



**Tom  
Smith**  
LAND AND  
HOMES

Expect More. Get More.



**\$185,650**

68.5 ± ACRE TIMBERLAND TRACT IN ATTALA COUNTY, MS



Are you looking for a good investment that also offers excellent hunting? Well, here it is! This 68.5+/- acre property in Attala County provides you both. This tract consists of 59.8+/- acres of pines replanted in 2016 and 8.7 +/- acres of mixed timber planted in 1984. There is an internal road system throughout, giving you easy access to all areas of the property. Many of the trails and loading docks could be used for food plots to hunt those bucks hiding deep in the timber. Using the natural terrain of the property and setting your stand into the tree lines of mature timber, you can cut off those bucks using the natural travel corridors. There is also over 570 feet of road frontage on County Road 3102, and water and power are available nearby. This tract is 22 minutes from Kosciusko, 50 minutes from Canton, and 12 minutes from Highway 55. Call Chance Persac or Brooks Magee for your private showing!

**Directions from Hwy 51 and Hwy 9 in West, MS:** Travel northeast on Hwy 51 for 115 feet. Turn right onto MS-19 South and travel 1.4 miles. Turn left onto MS-440 East and then immediately turn left onto County Road 3102. After 4.4 miles, the property will be on your right. [GOOGLE MAP LINK](#)



**BROOKS MAGEE**  
REALTOR®

O: 662.268.6333 | C: 601.613.4568  
Brooks@TomSmithLand.com

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**CHANCE PERSAC**  
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Information is believed to be accurate but not guaranteed.





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## AERIAL MAP

[Click Here for Interactive Map](#)



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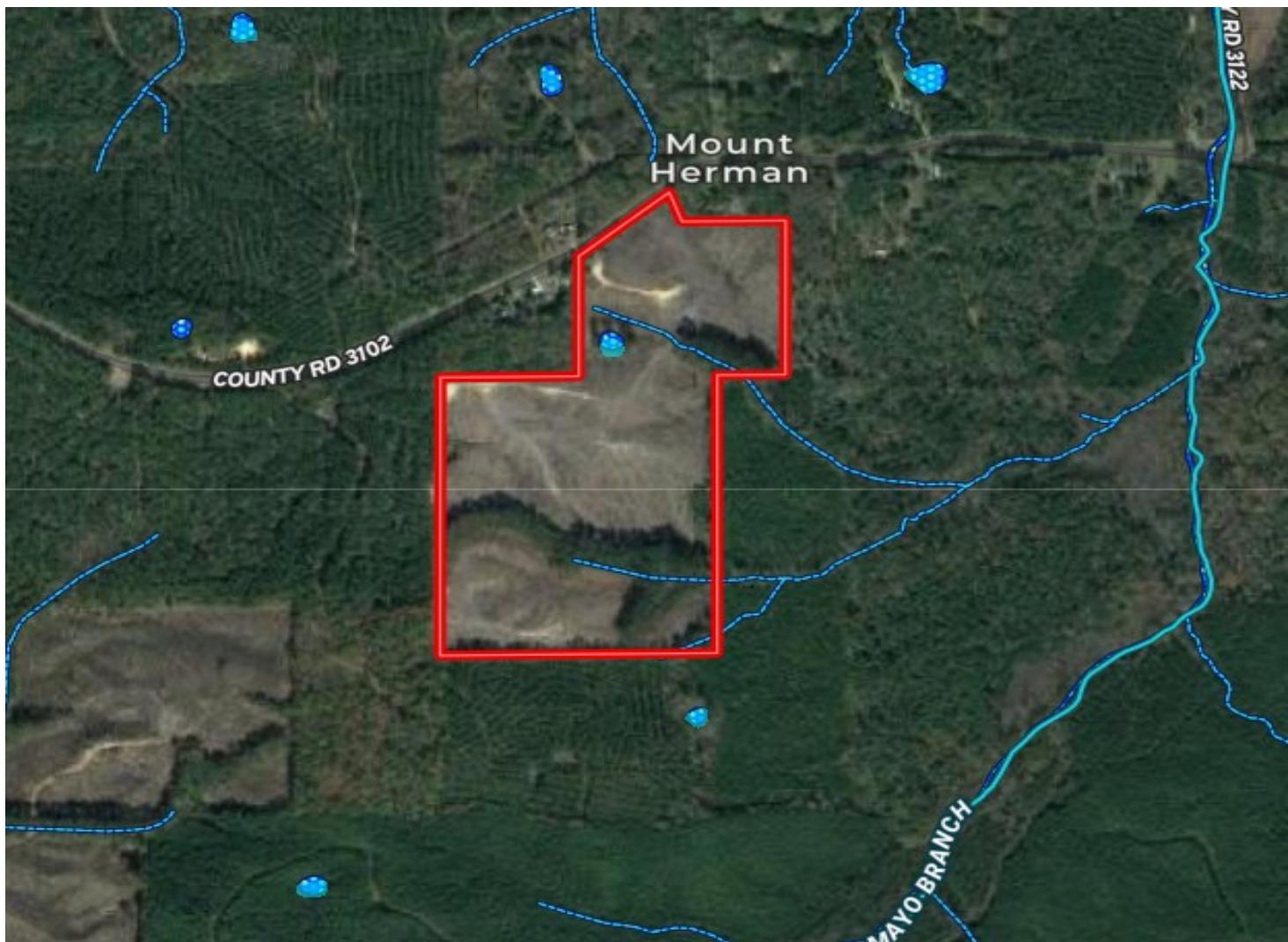


