

50± ACRES
ATTALA COUNTY, MS
\$149,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

THE ATTALA 50

PROPERTY PROFILE

LOCATION:

- Attala County Road 2136
McCool, MS 39108
- Attala County
- 6± Miles NW of McCool
- 14± Miles NE of Ethel
- 22± Miles NE of Kosciusko

COORDINATES:

- 33.2502, -89.38755

PROPERTY USE:

- Recreational
- Hunting
- Weekend Retreat

PROPERTY INFORMATION:

- 50± Acres
- Internal Trail System
- Pine & Hardwood Mix
- Established Food Plots
- Rolling Topography
- Seasonal Creek
- Deer & Turkey
- Gravel County Road Frontage
- Power & Water Available

TAX INFORMATION:

- Parcel # 0104-170-0001000
- \$196.06



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ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

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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 50

INTRODUCING THE ATTALA 50. IF YOU'RE LOOKING FOR AN AFFORDABLE RECREATIONAL TRACT WITH PLENTY OF POTENTIAL, THIS 50± ACRE PROPERTY IN ATTALA COUNTY, MISSISSIPPI, DESERVES A LOOK. Conveniently located between McCool and French Camp and just 22± miles northeast of Kosciusko, the property offers gravel road frontage along Attala County Road 2136, with 11± acres situated on the north side of the road and the remaining acreage lying to the south.

A parking area is already in place, and both power and community water are available along the road frontage. The land features gently rolling topography with a healthy mix of pine and hardwood timber that is estimated to be over 20 years old and a portion of a seasonal creek. Several old trails wind through the property and could easily be reopened to improve access throughout the tract. Known for healthy deer and turkey populations, the area provides excellent recreational appeal. A powerline right-of-way offers food plot or habitat potential, while another small food plot is already established on the property.

Whether your goal is hunting, habitat improvement, or simply enjoying your own piece of land, the Attala 50 offers plenty of opportunity in a manageable size.

**Call Adam Hester today to schedule a private showing
and experience #TheSmallTownWay!**



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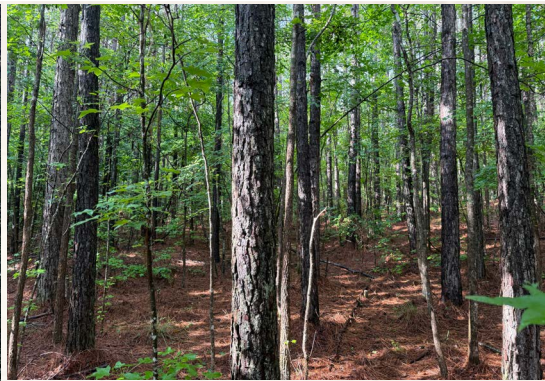
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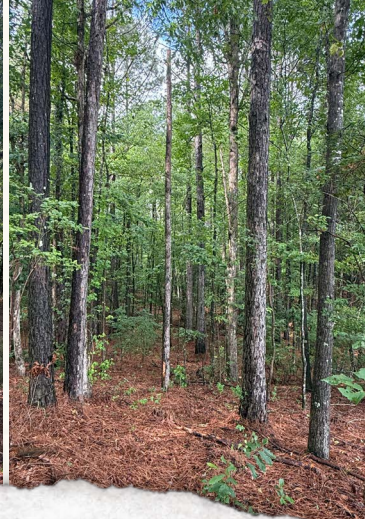
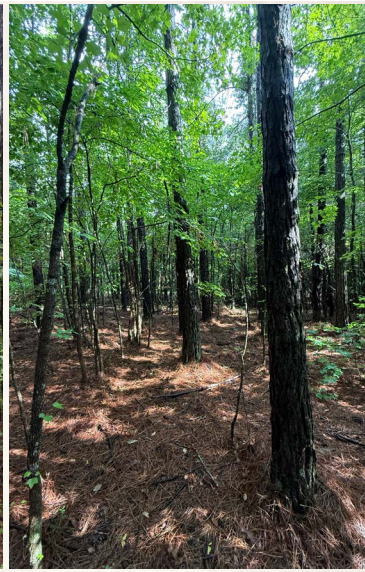
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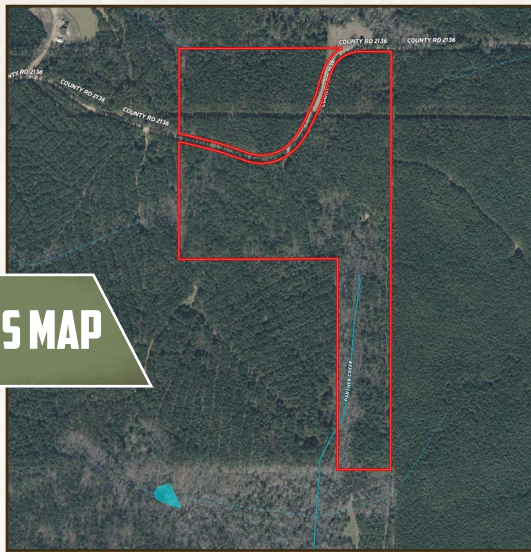
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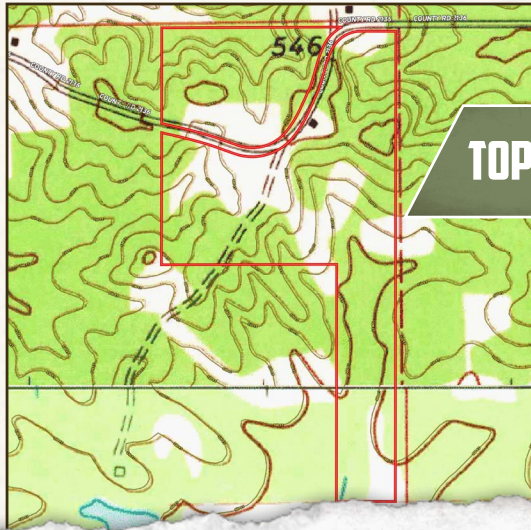
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WATER FEATURES MAP



