

MANAGED TIMBER INVESTMENT, RECREATIONAL PROPERTY, HOME OR CAMPSITE

641+/- Acres in Attala County, Mississippi



\$1,760,000.00
\$2,745/ACRE

Are you in search of an established investment with a long-term management history? This 641+/- acre Attala County property, located just an hour north of Madison/Ridgeland, boasts a rich timber and wildlife management legacy. With frontage along both Lobutchka Creek and Coon Creek, it is bordered by a county gravel road on the north and a paved county road (CR 5001) on the eastern boundary. Interior access is provided by a network of logging roads, clearly marked on the aerial photo. The timber stands are diverse, ranging from pine plantations to pine/hardwood mixed stands and pure hardwood stands along the creek bottoms. The property features numerous wildlife food plots, with an established strong deer and turkey population. Utilities are readily available along the road frontages. Call Michael for additional information.



MICHAEL
HALFACRE

MANAGING BROKER

Office: 662.268.6333

Cell: 662.242.4220

MHalfacre@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





- 57± ACRES 1-YEAR-OLD PINE
- 58± ACRES PINE/HARDWOOD MIXED
- 244± ACRES HARDWOOD
- 188± ACRES 27-30-YEAR-OLD PINE
- 84± ACRES 20-YEAR-OLD PINE
- 10± ACRES OF ROADS, FOOD PLOTS, POND

- COMPETITIVE TIMBER MARKET AREA
- DIVERSE TIMBER STAND AGES
- PRODUCTIVE TIMBER INVESTMENT
- ESTABLISHED HUNTING STRUCTURE
- GAME RICH WITH DEER, TURKEY, & DUCKS
- EXCELLENT ACCESS
- DIVERSE TOPOGRAPHY
- POTENTIAL FOR ADDITIONAL GAME DEVELOPMENT
- GREAT LOCATION/ SIZE
- SUPERIOR AESTHETICS



MICHAEL HALFACRE
 MANAGING BROKER
 Office: 662.268.6333
 Cell: 662.242.4220
 MHalfacre@TomSmithLand.com



A Real Estate Expert You Can Trust
 TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





