

# 25± ACRES WITH 2 HOMES

## ATTALA COUNTY, MS

### \$675,000



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>



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Information is believed to be accurate but not guaranteed.

# THE ATTALA 25

## PROPERTY PROFILE

### LOCATION:

- 2388 Attala Road 5238 Ethel, MS 39067
- 6.4± Miles NE of Kosciusko
- 63.4± Miles NE of Madison
- 160± Miles S of Memphis, TN

### COORDINATES:

- 33.09531, -89.50705

### PROPERTY USE:

- Mini-Farm
- Homestead
- Residential
- Retreat
- Fishing
- Investment

### PROPERTY INFORMATION:

- 25± Acres
- 8,750± SqFt Building
  - 2,400± SqFt Living Space
  - 3 Bedrooms/2.5 Baths
  - 3,400± SqFt Insulated Shop
  - 5 Roll-Up Doors
  - 3,500± SqFt Covered Open Area
- “The Cottage” 2,400± SF
  - 1 Bedroom/1 Bath
  - 3 Roll-Up Shop Doors
- 1,200± SqFt Cooler Building
- 5,000± SqFt Barn
- 5 Fenced Pastures
- Stocked Pond

### TAX INFORMATION:

- TBD



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# WELCOME TO THE ATTALA 25

**THIS BEAUTIFUL ONE-OF-A-KIND PROPERTY IN ATTALA COUNTY, MS, IS IDEAL FOR A MINI FARM, HOMESTEAD, OR MULTI-USE ESTATE.** With four well-built structures and a wide array of utilities and features on 25± acres, the groundwork is already in place for your rural lifestyle vision.

The primary building, constructed in 2010, offers a total of 8,750± square feet. A 2,400± square foot heated and cooled living space features three bedrooms, two full baths, and a half bath, while 3,400± square feet is a fully insulated shop complete with five 14' x 14' roll-up doors. Additionally, you will find a 3,500± square foot covered open area. The shop was originally designed for heavy equipment, so you have access to 240V power, LP gas connections, and LED lighting inside and out. High-speed internet, a RING camera system, and washer/dryer hookups upstairs and down complete the setup. The electric service is metered separately from other structures; the gas stove and tankless water heater are non-electric.



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# MORE ABOUT THE ATTALA 25

"The Cottage," originally built in 1985 and renovated in 2022, provides 2,400± square feet of insulated space with one bedroom, one bathroom, three roll-up shop doors, 240V power, and Starlink Internet. All systems are electric.

A 1,200± square foot cooler building, built in 2002, offers specialized insulation and temperature control—staying roughly 20 degrees cooler or warmer than outside—ideal for agricultural storage or sensitive equipment.

The 5,000± square foot barn was constructed in 2012 and is well equipped with five horse stalls, a covered riding pen, a tack room with a sink, a wash bay, and three concrete-based dog kennels. Multiple water hydrants and a sand-lined riding ring provide everything needed for livestock or equestrian use.



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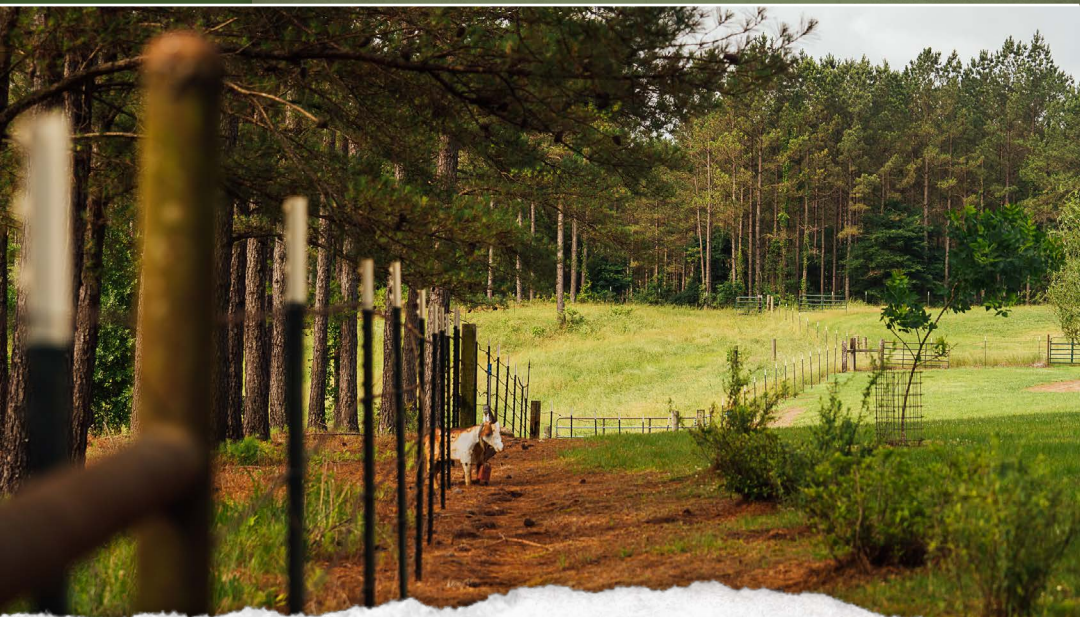
# MORE ABOUT THE ATTALA 25

