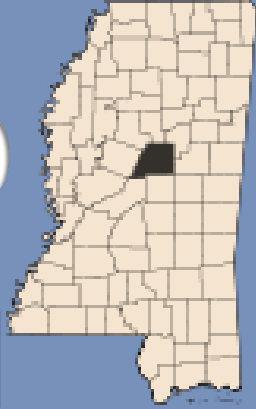


# Income Producing Recreational Tract 226± Acres in Attala County, MS



## \$410,000



- 100± Acres of Timber
- 75± Acres of Crop Land
- 30± Acres of Cutover
- Established Roads and Trails
- Crop and CRP Income
- Deer and Turkey Hunting
- Paved Road Frontage
- Utilities at the Road
- Old Homesite
- 15 Minutes from Kosciusko, MS

**Directions from Kosciusko, MS:** From the intersection of Highway 12 and Highway 35, drive north on Highway 35 for 7.6 miles. Turn left onto MS-440 W and travel 4 miles. The property will be on the right.



*Call me today!*

**ADAM HESTER**, REALTOR®

Adam@TomSmithLand.com

601.898.2772 office | 601.506.5058 cell



Expect More. Get More.

# TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Looking for a property that provides both income and recreation opportunities? Look no further than this 226± acre tract in Attala County, MS. Located approximately 12 miles northwest of Kosciusko, this property offers a combination of cropland, hardwood-pine mix, and cutover. Road frontage on the south boundary is a paved highway, with the west boundary being a graveled county road. There is an old homesite in place, and utilities are available. The property make-up consists of approximately 100± acres of hardwood-pine mix, 75± acres of cropland, and 30± acres of 2–3 year-old cutover. The remaining acreage consists of trails, ditches, small fields, and a creek. There are 22.2± acres of timber enrolled in CRP, with the contract lasting through September 30<sup>th</sup>, 2023.

Multiple opportunities exist for this tract. First, the cropland can continue to be leased out, which provides a steady return on your investment and food for the wildlife. Second, let cutover continue to naturally regenerate, or better develop it with trails and food plots. Finally, the timber features areas of thinned plantation pine, along with mature hardwood-pine mix. This provides ample recreational opportunities, and the possibility for future income.

Access to the CRP timber stands on the east of the property must be done by crossing Sharkey Creek. If you are looking to build, there is an old homesite on the paved highway, and additional spots off the graveled road. Utilities are available!

Income producing recreation tracts can be hard to find. For more information, call Adam Hester today!