MICHAEL HALFACRE

MANAGING BROKER

Office: 662.268.6333

Cell: 662.242.4220

MHalfacre@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





MICHAEL HALFACRE

MANAGING BROKER

Office: 662.268.6333

Cell: 662.242.4220

MHalfacre@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

2011-2023
BEST
BROKERS



MICHAEL HALFACRE

MANAGING BROKER

Office: 662.268.6333

Cell: 662.242.4220

MHalfacre@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

2011-2023
BEST
BROKERS



MICHAEL HALFACRE

MANAGING BROKER

Office: 662.268.6333

Cell: 662.242.4220

MHalfacre@TomSmithLand.com



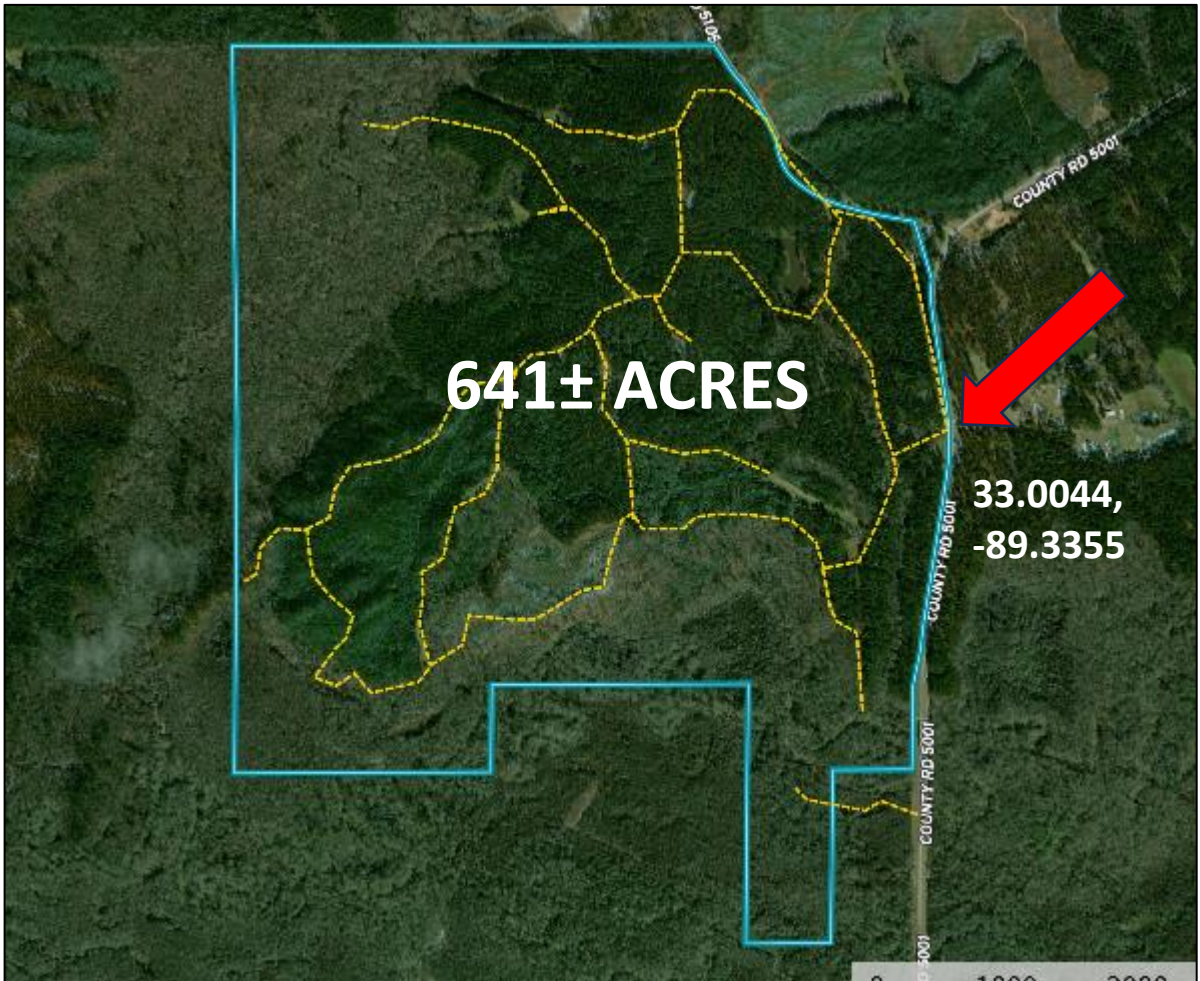
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

MICHAEL HALFACRE
MANAGING BROKER
Office: 662.268.6333
Cell: 662.242.4220
MHalfacre@TomSmithLand.com