The land was thoughtfully designed for cattle or livestock, with five well-fenced pastures, perfect for rotational grazing and keeping your herd healthy. A full set of working pens, an alley, and a squeeze chute are already in place, so you can hit the ground running. The infrastructure includes solid welded rod fencing that is tough and built to last. Water lines and power are across the land, making it functional and flexible no matter how you choose to use it.

When it's time to relax, you'll love spending time by the pond. Stocked with bass, catfish, and bream, this is the kind of place where kids learn to fish and memories can be made. Whether you're managing cattle or simply enjoying country life, this land offers the best of both worlds.

If you're looking to operate a small livestock farm, a place for your horses, a weekend retreat, or to enjoy a private country lifestyle with room to grow, this mini farm offers unmatched versatility and potential.

**Contact Adam Hester or Patrick Gibson  
today to schedule a personal tour.**



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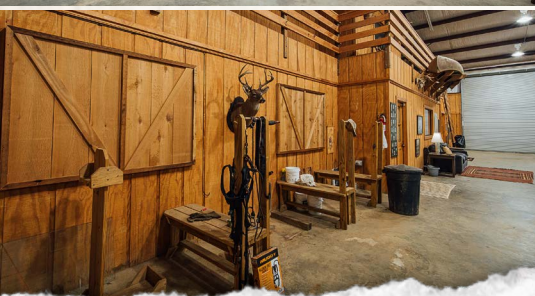
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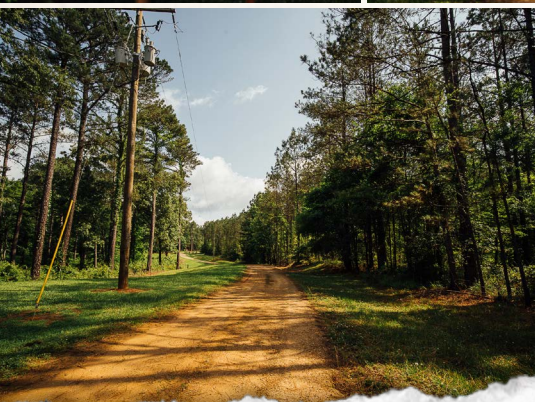
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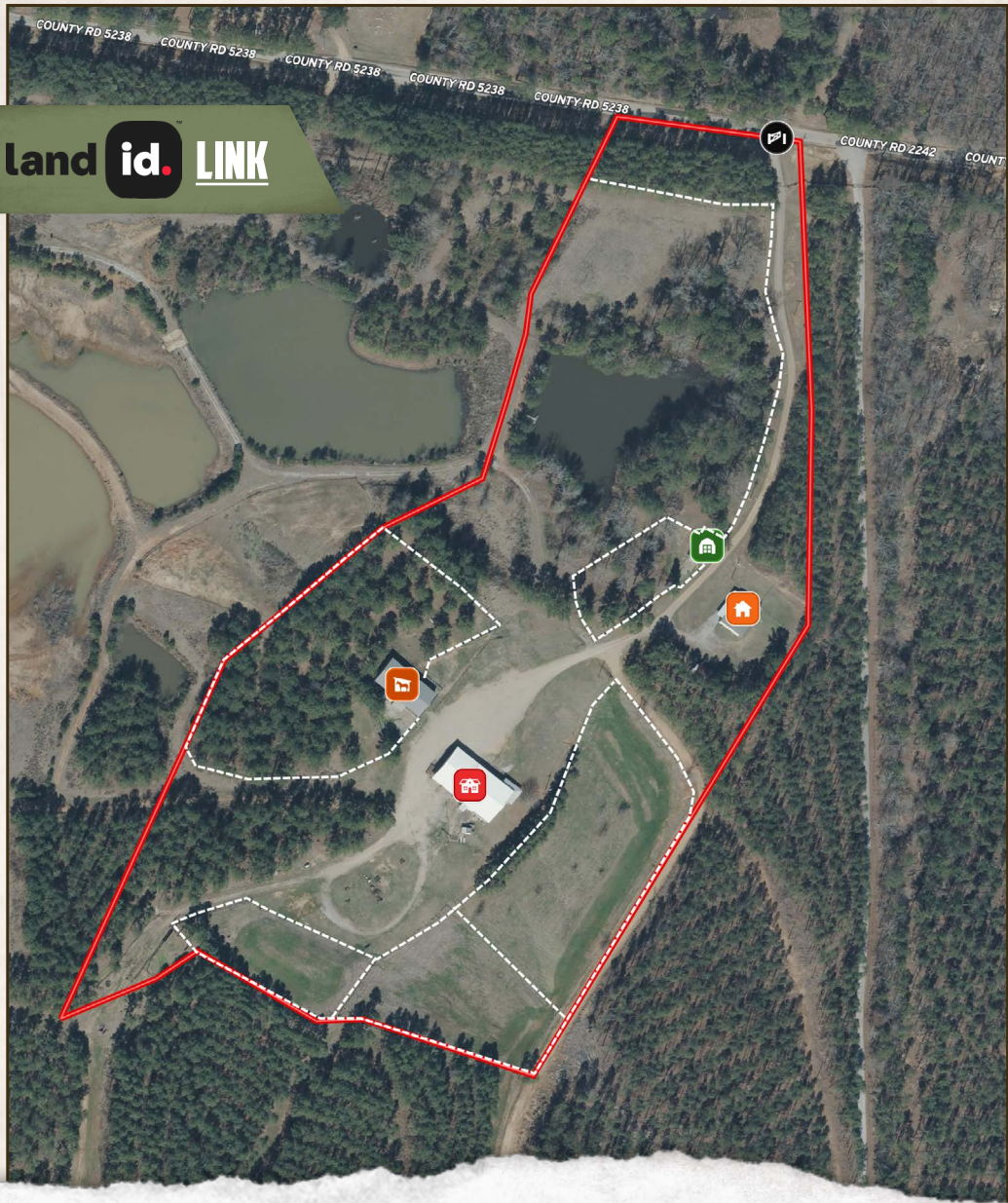
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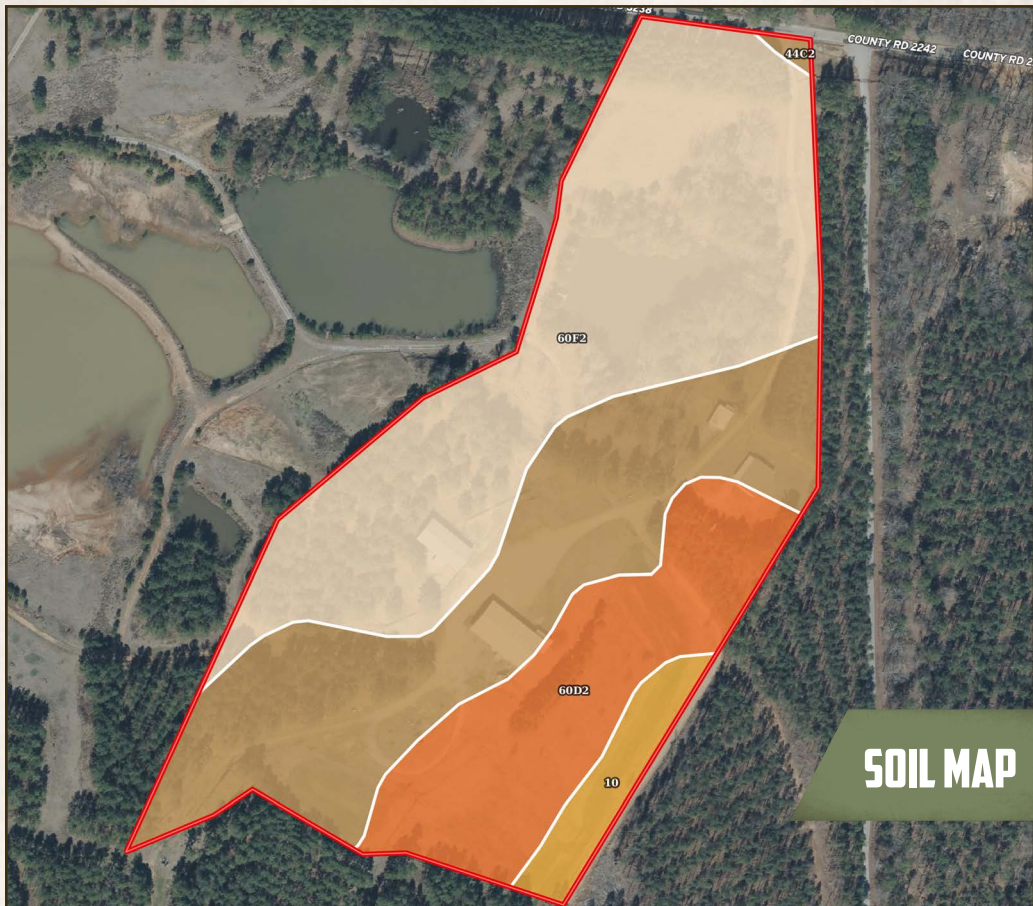
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## SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
60F2	Smithdale-Sweetman complex, 15 to 35 percent slopes, eroded	11.24	43.91	0	15	7e
44C2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	8.2	32.03	0	32	3e
60D2	Smithdale-Sweetman complex, 8 to 15 percent slopes, eroded	5.06	19.77	0	69	7e
10	Rosebloom-Arkabutla association, 0 to 2 percent slopes, frequently flooded	1.11	4.34	0	51	5w
TOTALS		25.61	100%	-	32.69	5.63