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## FLOOD MAP



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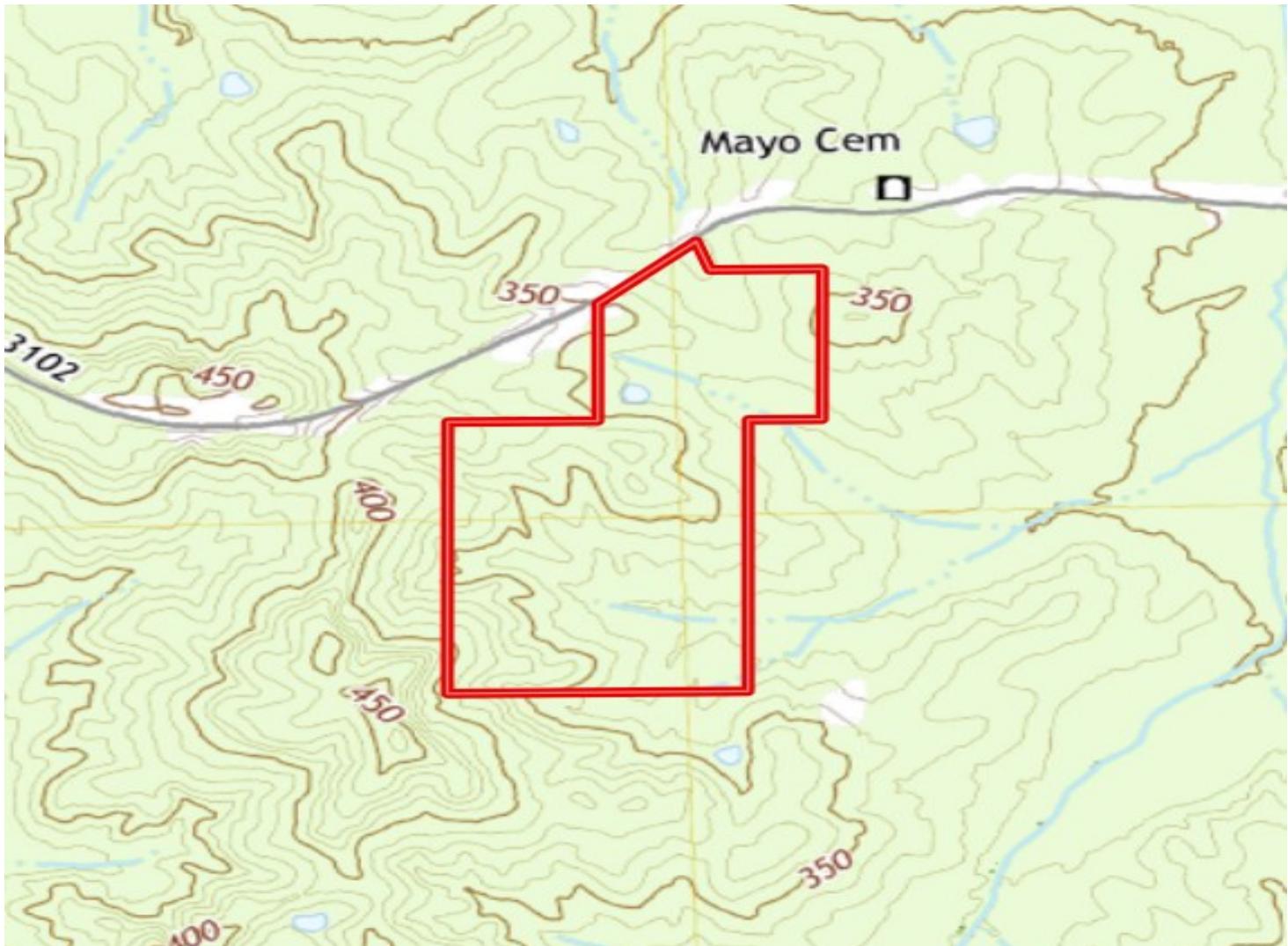


