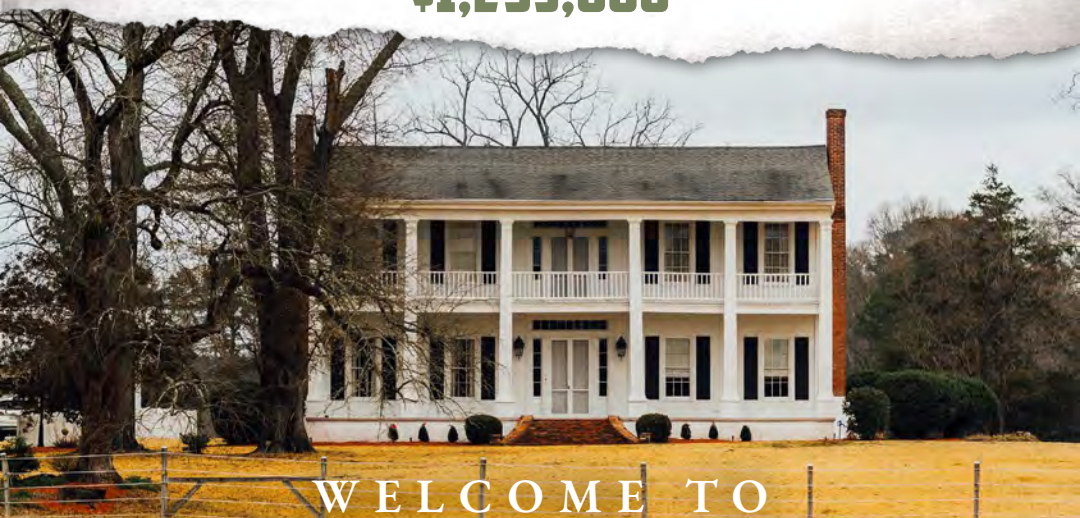
HISTORICAL HOME ON 96.43± ACRES

ATTALA COUNTY, MS

$1,295,000



WELCOME TO

Bluff Springs Manor

also known as "The Coffey House"

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BLUFF SPRINGS MANOR

PROPERTY PROFILE

LOCATION:

- 3111 Attala Road 4114
  Sallis, MS 39160
- Attala County
- 10± Miles SW of Kosciusko
- 60± Miles NE of Madison

PROPERTY USE:

- Residential
- Commercial
- Livestock Operation
- Investment

TAX INFORMATION:

- Tax Year: 2025
- 1507-250-0014000: $7,236.91
- 1507-250-0016000: $2,459.63
- 1507-360-0001000: $448.18
- 1507-360-0003002: $145.44
- 1507-360-0001001: $62.34

COORDINATES:

- 33.033897, -89.732651

PROPERTY INFORMATION:

- 96.43± Acres
- Primarily Pastureland
- Perimeter & Cross Fencing
- 4,167± SqFt Home
  - 3 Bedrooms/3 Baths
  - Circular Staircase
- Swimming Pool
  and Outdoor Kitchen
- Detached 5-Car Garage
- Large Horse Barn
  with Living Quarters
  - 1 Bedroom/1 Bath
- Ample Road Frontage
- Several Outbuildings
- 2 Ponds





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WELCOME TO BLUFF SPRINGS MANOR

BLUFF SPRINGS MANOR IS THE KIND OF PROPERTY YOU DON'T SEE COME AVAILABLE VERY OFTEN. Situated on 96.43± acres just outside of Sallis, Mississippi in Attala County, this historic estate—also known as the Col. J. K. Coffey House and listed on the National Register of Historic Places (#79001306)—offers scale, functionality, and character in one complete package.

The home traces its roots to 1833, when Magnus Simerson Teague, founder of the village of Bluff Springs (established in 1823), built the residence as a dowry gift for his daughter Bettie upon her marriage to Colonel Joseph Kimbrel Coffey. Bluff Springs was once a thriving early Mississippi settlement, complete with a post office, schoolhouse, Masonic Lodge, church, general store, ferry, sawmill, and distillery. Today, the Coffey House stands out as the defining landmark of that once-active community and is believed to be one of the oldest surviving homes in Attala County—and possibly in central Mississippi—that remains standing and inhabited. During construction of the home, cabinetmakers were brought from New Orleans to install the circular staircase, which remains one of the property's most distinctive architectural features. Remarkably, the stairway is carved from a single tree. The home was restored in the mid-20th century to preserve its Southern Georgian Colonial character, maintaining its historic integrity while allowing it to function comfortably as a residence.





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MORE ABOUT BLUFF SPRINGS MANOR

Positioned to overlook the entrance to the property, the home creates an impressive approach. The main level offers generous living space, including a large living room, dining room, kitchen, sunroom, office, pantry, utility room, and full bath. Upstairs you'll find three bedrooms, two full baths, and a balcony overlooking the front of the estate—reportedly once used as a vantage point during the war between the states, when members of the Teague family were said to have escaped from the home during a raid. This property doesn't just tell a story—it has lived one.