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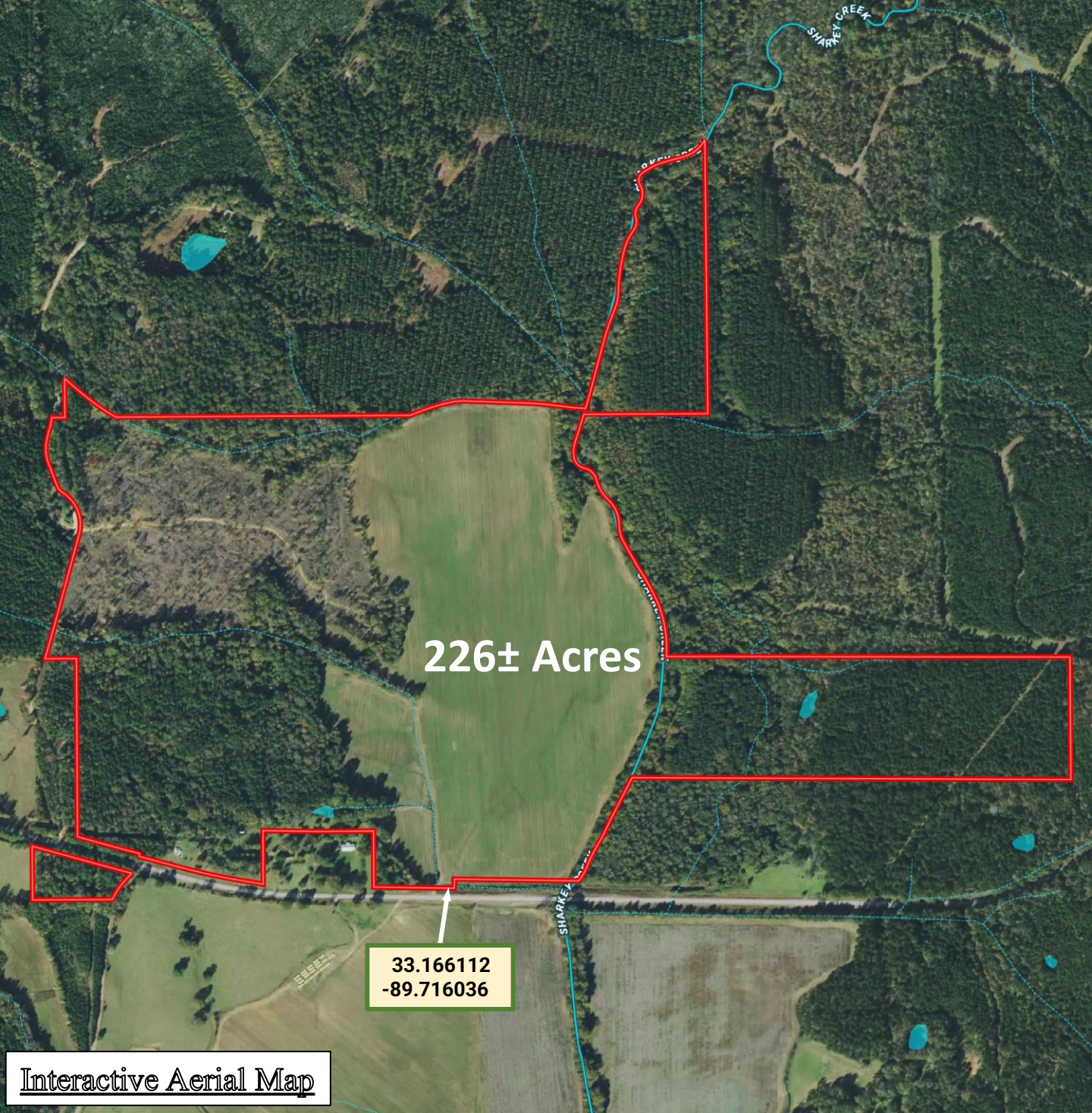


