

**162 acres- Attala County**  
3885 Attala Road 4153  
Sallis, MS 39160

**\$364,500**  
162± Acres  
Attala County



**162 acres- Attala County**  
**Sallis, MS / Attala County**

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**SUMMARY**

**Address**

3885 Attala Road 4153

**City, State Zip**

Sallis, MS 39160

**County**

Attala County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

33.038008 / -89.731045

**Taxes (Annually)**

\$972

**Acreage**

162

**Price**

\$364,500

**Property Website**

<https://www.mossyoakproperties.com/property/162-acres-attala-county/attala/mississippi/97058/>



## 162 acres- Attala County Sallis, MS / Attala County

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### **PROPERTY DESCRIPTION**

**162± Acres | Attala County, MS**  
**3885 Attala Road 4153, Sallis, MS 39160**

This 162± acre Attala County property truly has it all - hunting, income potential, access, and a place to stay. Located just **1/2 mile from MS Highway 12, 8 miles from Durant and Kosciusko**, and **9 miles from Interstate 55**, this property is easy to get to while still offering privacy and seclusion.

The land features a diverse mix of timber and open ground that creates outstanding wildlife habitat:

- **87 acres** of 10-year-old natural regeneration mixed hardwood and pine
- **55 acres** of 30-35-year-old mixed hardwood and pine
- **18 acres** of open fields and established food plots
- **2 acres** with a **house, carport, and shed** (house sold **as-is**)

The variety of timber ages and types provides excellent **cover, bedding areas, and travel corridors** for deer and turkeys. The open fields and food plots offer prime feeding areas, while the **creek running through the property** and a **pond** provide a year-round water source for wildlife. The rolling topography creates ideal **upland bird habitat** and natural bedding areas for deer and small game, making this a well-rounded recreational tract.

For the hunter, this property is already set up and ready to enjoy. It includes:

- **2 box stands**
- **2 ladder stands**
- **2 feeders**  
(All included with the sale)

A **well-maintained internal road system** allows easy access throughout the property for hunting, land management, and recreation. With **2,100 feet of road frontage** on Attala County Road 4153, access is convenient and flexible.

Whether you're looking for a **turn-key hunting property**, a **weekend getaway**, or a **long-term land investment**, this tract checks every box. Properties with this combination of location, habitat diversity, and improvements are hard to find.

**This property truly has it all.**

Will Waits, Certified Land Specialist

Licensed in MS

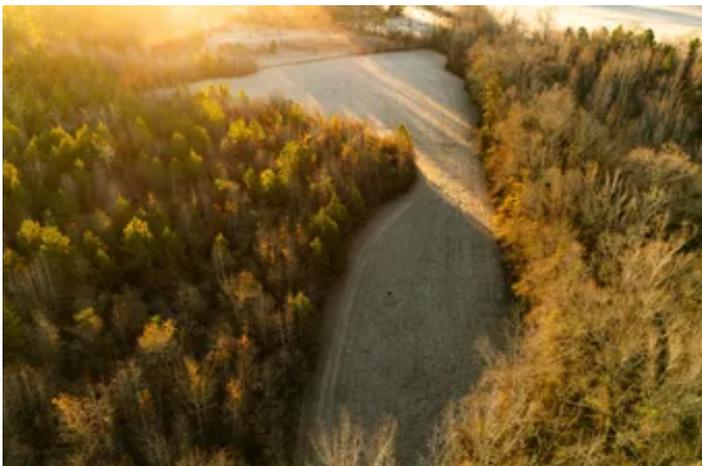
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Sallis, MS / Attala County



## Locator Map

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## Locator Map

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## Satellite Map

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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