Outdoor improvements complement the setting with a custom-built swimming pool and a covered outdoor kitchen featuring a fireplace, creating an inviting space for entertaining or relaxing. A detached five-car garage with dedicated office space provides additional room for business operations, hobbies, or estate management.

The acreage itself is predominantly pasture, fenced and cross-fenced for livestock or horses, with two ponds positioned across the property. Additionally, there is a round pen for riding and training. Whether you're looking to run cattle, maintain horses, or simply enjoy open ground with privacy, the layout is practical and ready to use. The property also offers multiple areas suitable for additional homesites or future expansion, making it well-suited for a multigenerational setup or long-term estate planning.





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MORE ABOUT BLUFF SPRINGS MANOR

The primary barn spans approximately 100' x 150' and is built to support a serious equestrian or agricultural operation, complete with quality horse stalls and ample working space. A bedroom and full bathroom inside the barn provide convenient guest or staff accommodations. Several additional barns and outbuildings add flexibility for equipment storage or expanded farm use.

Because of its layout, improvements, and historic character, Bluff Springs Manor lends itself to multiple potential uses. It functions exceptionally well as a full-time private estate, but it also offers the infrastructure and setting to support a boutique wedding venue, bed and breakfast, mini-farm operation, or dedicated equestrian property. The combination of open pasture, historic architecture, established agricultural facilities, and outdoor entertaining areas creates a foundation that would be difficult to replicate today. Bluff Springs Manor represents a rare opportunity to acquire a historic Mississippi estate with documented roots dating back nearly two centuries—where early state history, functional land, and modern amenities come together in one complete offering.

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





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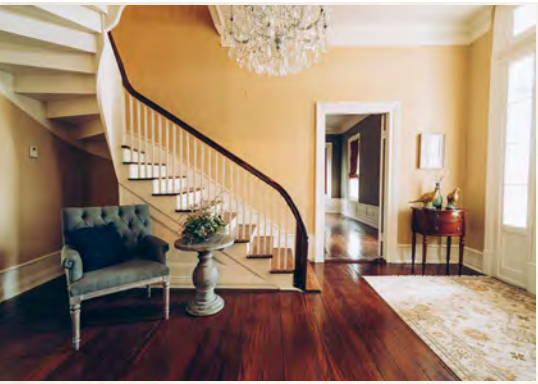


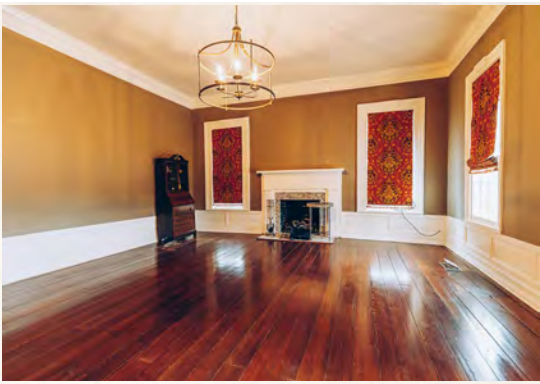
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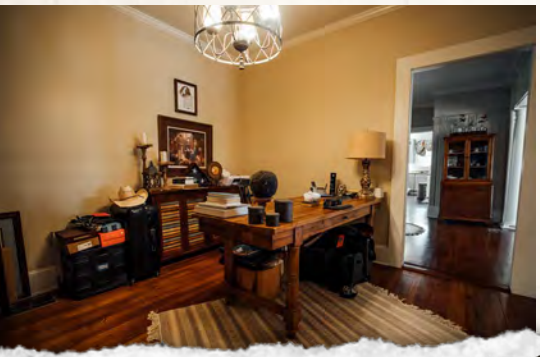
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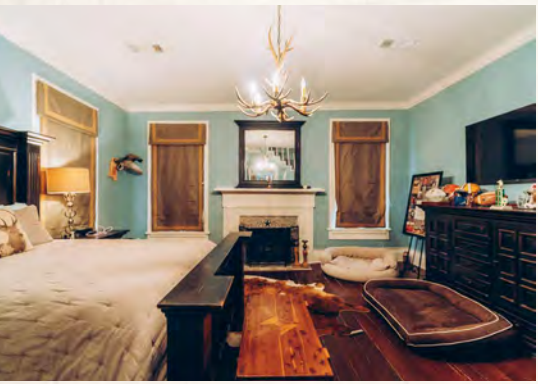
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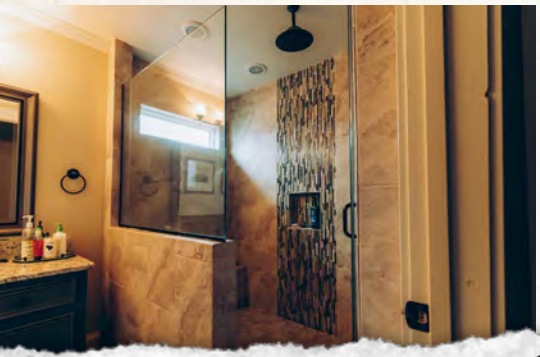
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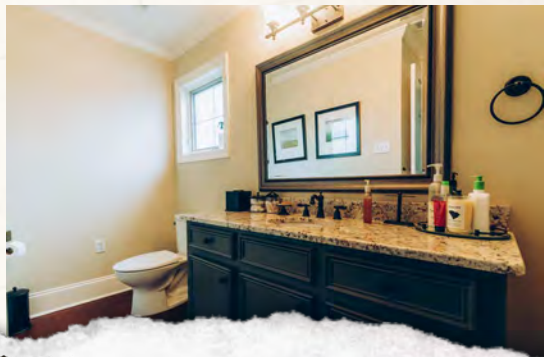














