



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATE SM

49.5± ACRES
ATTALA COUNTY, MS
\$136,125



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

THE ATTALA 49.5

PROPERTY PROFILE

LOCATION:

- Attala County Road 4210 Sallis, MS 39160
- Attala County
- 5± Miles N of Sallis
- 12± Miles W of Kosciusko

COORDINATES:

- 33.08223, -89.75899

PROPERTY USE:

- Hunting
- Recreation
- Potential Cabin Site

PROPERTY INFORMATION:

- 49.5± Surveyed Acres
- 12± Year-Old Natural Regeneration
- Well-Established Trail System
- 2 Established Food Plots
- 1 Shooting House & 1 Ground Blind
- 1 Boss Buck Feeder
- Power and Water Nearby
- Additional Acreage Available
- Owner/Agent

TAX INFORMATION:

- Part of Parcel 1501-110-0005000
- Approximately \$130.00



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ADAM HESTER, ALC

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE ATTALA 49.5

INTRODUCING THE ATTALA 49.5, A RECREATIONAL TRACT IN ATTALA COUNTY LOCATED JUST NORTH OF SALLIS AND ONLY A SHORT DRIVE FROM KOSCIUSKO, MS. The 49.5± surveyed acre tract offers the perfect balance of access, habitat, and usability for the outdoorsman wanting a “ready to enjoy” property.

Enjoy four access points off Attala County Road 4210 and a complete trail system, including a full perimeter trail that carries you throughout 12-year-old natural regeneration. The habitat is perfect for holding deer and supporting a healthy turkey population. Two food plots, a Backwoods Legacy Blind, a ground blind, and one Boss Buck feeder round out the turnkey hunting setup. A potential cabin site lies near available utilities (verification recommended), giving you a place to build a camp without impacting the hunting areas or wildlife movement.

For those seeking a Central Mississippi property with instant recreational value, the Attala 49.5 delivers. An additional 36.3± acre parcel is available on the south side of Attala County Road 4210.

Contact Adam Hester today to schedule a private tour and experience #TheSmallTownWay!