TOPOGRAPHY MAP



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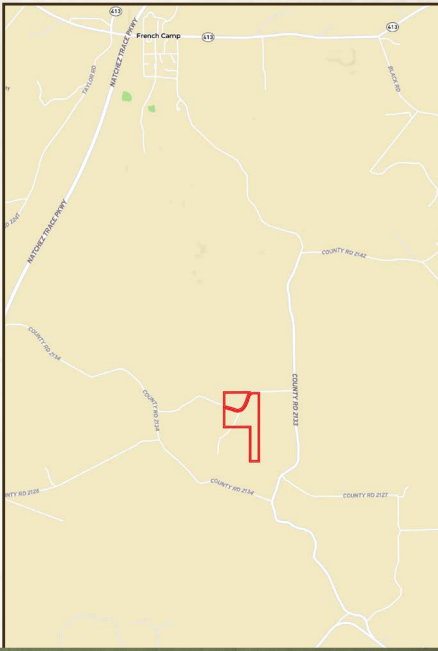
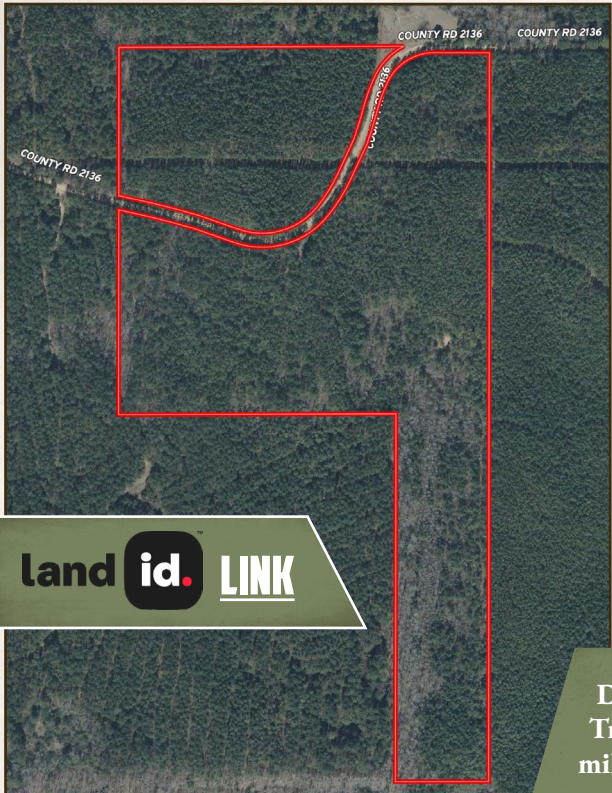
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land id. LINK

Directions From Kosciusko, MS:
 Travel on E Jefferson Street for 1.7 miles. Turn right onto MS-12 E and proceed for 15.6 miles. Turn left onto County Road 3122 and continue for 1.7 miles. Turn right onto County Road 2133 and travel for 2.2 miles. Turn left onto County Road 2136 and continue 0.5 miles to the property down the road.

LINK TO GOOGLE MAP DIRECTIONS



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