



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

156± ACRES
ATTALA COUNTY, MS
\$241,800



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

THE ATTALA 156

PROPERTY PROFILE

LOCATION:

- Attala Road 5223
Ethel, MS 39067
- Attala County
- 5.5± Miles SE of Ethel
- 15± Miles NE of Kosciusko
- 70± Miles NE of Madison

COORDINATES:

- 33.08765, -89.3931

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 156± Total Acres
- 108± Acres of Rolling Terrain
- 48± Acres of Bottomland
- Primarily Natural Regeneration
 - 3-4 Years-Old
- Frontage on Turkey Creek
- Established Trail
- Potential Cabin Site

TAX INFORMATION:

- Parcel: 1103-080-0002000
- Approximately \$542 (2025)



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ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

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 156

IF YOU'VE BEEN SEARCHING FOR A PLACE YOU CAN SHAPE INTO YOUR OWN HUNTING AND RECREATIONAL SETUP, THE ATTALA 156 IS WORTH YOUR ATTENTION. Located about 5.5 miles southeast of Ethel, the 156± acre property is easily accessed and split by Attala County Road 5223, allowing for flexibility in how you use it.

The Attala County, Mississippi, land is currently in 3–4 year-old natural regeneration, offering the kind of cover that deer and turkey thrive in, while still giving you the ability to design it the way you want. Roughly 48 acres lie in bottomland, with the remaining balance in rolling ground that provides good diversity across the tract. Turkey Creek runs through the property, creating a natural travel corridor and dependable water source for wildlife.



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MORE ABOUT THE ATTALA 156

A main trail is in place, and with a little work, the existing roadbeds and old loading ramps could be opened back up to establish several food plots and improve internal access. This is the kind of property where a little sweat equity could go a long way!

Utilities are in the area, but buyers should confirm availability if they wish to build a camp or home. If you're looking for a manageable tract with strong hunting potential and room to improve, the Attala 156 is a solid choice!