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226± Acres

33.166112  
-89.716036

Interactive Aerial Map

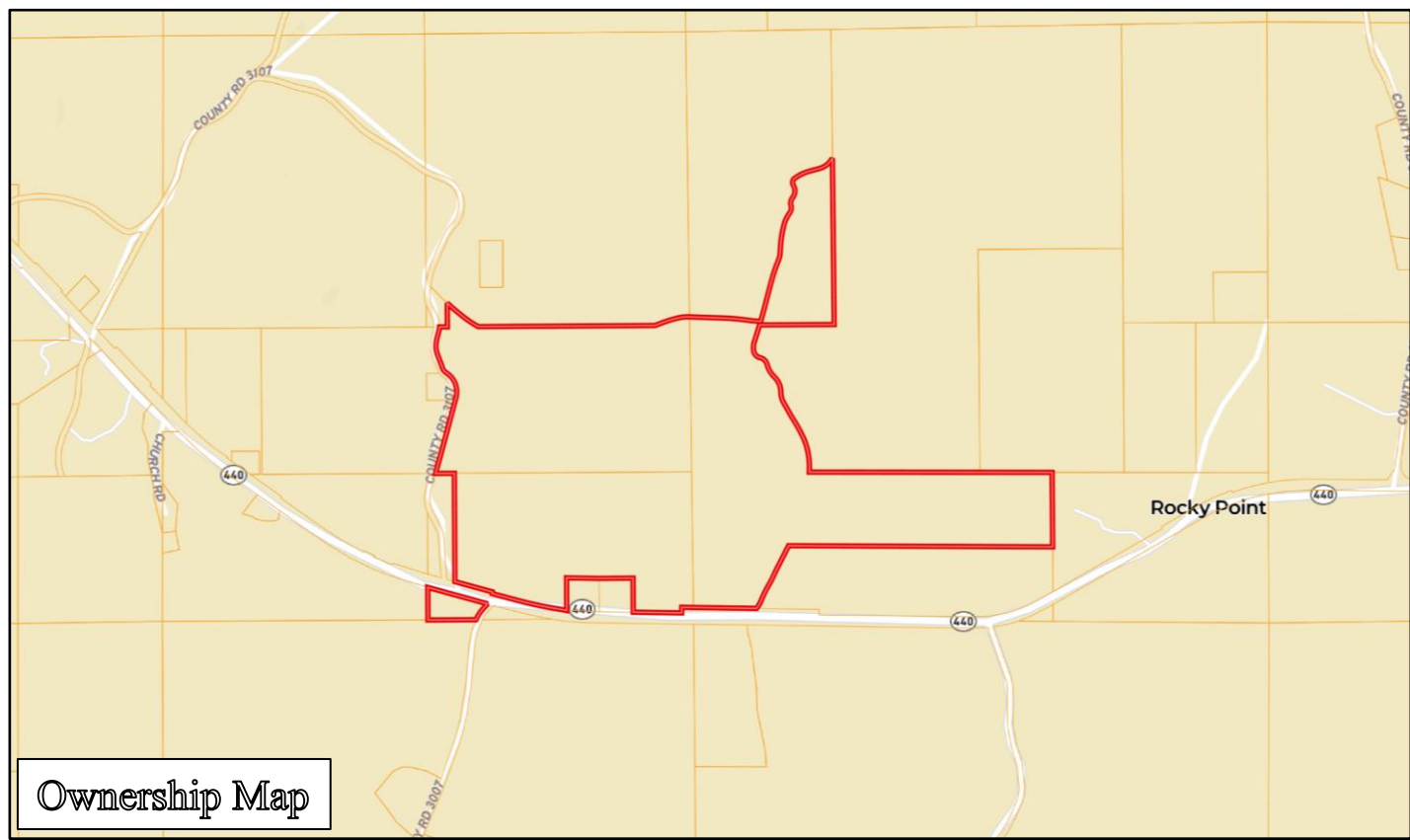


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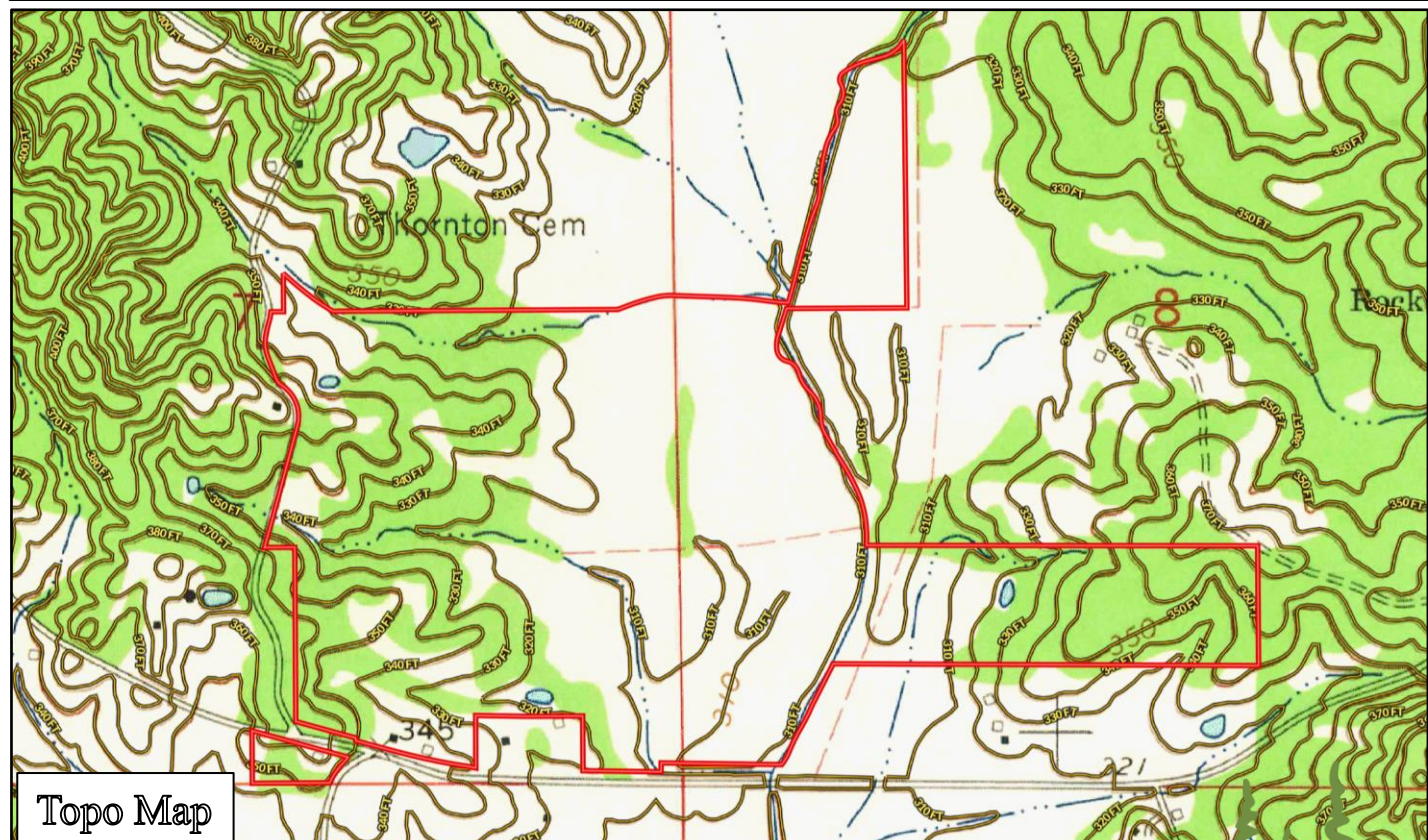


