



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

121.5± ACRES
ATTALA COUNTY, MS
\$240,600

OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE ATTALA 121.5

PROPERTY PROFILE

LOCATION:

- Old Trace Road
French Camp, MS 39745
- Attala County
- 2.5± Miles S of French Camp
- 27± Miles SE of Winona
- 41± Miles W of Starkville
- 76± Miles NE of Madison

PROPERTY USE:

- Recreational
- Deer & Turkey Hunting
- Potential Home/Cabin Site
- Investment

TAX INFORMATION:

- 2025: \$331.39
- Parcel # 0201-120-0001000
- Parcel # 0201-010-0003000

COORDINATES:

- 33.266874, -89.422172

PROPERTY INFORMATION:

- 121.5± Total Acres
- 15± Acres of 15-Year-Old Planted Pines
- 9± Acre House Site Across the County Road
- Timber Cut in 2023-2024
- Natural Regrowth
- Utilities Accessible
- Scattered Hardwoods
- SMZs
- Rolling Terrain
- Multiple Access Points
- Deeded Easement to Back 44.5± Acres



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BILLY CARPENTER

LAND SPECIALIST

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701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO THE ATTALA 121.5

LOCATED JUST SOUTH OF FRENCH CAMP, MISSISSIPPI, IS 121.5± ACRES OFFERING A STRONG COMBINATION OF HUNTING, RECREATION, AND FUTURE HOMESITE POTENTIAL IN A GREAT PART OF ATTALA COUNTY. The property was cut in 2023 and 2024 and is already showing excellent natural regrowth, creating ideal bedding and cover for deer and turkey. Approximately 15 acres of 15-year-old planted pines, along with scattered hardwoods and SMZs, provide diversity and a funnel for wildlife across the tract. One bonus for the future owner is the opportunity to take advantage of USDA programs such as EQIP, which can provide cost-share assistance to improve wildlife habitat and implement various conservation practices.

The land features rolling terrain with multiple access points, including a deeded easement to access the back portion of 44.5± acres. A separate 9± acre homesite sits across County Road 2247, offering a great opportunity for a cabin or permanent residence, away from the main hunting block. Utilities are accessible.

The Attala 121.5 is a solid setup for a recreational tract with hunting and long-term investment upside.

Contact Billy Carpenter today to set up your private showing and experience #TheSmallTownWay!



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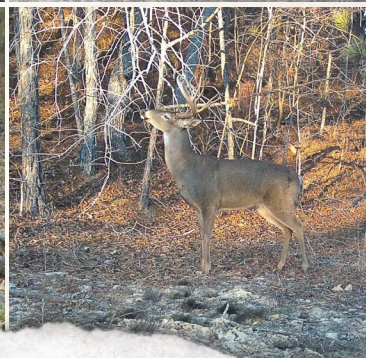
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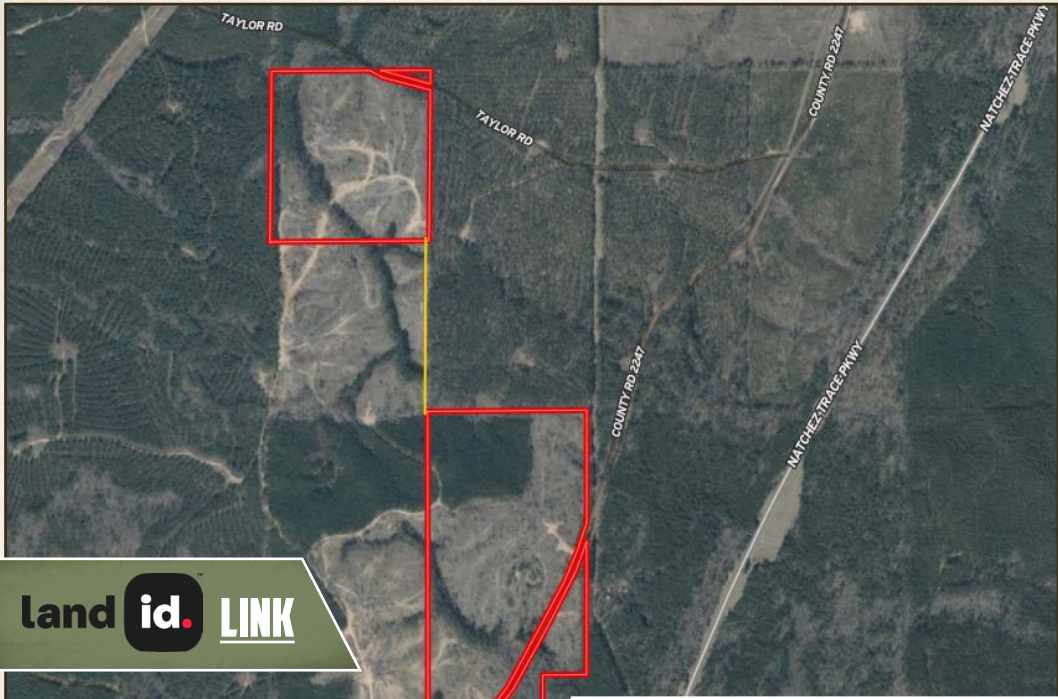
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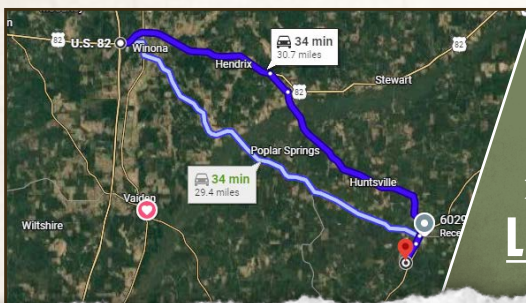
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land id. LINK



Directions from the Intersection of I-55 & Hwy 82 in Winona, MS:
 Travel 11.4 miles east on Hwy 82.
 Turn right on MS-182 and continue 1.8 miles. Turn right on MS-413 and proceed 15.3 miles. Continue straight onto Taylor Road and in 2.1 miles the property will be on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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