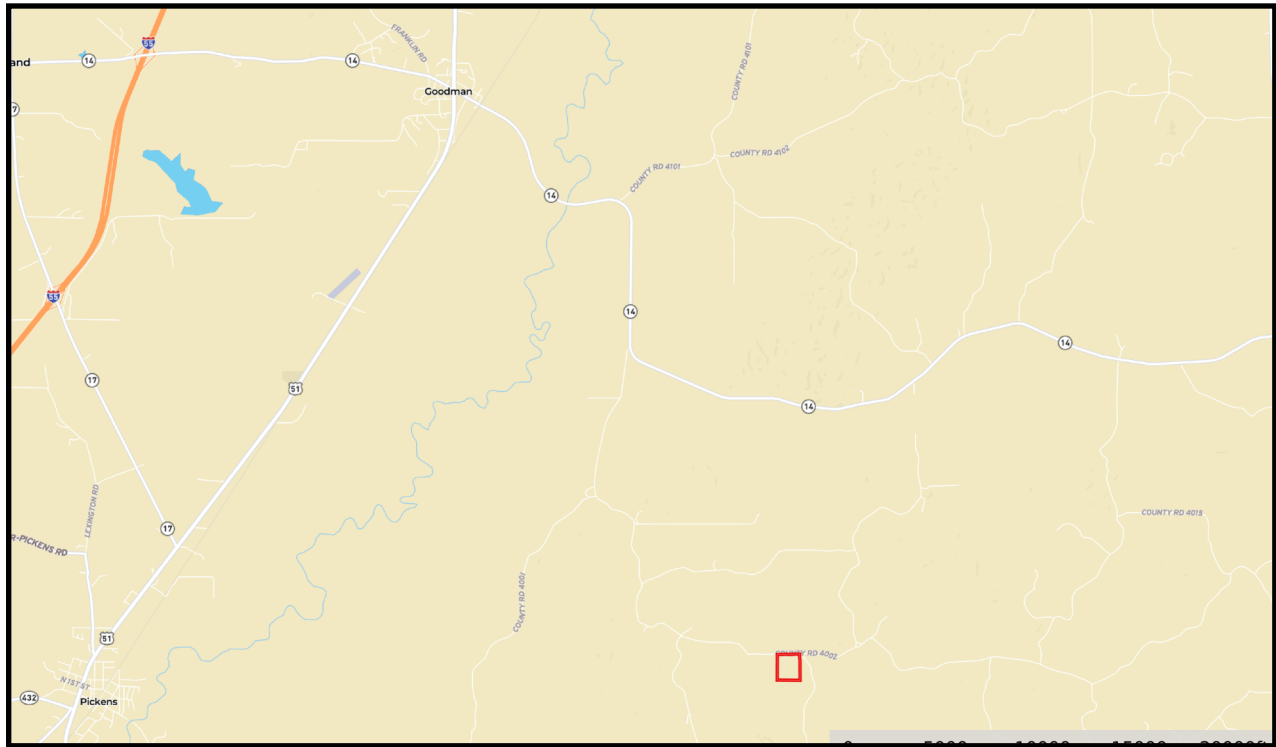


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## DIRECTIONAL MAP

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