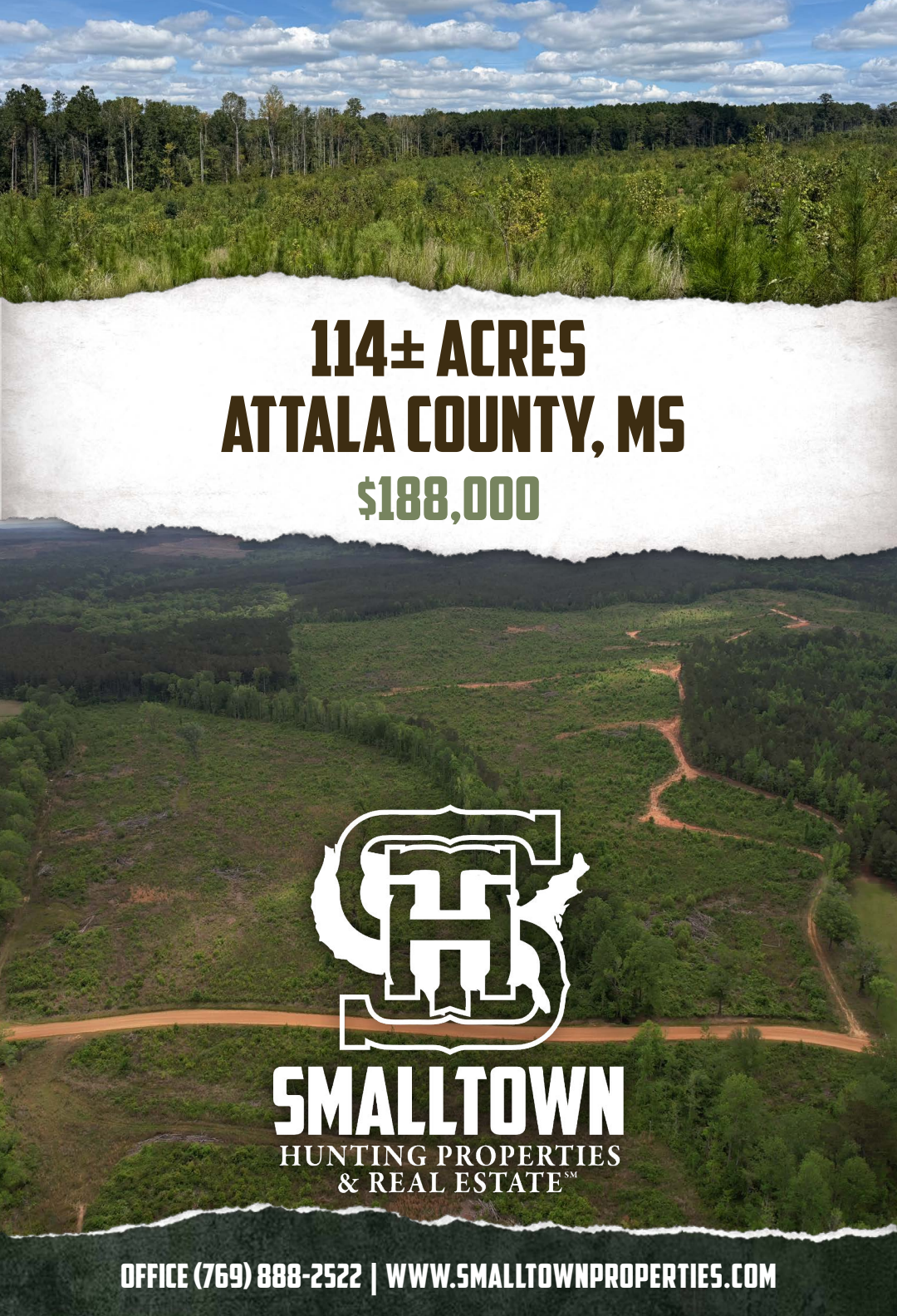




114± ACRES
ATTALA COUNTY, MS
\$188,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE ATTALA 114

PROPERTY PROFILE

LOCATION:

- Attala Road 5223
Ethel, MS 39067
- Attala County
- 5.5± Miles SE of Ethel
- 15± Miles NE of Kosciusko
- 70± Miles NE of Madison

COORDINATES:

- 33.08765, -89.3931

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 114± Total Acres
- Rolling Terrain and Bottomland
- Primarily Natural Regeneration
 - 3-4 Years-Old
- Creek Frontage
- Established Trail
- Potential Cabin Site

TAX INFORMATION:

- Parcel: 1103-080-0002000
- Approximately \$542 (2025)



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ADAM HESTER, ALC

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adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

f/20,000+ Followers

Information is believed to be accurate but not guaranteed.

