



13.37± ACRES
ATTALA COUNTY, MS
\$60,000



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

THE ATTALA 13.37

PROPERTY PROFILE

LOCATION:

- Attala County Road 2251 (Wells Road)
Kosciusko, MS 39090
- Attala County
- 7± Miles NE of Kosciusko
- 9± Miles W of Ethel

COORDINATES:

- 33.124763, -89.543914

PROPERTY USE:

- Potential Home/Cabin Site
- Recreational
- Hunting

PROPERTY INFORMATION:

- 13.37± Surveyed Acres
- 3± Acres of Pasture
- Hardwood Timber
- Rolling Terrain
- Bottomland
- Small Creek
- Utilities Available Nearby

TAX INFORMATION:

- 0807-260-0014000
- 2025 Taxes: \$46.39



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

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adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE ATTALA 13.37

INTRODUCING THE ATTALA 13.37! Whether you're looking for a place to build your forever home or simply escape to the country, this 13.37± surveyed acre tract in Attala County offers a great opportunity. Located on Attala County Road 2251 (Wells Road), the property is approximately 7± miles northeast of Kosciusko and 9± miles west of Ethel, giving you the best of both worlds—peaceful country living with the conveniences of town just a short drive away.

Approximately three acres are in open pasture, creating an attractive setting for a homesite with plenty of room for a shop, garden, or simply a wide-open yard. The remaining acreage is covered in mature and young hardwood timber that extends across a gentle ridge before dropping into a beautiful creek bottom. A small creek meanders along the northern boundary, adding both character and a natural water feature to the property.



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MORE ABOUT THE ATTALA 13.37

Whether your plans include building a home, enjoying weekend camping trips with family, or having a little land to explore, hunt, or ride, this tract provides the space to do it without the upkeep of a large farm.

Power and community water are available nearby but should be verified by the purchaser prior to closing. If you've been searching for a small acreage tract with a beautiful homesite, hardwood timber, and a convenient location, the Attala 13.37 is a solid choice.

**Contact Adam Hester today to schedule a private showing
and experience #TheSmallTownWay.**



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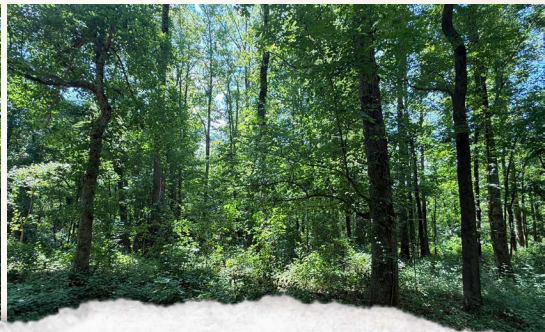
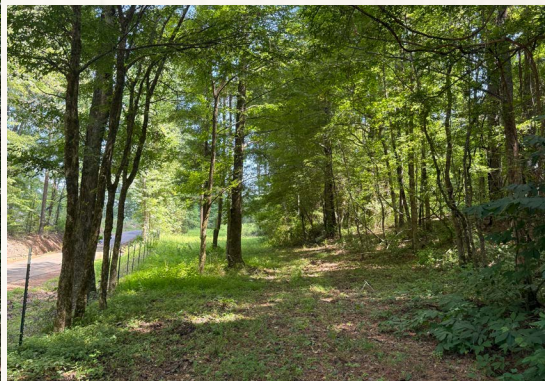
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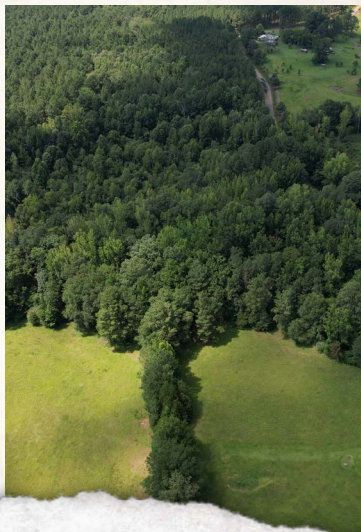
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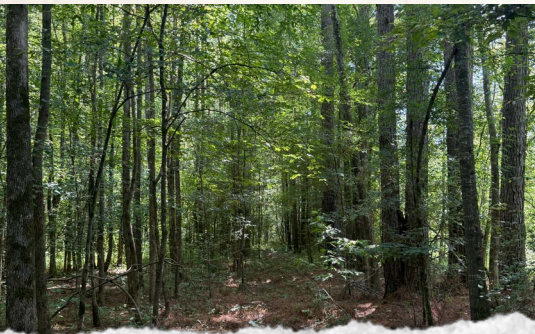
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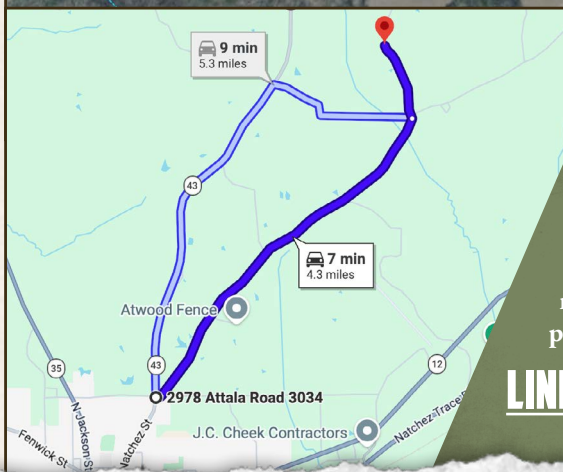
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land id. LINK



Directions from the intersection of N Natchez Street/MS-43 N in Kosciusko, MS: Travel on Old Trace Road for 3.5 miles. Turn left onto Wells Road, and the property will be on the left in 0.7 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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