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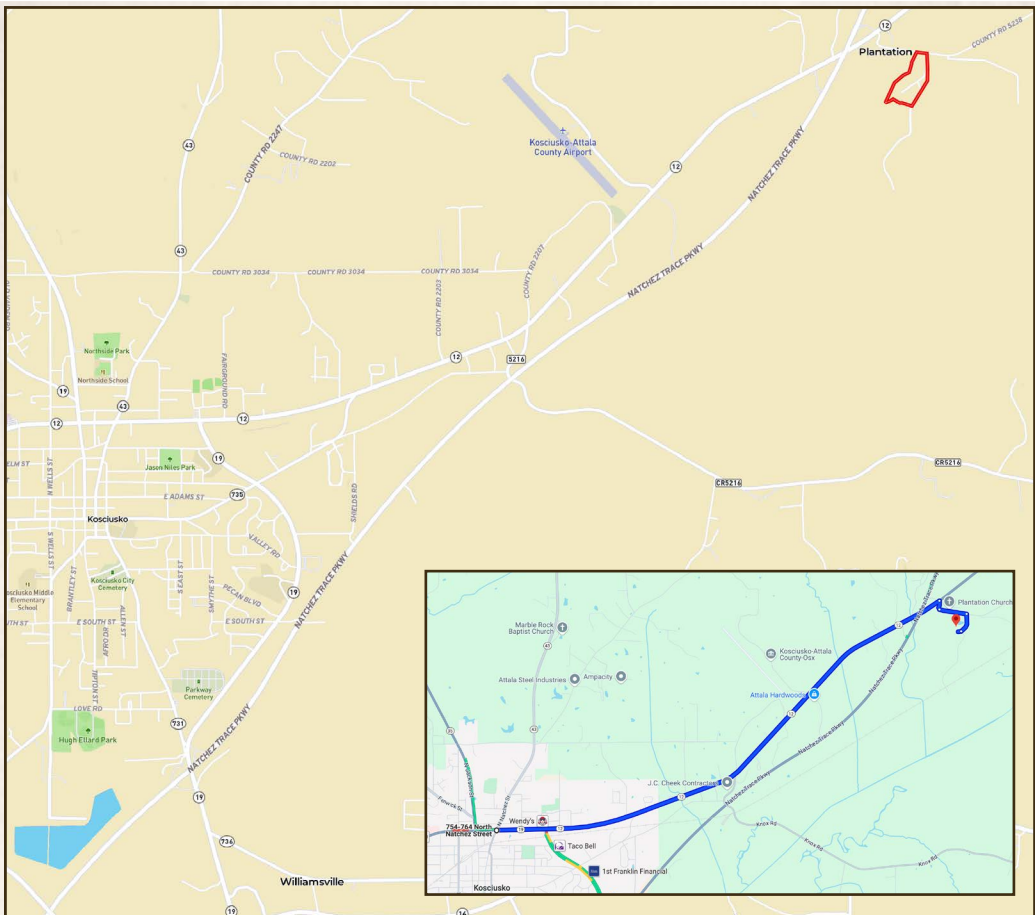
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**Directions From N. Natchez Street in Kosciusko, MS:** Travel 5.2 miles east on MS-12 E/MS-19 S/MS-35 S. Turn right toward Old State Highway 12 and continue onto Old State Highway 12 for 0.3 miles. Turn right on County Road 5238 and travel 0.2 miles to the property on the right.

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



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