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## TOPOGRAPHY MAP



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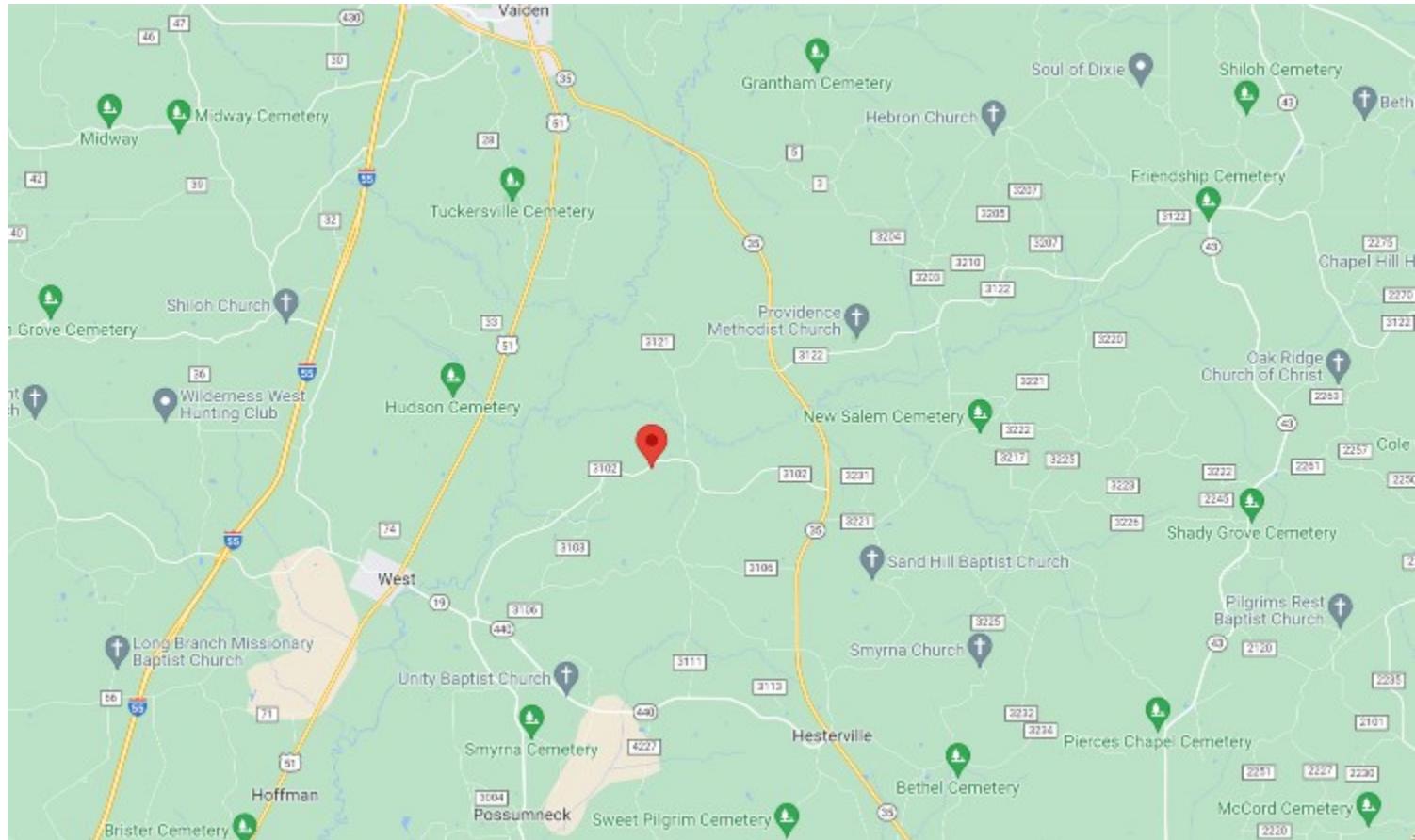
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## DIRECTIONAL MAP

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