

202.43± ACRES
ATTALA COUNTY, MS
\$499,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE ATTALA 202.43

PROPERTY PROFILE

LOCATION:

- Attala Road 4110
Sallis, MS 39160
- Attala County
- 13± Miles W of Kosciusko
- 55± Miles N of Madison

COORDINATES:

- 33.02276, - 89.77639

PROPERTY USE:

- Farming
- Hunting
- Home/Cabin Sites

PROPERTY INFORMATION:

- 202.43± Surveyed Acres
- 85± Acres of Dry Farm Ground
- County Road Frontage
- Mixed Woodlands
- Frontage on Long Creek
- Utilities Nearby

TAX INFORMATION:

- TBD for 2024



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ADAM HESTER, ALC

ASSOCIATE BROKER

C: 601-506-5058

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adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE ATTALA 202.43

WELCOME TO THE ATTALA 202.43, SITUATED NEAR THE COMMUNITY OF SALLIS, MS. This Attala County property offers an exceptional combination of accessibility, versatility, and potential for a wide range of uses. The 202.43± surveyed acre tract offers frontage on paved Attala County Road 4110, which provides convenient access while preserving the rural atmosphere that defines the area.

Approximately 85 acres of dry crop ground makes up a portion of the land and is ideal for continued farming or leasing. The remaining balance consists of a natural woodland mixture and areas of natural regeneration. Adding to its appeal, Long Creek navigates along the southern border, adding to the diverse landscape.



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MORE ABOUT THE ATTALA 202.43

Whether your focus is on income production or recreational opportunities, the Attala 202.43 is a property that can meet your needs. Income options can be found through ongoing crop production or possible enrollment in government programs. For those with a vision for wildlife and habitat development, the property provides a blank canvas to craft a haven for deer, turkey, and other small game. Known for strong wildlife populations, this area, coupled with Long Creek as a reliable water source, is perfect for creating a dynamic and thriving hunting property.

Several potential cabin sites are along the road, and utilities can be found nearby. The property is located approximately 13 miles west of Kosciusko and roughly 55 miles north of Madison, making it easily accessible to supplies and amenities.

Whether you're seeking an income-producing farm, a recreational retreat, or a conservation project, the Attala 202.43 offers endless possibilities.

**Contact Adam Hester for more
information and to schedule a viewing.**



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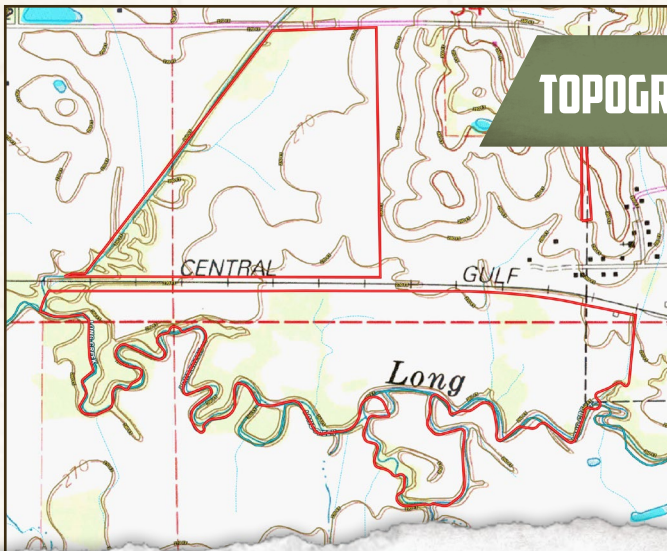
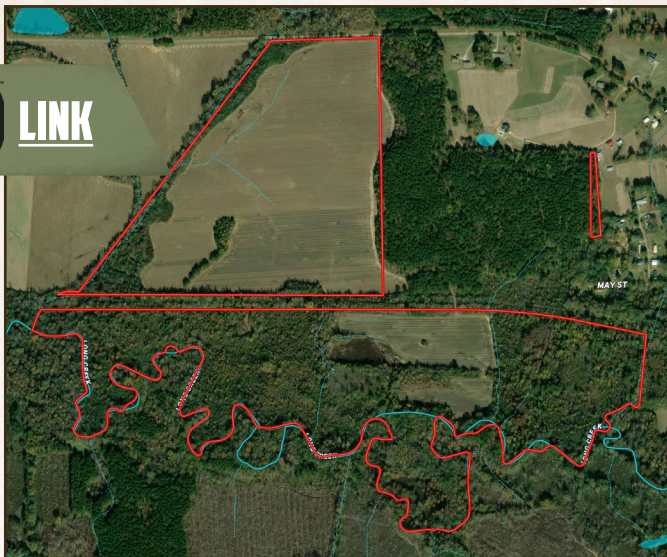
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land id. **LINK**