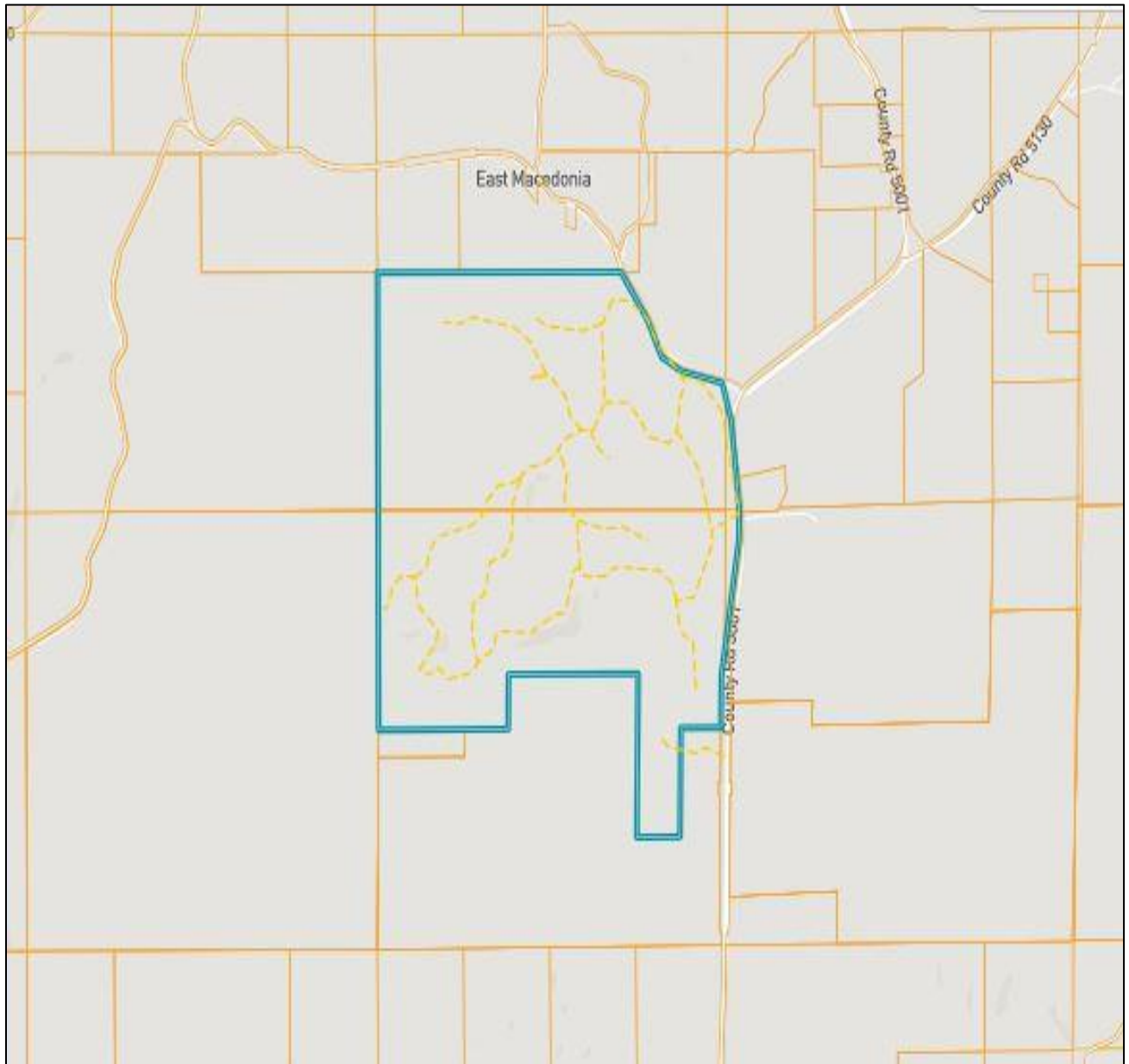


A Real Estate Expert You Can Trust
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



OWNERSHIP MAP



MICHAEL HALFACRE

MANAGING BROKER

Office: 662.268.6333

Cell: 662.242.4220

MHalfacre@TomSmithLand.com



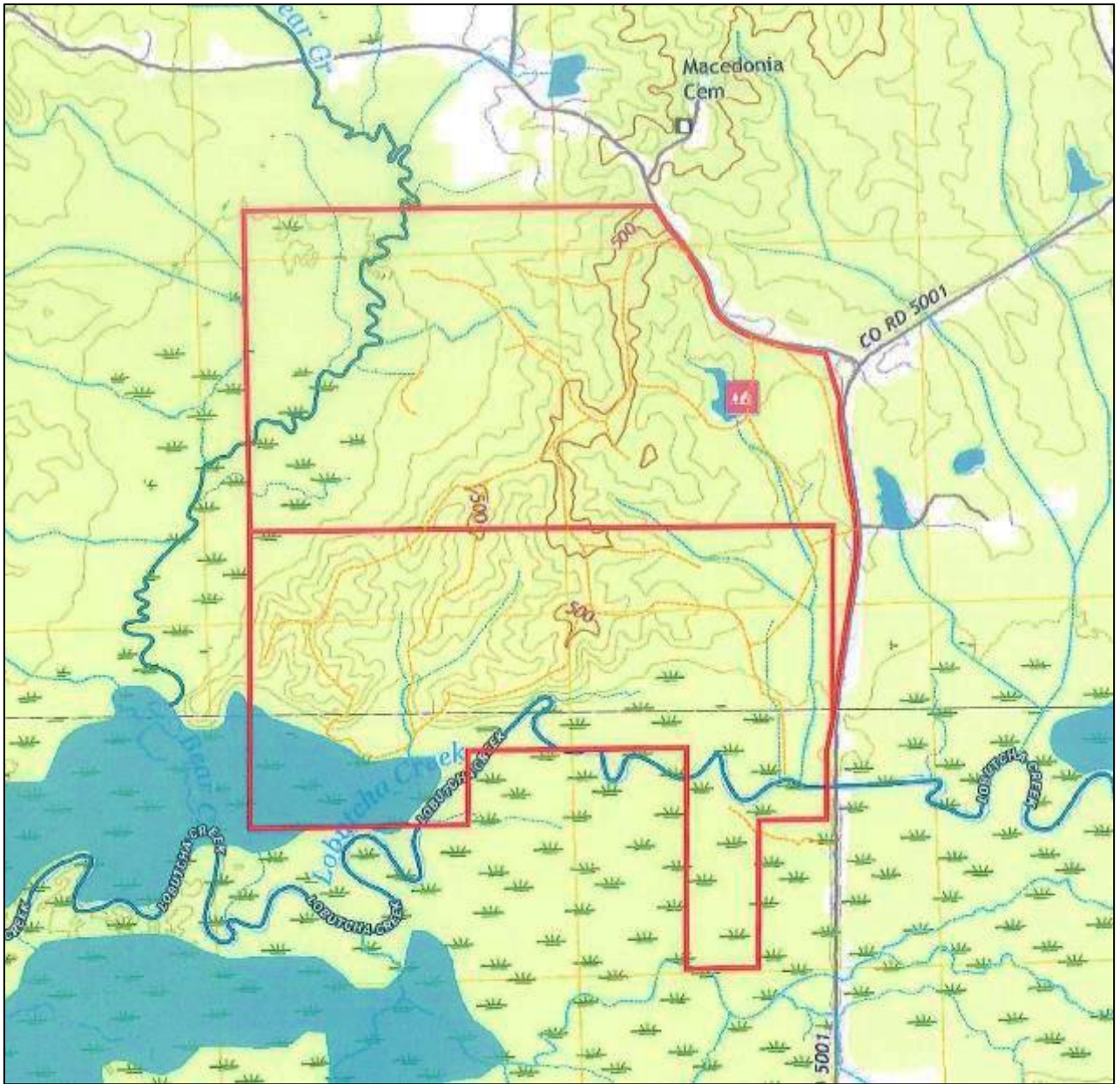
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