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



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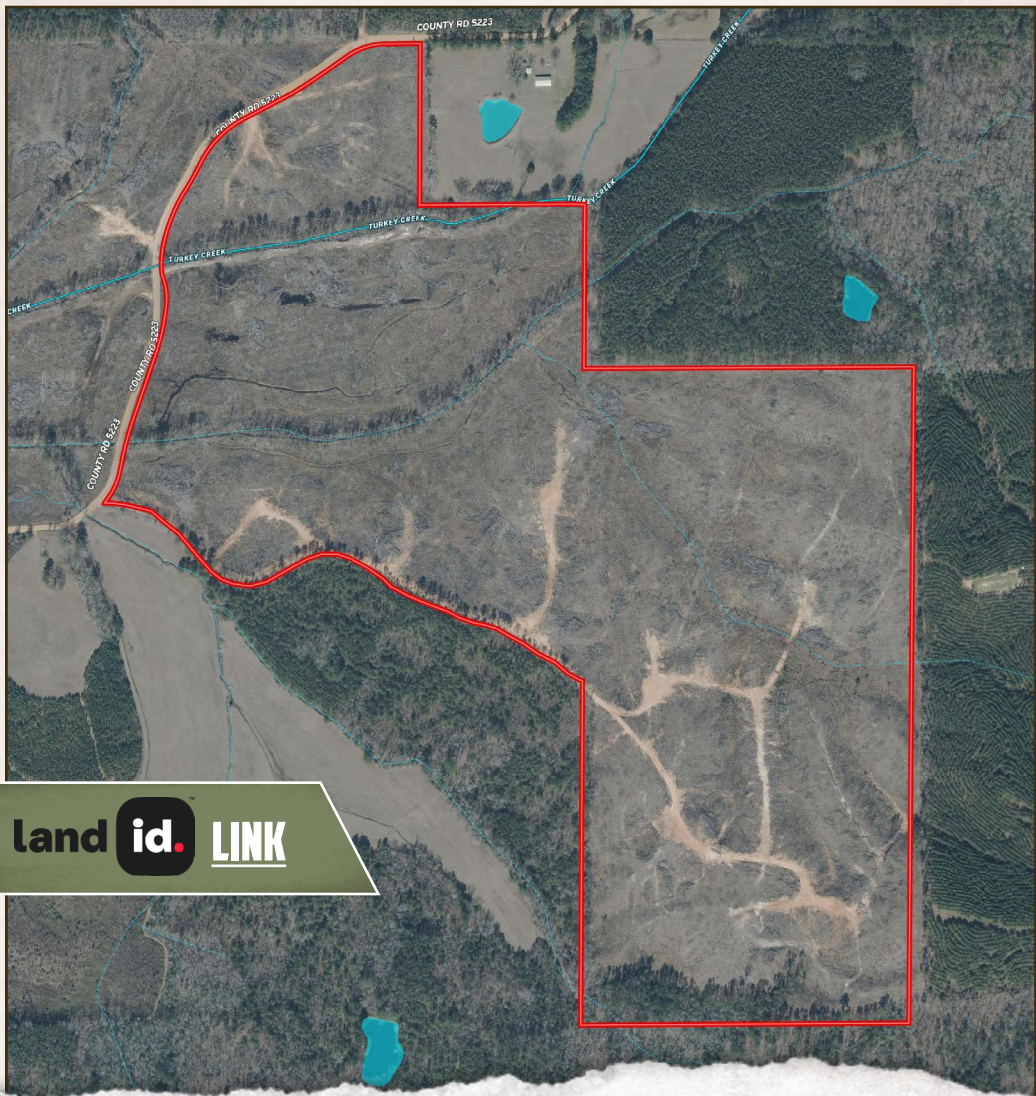
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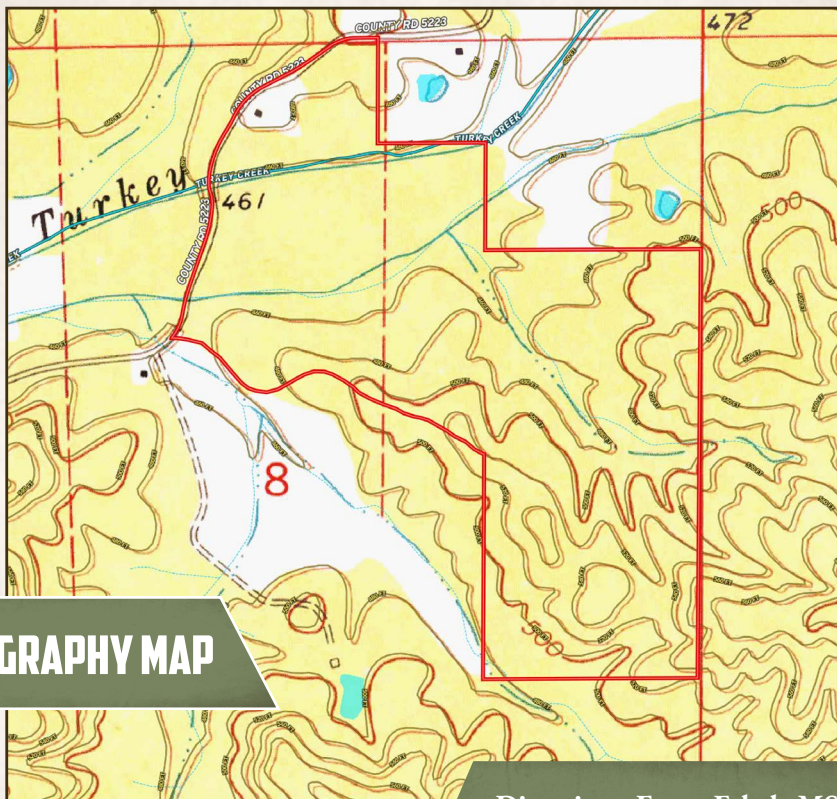
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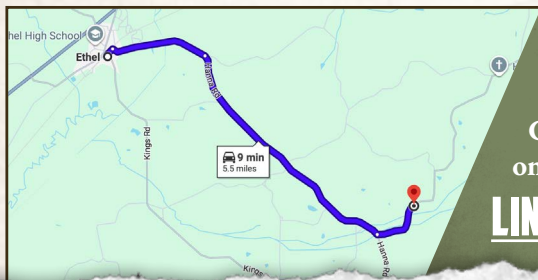
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TOPOGRAPHY MAP



Directions From Ethel, MS: Travel on Hannah Street for 1.3 miles. Continue straight onto Hannah Road and travel for 3.4 miles. Turn left onto County Road 5223. The property will be on the right in 0.7 miles.

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



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