TOPOGRAPHY MAP



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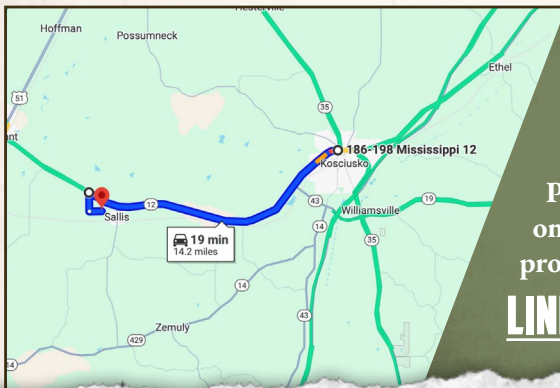
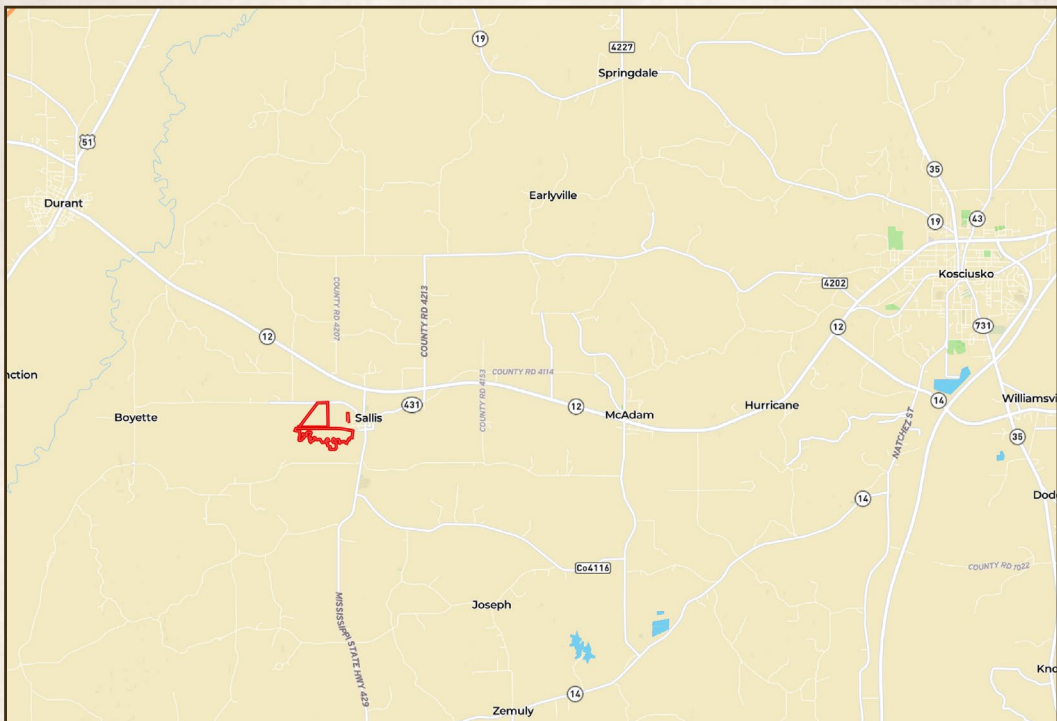
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Directions From the Intersection of MS-12 and MS-35 in Kosciusko, MS: Drive 12.8 miles west on MS-12 and turn left onto Attala Road 4121. Proceed for 0.9 miles and turn left onto Attala Road 4110. In 0.6 miles, the property will be on your right

[LINK TO GOOGLE MAP DIRECTIONS](#)



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