Owner/Agent



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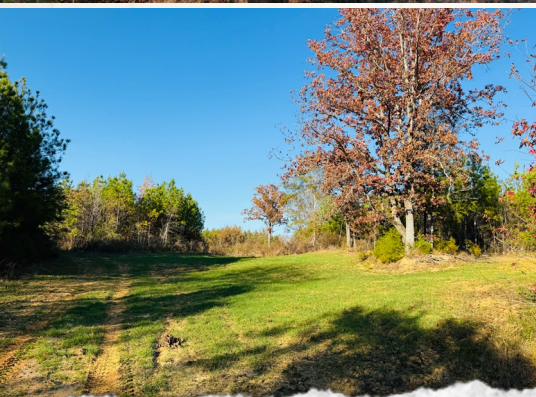
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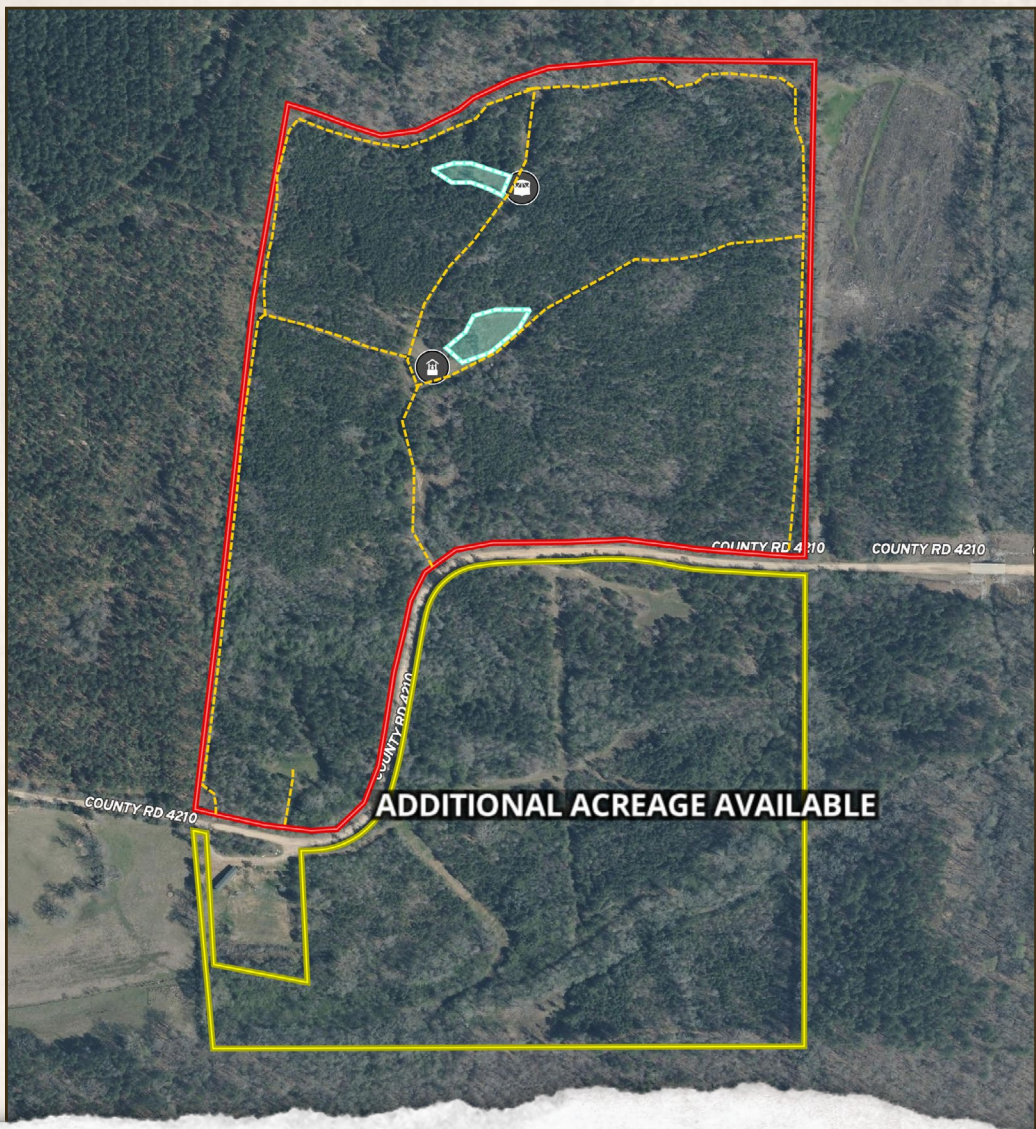
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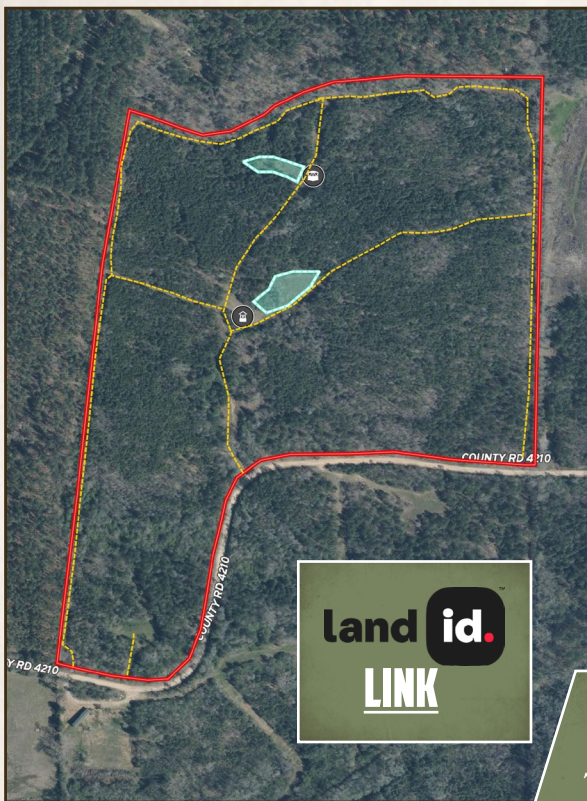
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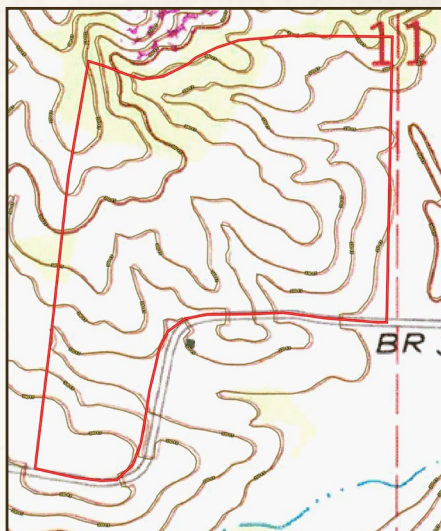
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TOPOGRAPHY MAP



Directions From the Intersection of MS-12 and MS-35 at McDonald's: Travel 2 miles on MS-12 W/MS-43 S. Turn right on Youth Center Road and proceed 0.9 miles. Continue onto Old State Hwy 12 for 6.7 miles. Turn right on Co Rd 4215 and travel 1.3 miles. Turn left on Co Rd 4210 and travel 0.7 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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