159 Acres Attala County
Hwy 43 North & Attala Rd 2120
Ethel, MS 39067

$424,055
159± Acres
Attala County







MORE INFO ONLINE:

https://americas.land/

SUMMARY

Address
Hwy 43 North & Attala Rd 2120

City, State Zip
Ethel, MS 39067

County
Attala County

Type
Undeveloped Land

Latitude / Longitude
33.185293 / -89.525642

Acreage
159

Price
$424,055

Property Website
americas.land







PROPERTY DESCRIPTION

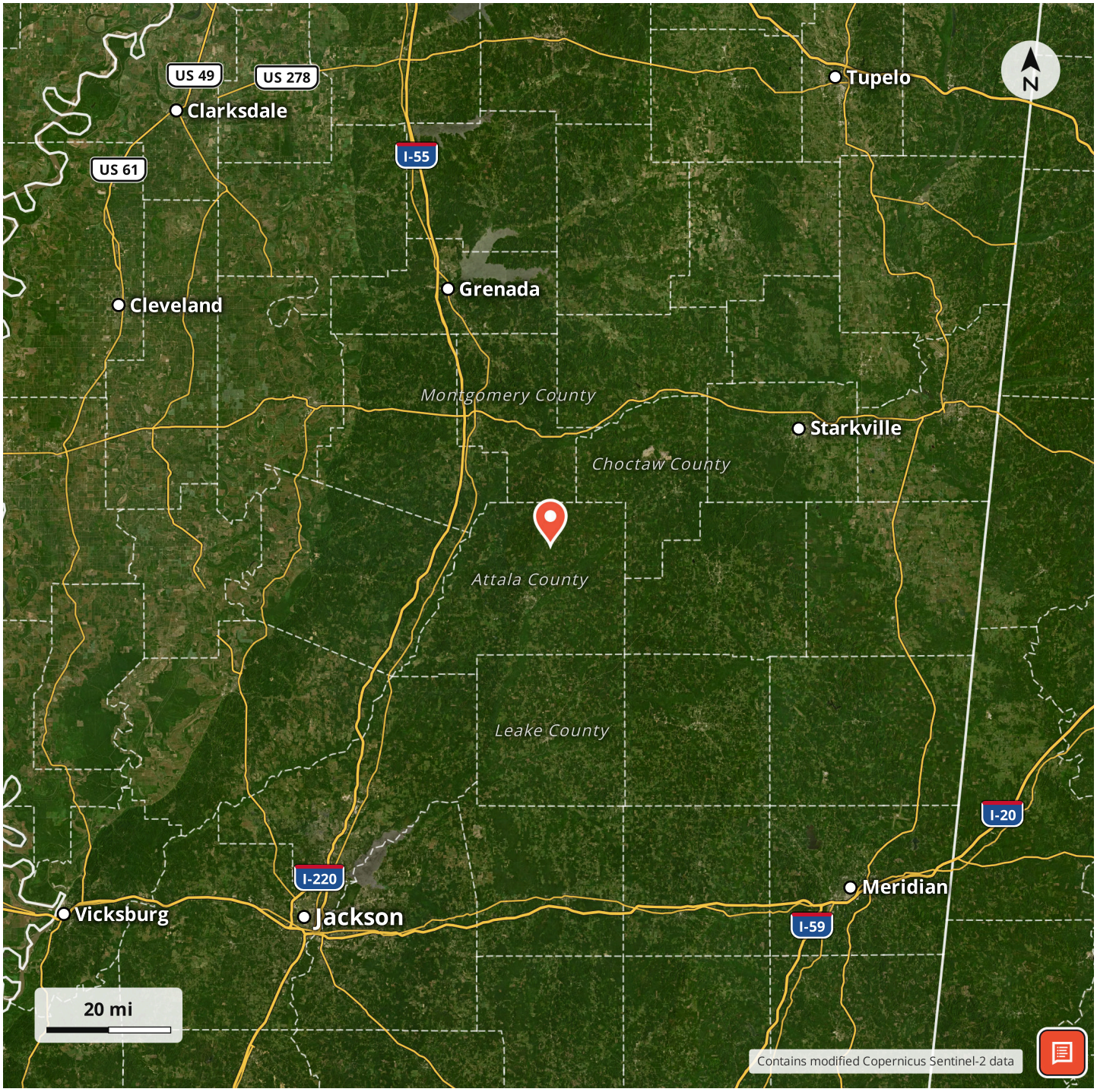
Check out this 159 exceptional acres in the Shady Grove community of Attala County, Mississippi. This is where outstanding timber value meets premier recreational opportunity. This area has earned a reputation for excellent whitetail deer hunting and an exceptional wild turkey population, making it one of central Mississippi's most desirable locations for land ownership. Beyond its recreational appeal, this property is an outstanding timber investment. A professionally prepared timber cruise is available to qualified buyers, revealing an impressive inventory of merchantable timber. There was approximately 52+- acres harvested recently, leaving approximately 105 acres of standing timber. The cruise numbers do reflect this. The tract features a healthy mix of pine and hardwood timber, with a strong emphasis on mature hardwood stands that enhance both the property's value and its natural beauty. As you explore the property, you'll find rolling hills, scenic hardwood draws, and impressive creek bottoms that create a landscape as productive as it is beautiful. The diverse topography, abundant wildlife habitat, and extensive timber make this a property that can be enjoyed today while continuing to provide long term investment potential. Whether your vision is managing a quality timber investment, creating a premier hunting retreat, or owning a legacy property to pass down for generations, this exceptional 159 acre tract offers the rare combination of income potential, recreation, and timeless Mississippi beauty.