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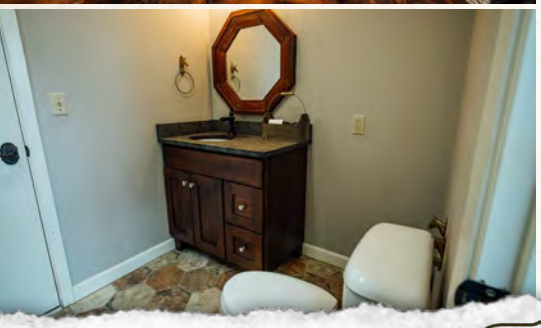
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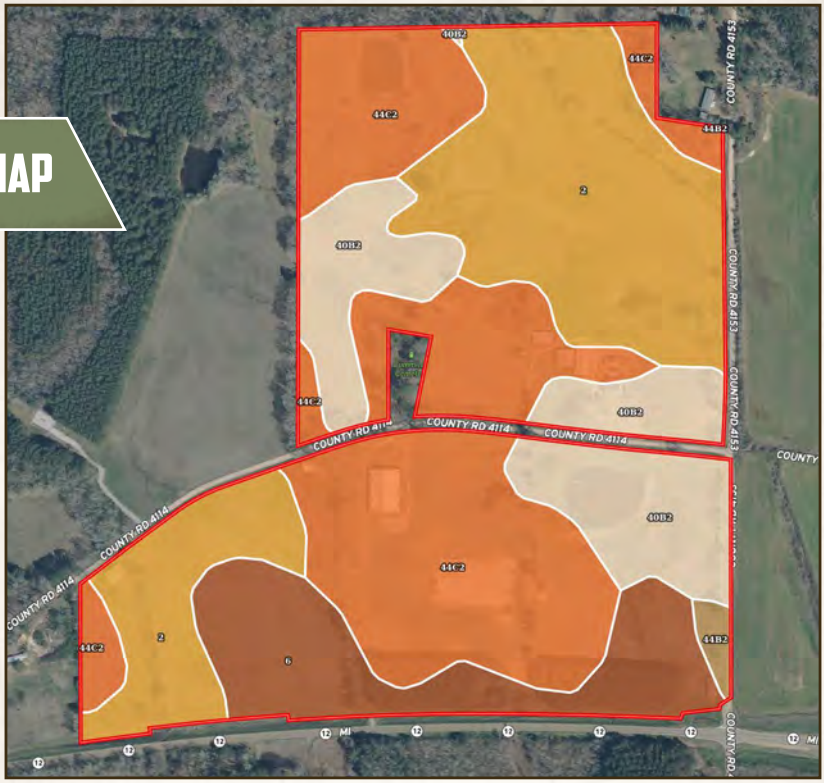

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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
44C2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	36.93	37.9	0	32	3e
2	Oaklimeter silt loam, occasionally flooded	30.21	31.01	0	71	2w
40B2	Grenada silt loam, 1 to 3 percent slopes, eroded	16.78	17.22	0	52	2e
6	Gillsburg silt loam, occasionally flooded	12.71	13.05	0	50	2w
44B2	Providence silt loam, 2 to 5 percent slopes, moderately eroded	0.79	0.81	0	34	2e
TOTALS		97.42(	100%	-	49.9	2.38



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land id. LINK





Directions From Kosciusko, MS: Travel on MS-12 West for 8.4 miles. Turn right onto County Road 4153 and continue for 0.2 miles. Turn left onto Attala Road 4114 to the driveway just ahead on the right.

LINK TO GOOGLE MAP DIRECTIONS



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