2011-2023
BEST
BROKERS

TOPO MAP



MICHAEL HALFACRE

MANAGING BROKER

Office: 662.268.6333

Cell: 662.242.4220

MHalfacre@TomSmithLand.com



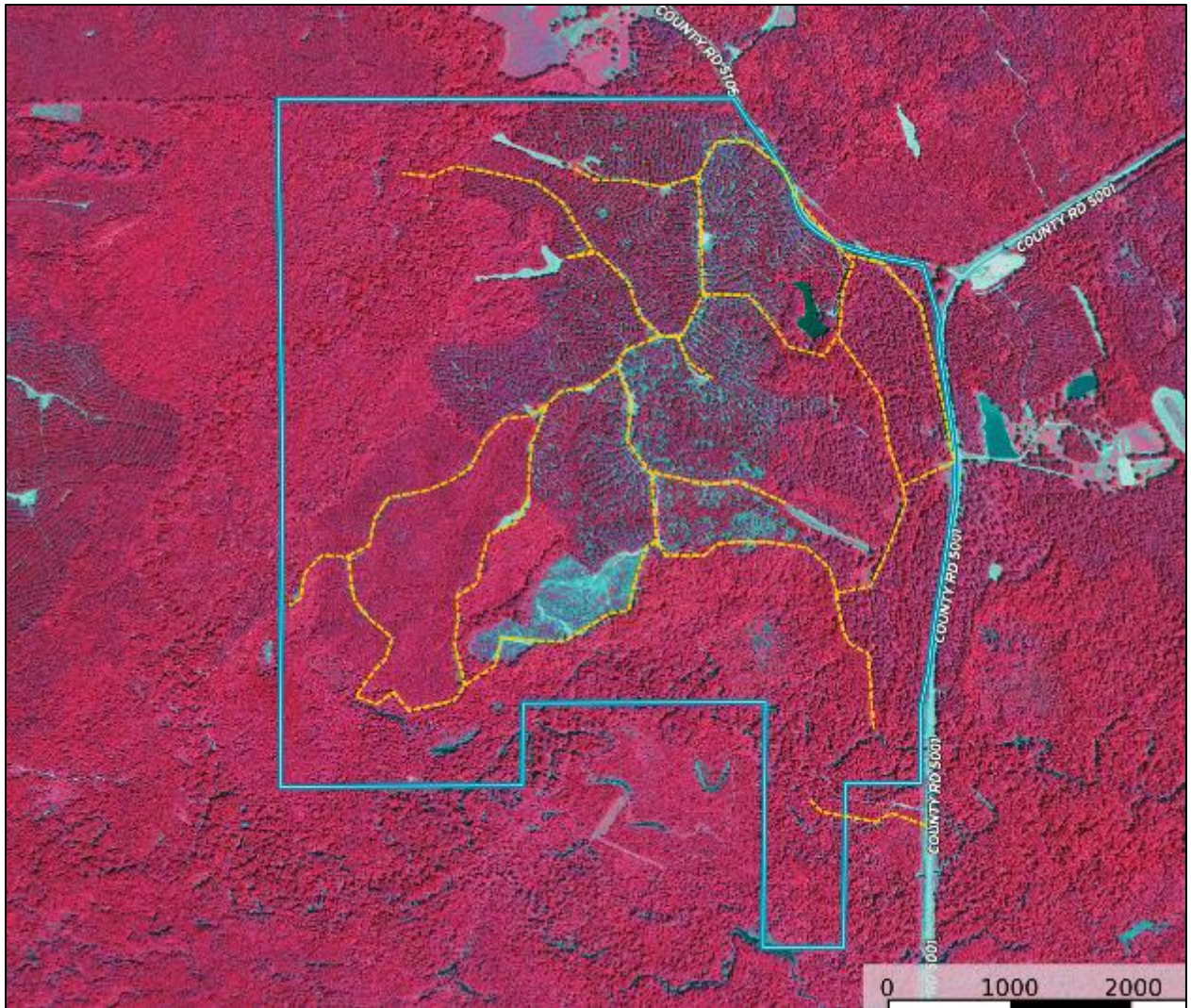
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