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Ownership Map



Topo Map



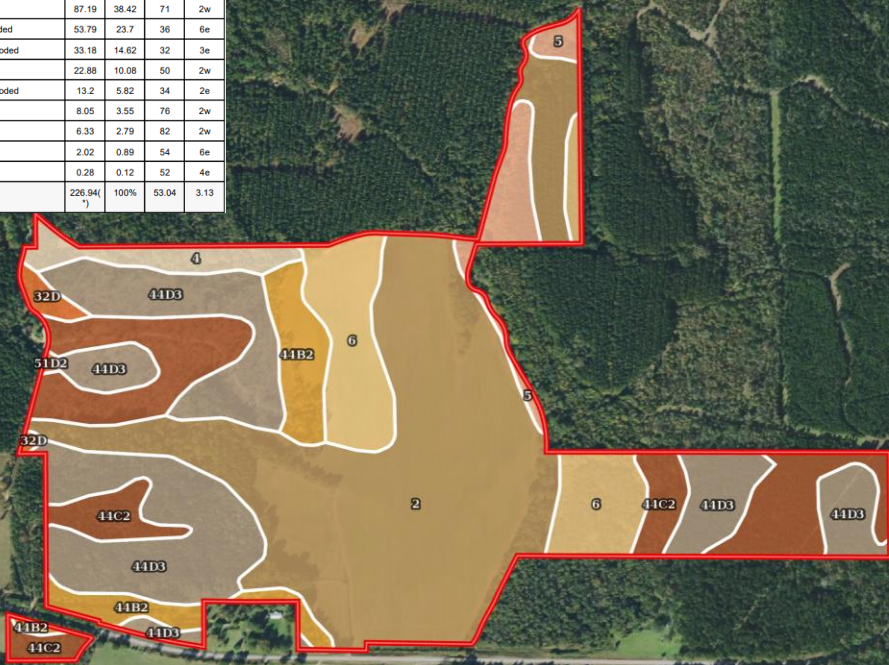
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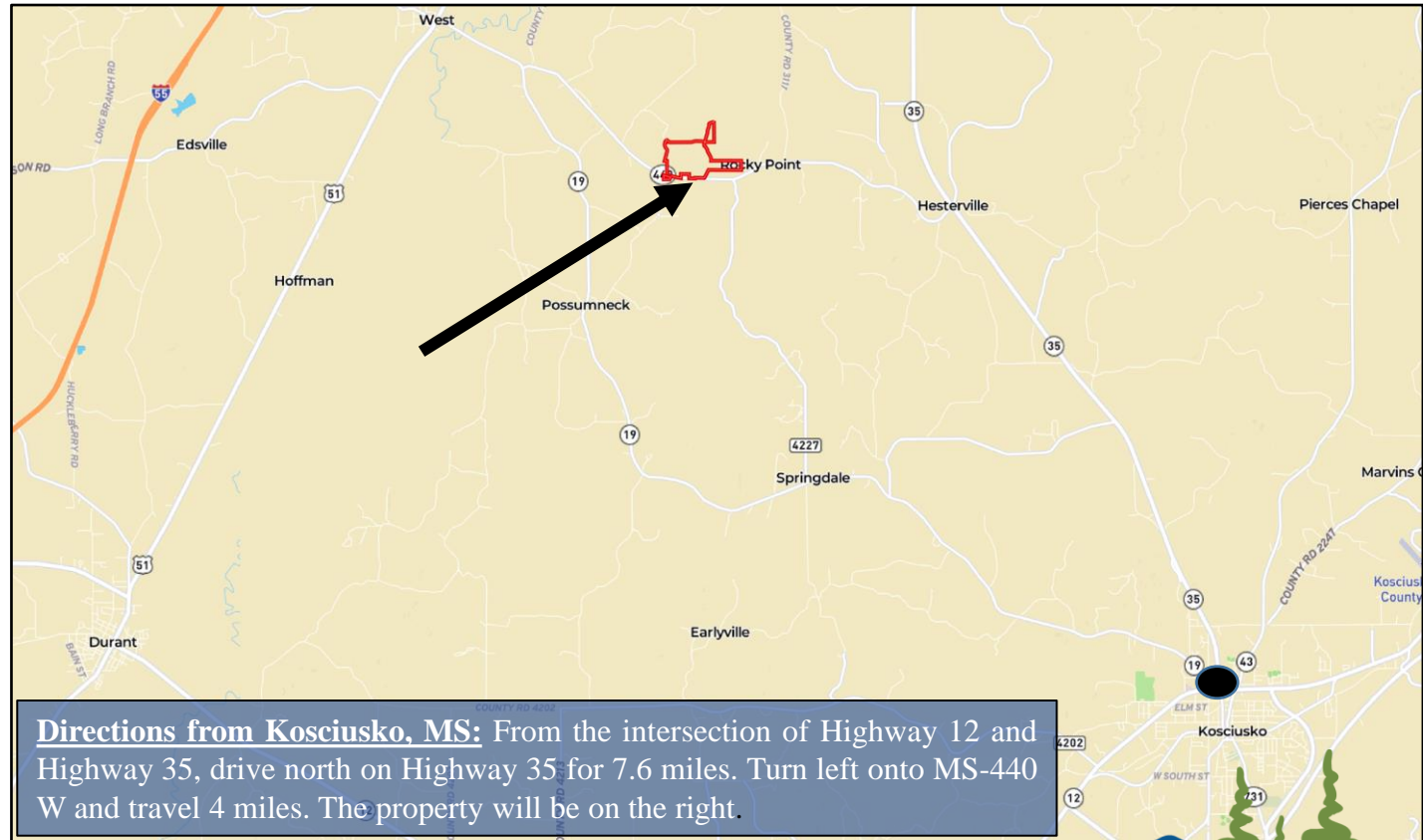
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP
2	Oaklimer silt loam, occasionally flooded	87.19	38.42	71	2w
44D3	Providence silt loam, 8 to 15 percent slopes, severely eroded	53.79	23.7	36	6e
44C2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	33.18	14.62	32	3e
6	Gillsburg silt loam, occasionally flooded	22.88	10.08	50	2w
44B2	Providence silt loam, 2 to 5 percent slopes, moderately eroded	13.2	5.82	34	2e
5	Ariel silt loam, occasionally flooded	8.05	3.55	76	2w
4	Kirkville loam, occasionally flooded	6.33	2.79	82	2w
32D	Smithdale fine sandy loam, 8 to 15 percent slopes	2.02	0.89	54	6e
51D2	Ora loam, 8 to 15 percent slopes, eroded	0.28	0.12	52	4e
TOTALS		226.94(*)	100%	53.04	3.13



Soil Map



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