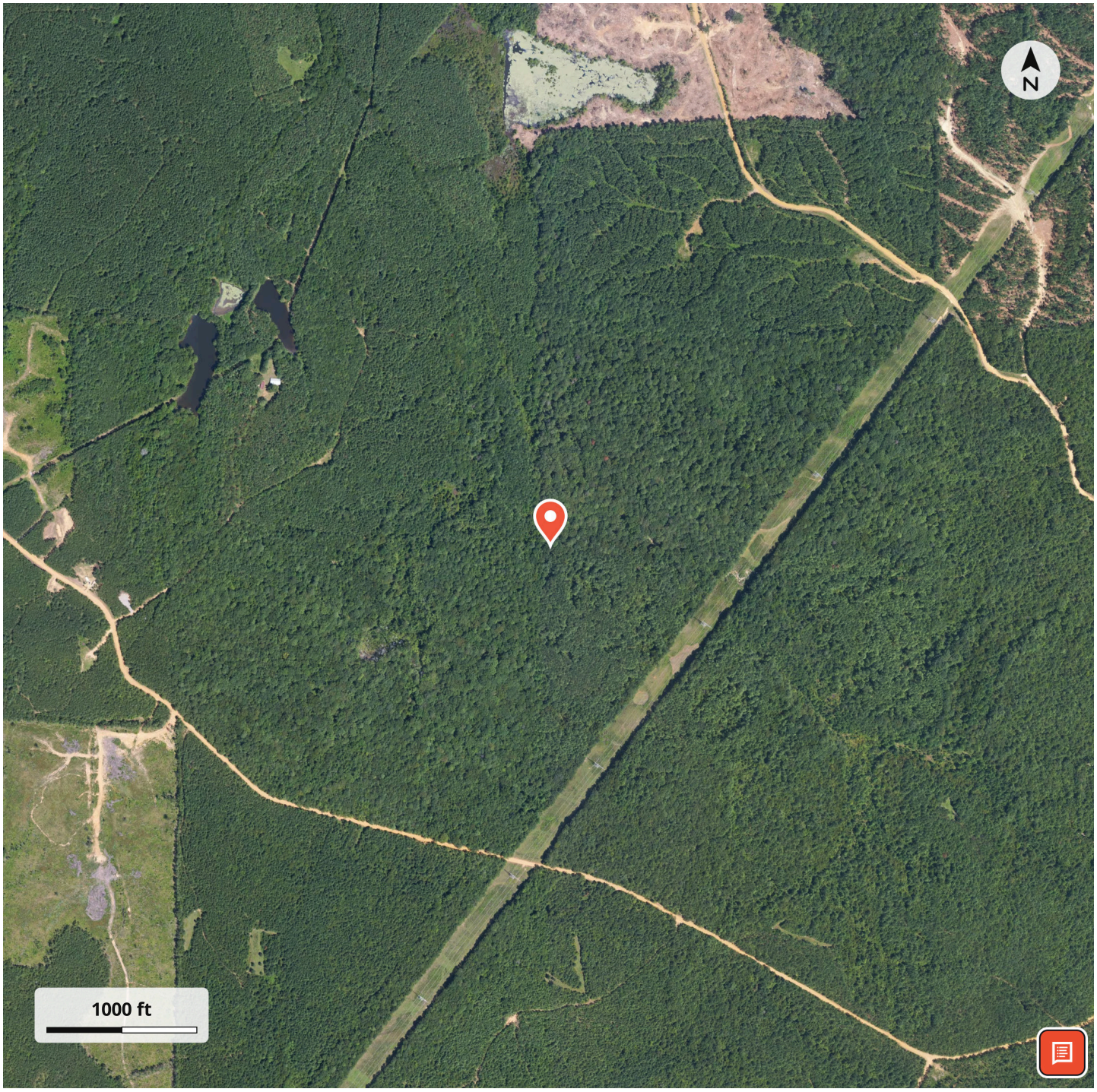

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Beth McLellan

Mobile
(601) 416-8298

Email
bmclellan@americas.land

City / State / Zip
Kosciusko, MS 39090

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America's Land Partners
PO Box 1707
Mabank, TX 75147
(800) 560-4143
https://americas.land/