INFRARED MAP



MICHAEL HALFACRE

MANAGING BROKER

Office: 662.268.6333

Cell: 662.242.4220

MHalfacre@TomSmithLand.com



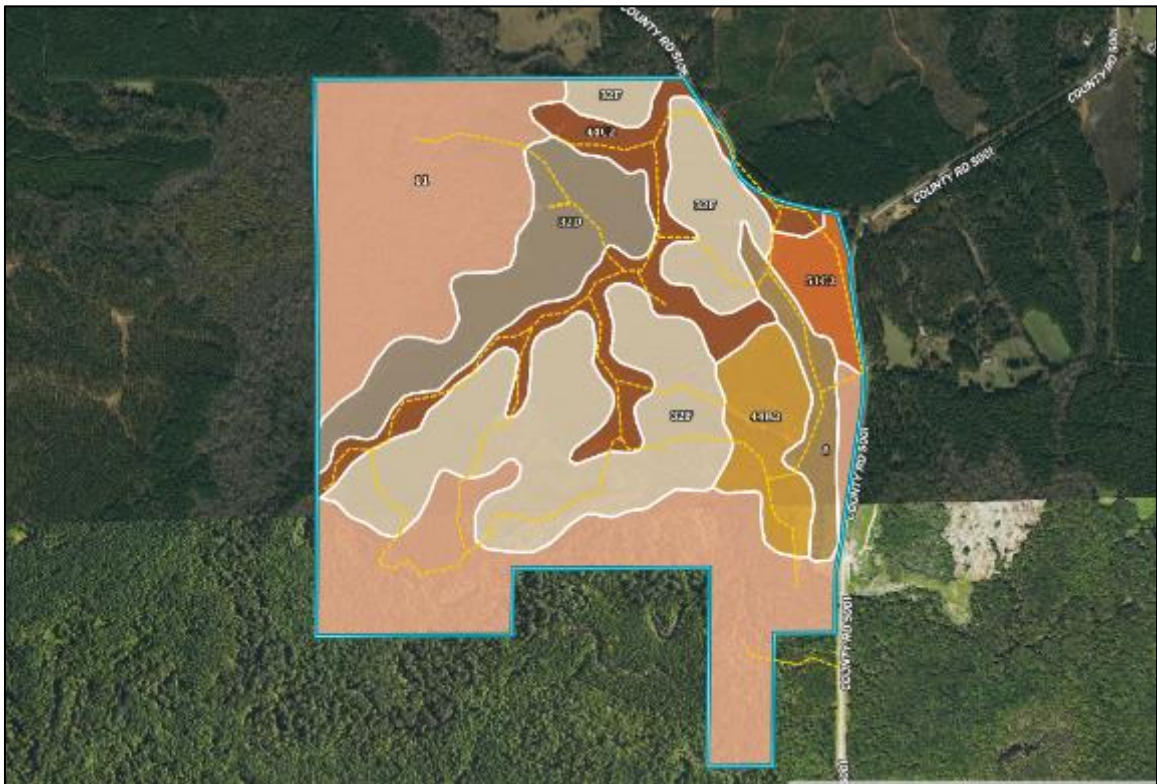
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
11	Kinston loam, 0 to 2 percent slopes, frequently flooded	260.5 1	41.3	0	41	6w
32F	Smithdale fine sandy loam, 15 to 40 percent slopes	162.1 6	25.71	0	50	7e
44C2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	70.65	11.2	0	32	3e
32D	Smithdale fine sandy loam, 8 to 15 percent slopes	64.33	10.2	0	54	6e
44B2	Providence silt loam, 2 to 5 percent slopes, moderately eroded	35.26	5.59	0	34	2e
8	Mantachie loam, 0 to 2 percent slopes, occasionally flooded	23.11	3.66	0	78	2w
51C2	Ora loam, 5 to 8 percent slopes, eroded	14.68	2.33	0	32	3e