WELCOME TO THE ATTALA 114

IF YOU'VE BEEN SEARCHING FOR A PLACE TO SHAPE INTO YOUR OWN HUNTING AND RECREATIONAL SETUP, THIS 114± ACRE ATTALA COUNTY TRACT IS WORTH YOUR ATTENTION! The property is located about 5.5 miles southeast of Ethel, MS, and is easily accessible off Attala County Road 5223.

The land is currently in 3-4 year old natural regeneration, offering the kind of cover that deer and turkey thrive in while still giving you the ability to design it the way you want. The property offers a small portion of bottomland, with the remaining balance in rolling ground that provides excellent diversity across the tract. The northern boundary is a small creek, creating a natural travel corridor and dependable water source for wildlife. A main trail is in place, and with a little work, the existing roadbeds and old loading ramps could be opened back up to establish several food plots and improve internal access. This is the kind of property where a little sweat equity could go a long way!



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MORE ABOUT THE ATTALA 114

Utilities are in the area, but buyers should confirm availability if they wish to build a camp or home. If you're looking for a manageable tract with strong hunting potential and room to improve, this one is a solid choice!

**Contact Adam Hester today to schedule a personal tour
and experience #TheSmallTownWay!**



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land **id.** LINK



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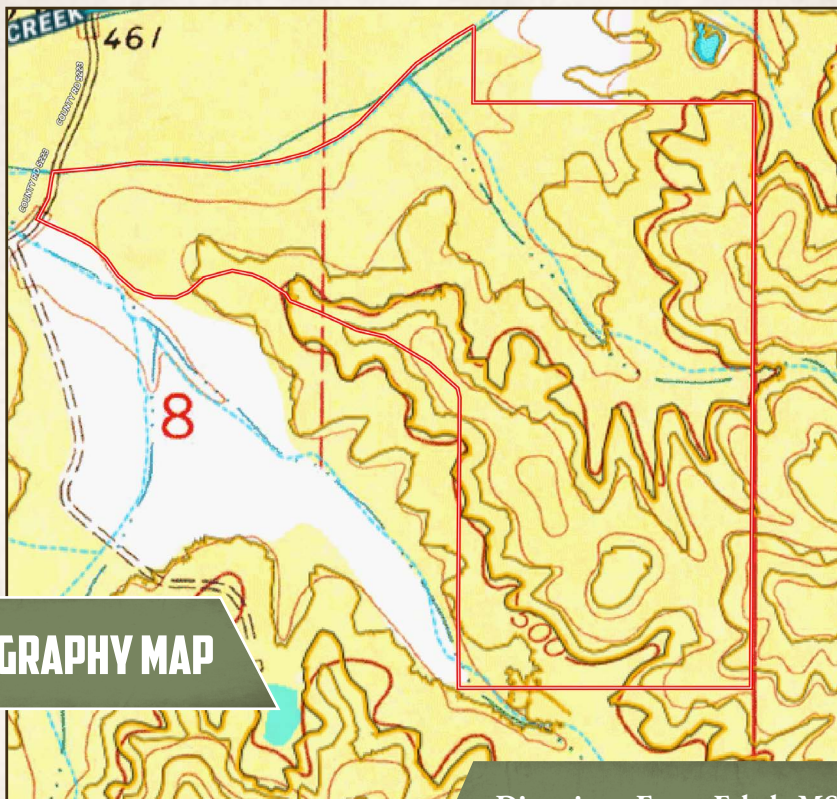
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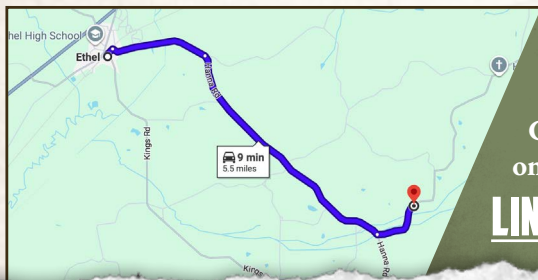
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114± ACRES

ATTALA COUNTY, MISSISSIPPI



TOPOGRAPHY MAP



Directions From Ethel, MS: Travel on Hannah Street for 1.3 miles. Continue straight onto Hannah Road and travel for 3.4 miles. Turn left onto County Road 5223. The property will be on the right in 0.7 miles.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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