MICHAEL HALFACRE

MANAGING BROKER

Office: 662.268.6333

Cell: 662.242.4220

MHalfacre@TomSmithLand.com



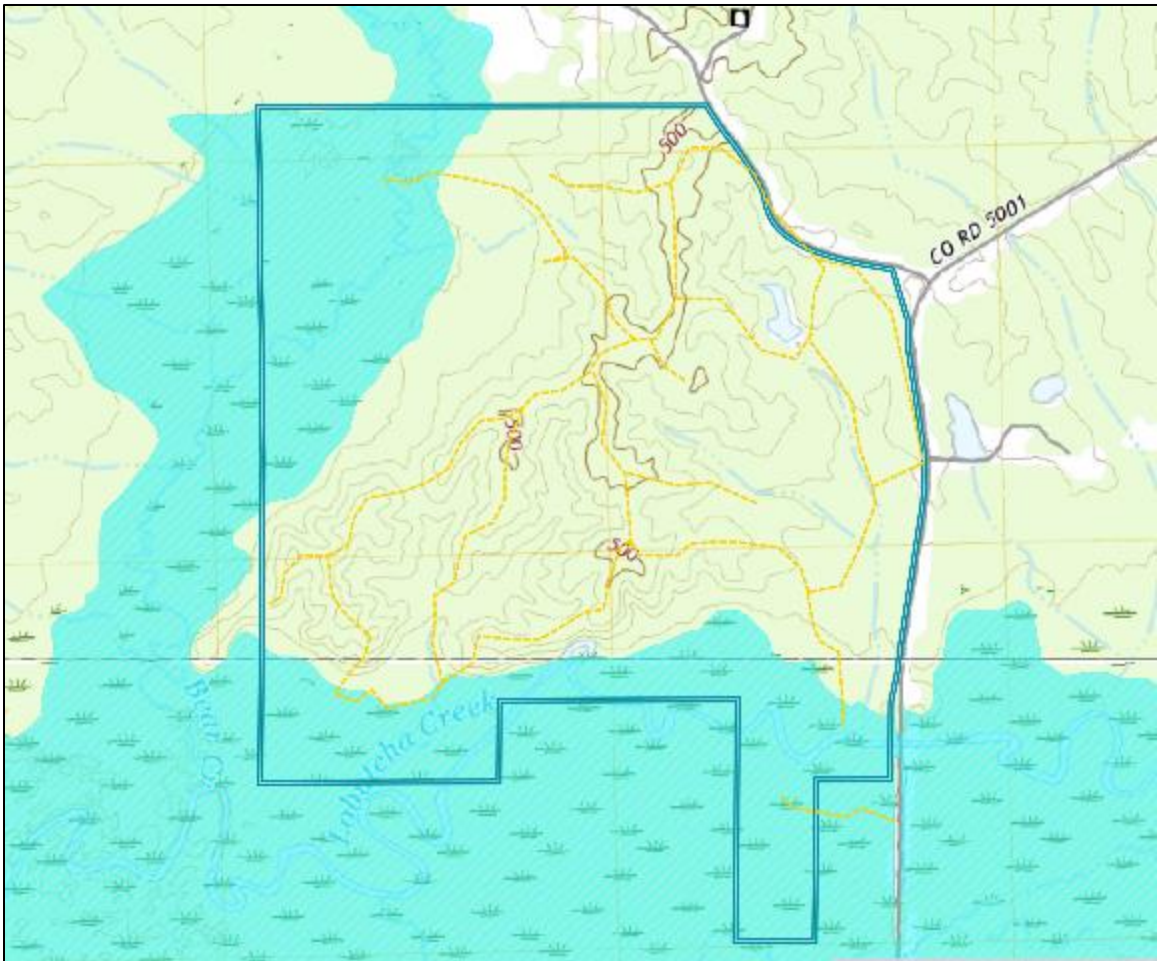
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



FLOOD MAP



MICHAEL HALFACRE

MANAGING BROKER

Office: 662.268.6333

Cell: 662.242.4220

MHalfacre@TomSmithLand.com



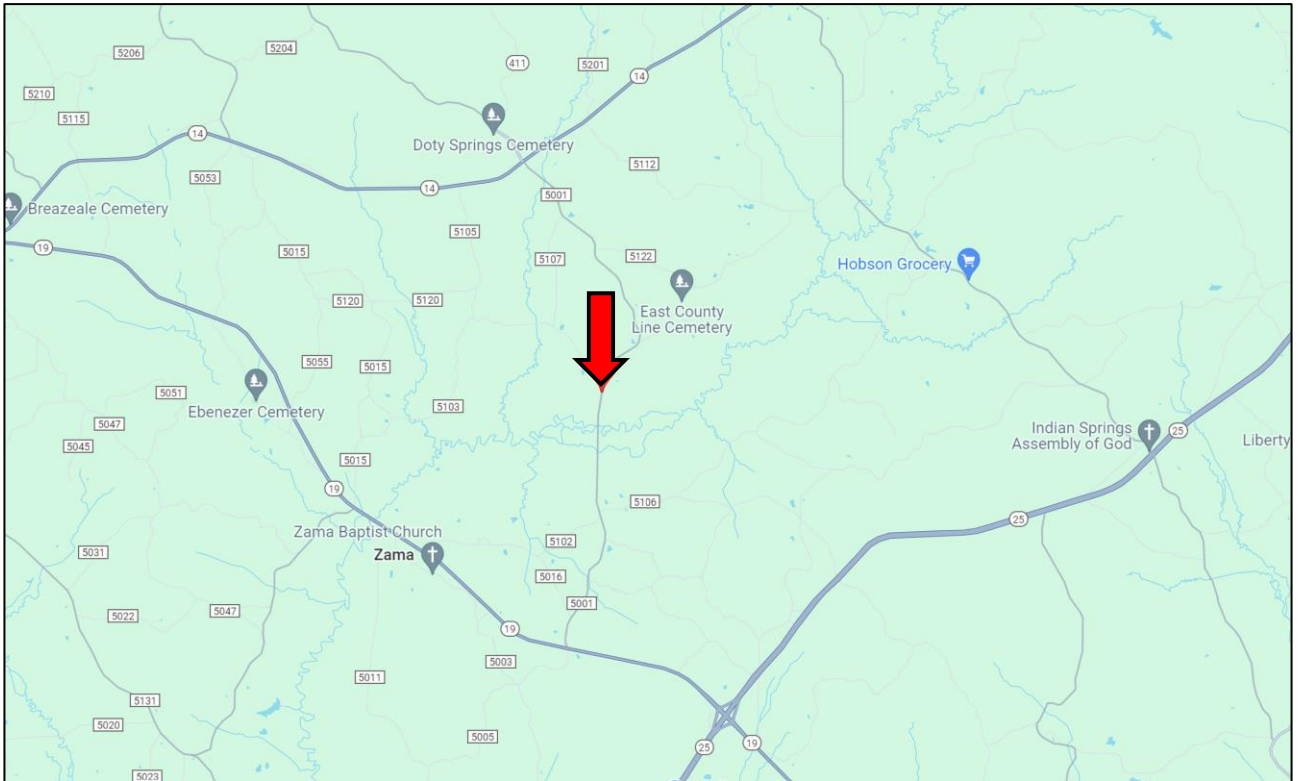
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



DIRECTIONAL MAP



Directions from the intersection of Hwy 35 and Hwy 19 in Kosciusko, MS: Travel Hwy 19 for 6.1 miles. Turn left onto Hwy 14 and travel 7.3 miles. Turn right onto CR 5001. After 3.7 miles, the property will be on your left.

[GOOGLE MAP LINK](#)



**MICHAEL
HALFACRE**

MANAGING BROKER

Office: 662.268.6333

Cell: 662.242.4220

MHalfacre@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

