



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**54.43± ACRES WITH A CAMP  
ATTALA COUNTY, MS**

**\$199,500**



OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE ATTALA 54.43

## PROPERTY PROFILE

### LOCATION:

- Attala Road 4101  
Sallis, MS 39160
- Attala County
- 0.5± Miles E of the Big Black River
- 6± Miles NW of Sallis
- 12± Miles NE of Goodman
- 17± Miles W of Kosciusko
- 54± Miles NE of Madison

### COORDINATES:

- 33.0749578, -89.8104989

### PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site

### PROPERTY INFORMATION:

- 54.43± Surveyed Acres
- 6± Year-Old Regrowth
- 12' x 28' Camp
- 12' x 20' Enclosed Skinning Shed
- 8' x 20' Storage Container
- 3 Box Stands
- 2 Ladder Stands
- 3 Wildlife Feeders
- Deer & Turkey
- 2 Creeks
- Established Trail System
- Frontage on Attala Road 4101
- Gated Entrance

### TAX INFORMATION:

- Parcel: 1504-170-0004000
- \$225.21(2025)



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**ADAM HESTER, ALC**

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE ATTALA 54.43

THIS 54.43± SURVEYED ACRE HUNTING TRACT IN ATTALA COUNTY, MISSISSIPPI OFFERS THE OPPORTUNITY TO OWN A TURNKEY RECREATIONAL PROPERTY THAT'S READY TO ENJOY FROM DAY ONE. With frontage along Attala Road 4101, access is convenient and secure. The property is located approximately  $\frac{1}{2}$  mile east of the Big Black River, 6± miles northwest of Sallis, 17± miles west of Kosciusko, and 54± miles north of Madison, making it an easy getaway from central Mississippi.

Upon entering through the gated entrance, you'll arrive at a well-maintained 12' x 28' camp that is clean, tidy, and fully furnished. The camp features bunk beds, a full bathroom, a hot water heater, an 18,000 BTU propane heater, and an on-site septic system. The surrounding site has been meticulously maintained, and a covered area just outside the door provides a great space to relax after a day on the property. Additional improvements include an enclosed 12' x 20' cleaning shed and an 8' x 20' storage container, offering space for game processing, equipment, feed, and gear.



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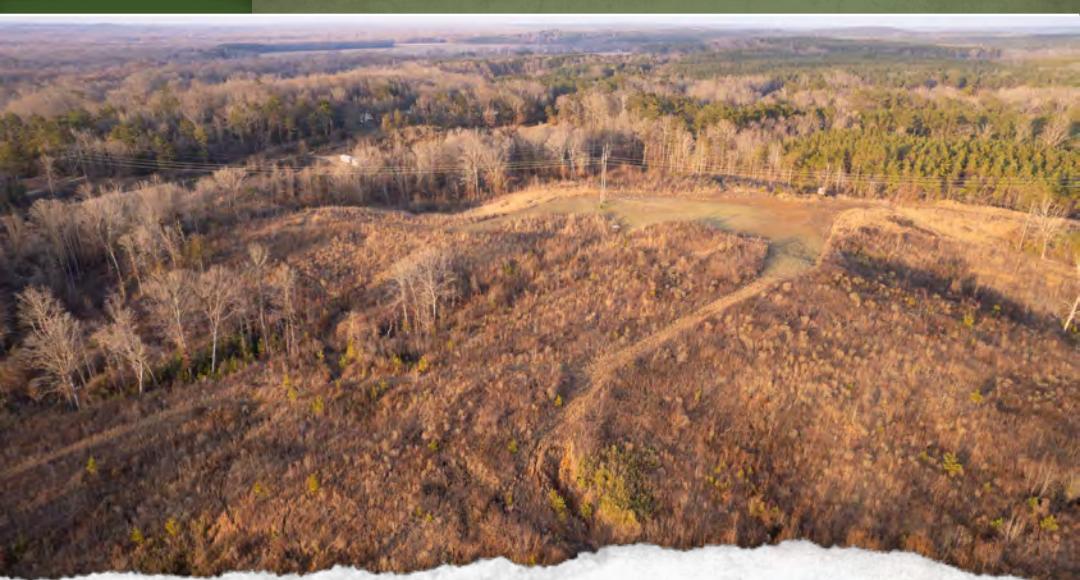
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# MORE ABOUT THE ATTALA 54.43

The land features hilly topography that is navigated by an established trail system throughout the approximately six-year-old cutover, with remaining SMZs. Two creeks run through the property, supplying reliable water sources for wildlife. With the combination of regrowth, terrain, and water, this tract offers ideal deer habitat and excellent turkey browsing. Multiple food plots are already in place, along with three box stands, two ladder stands, a 200 lb Boss Buck feeder, a 300 lb Texas Hunter feeder, and a trough feeder. The property is surrounded by neighboring landowners who practice quality wildlife management, further enhancing its hunting potential.

Turnkey hunting properties in this price range are increasingly hard to find, especially those with this level of infrastructure already in place. Whether you're looking for a weekend hunting retreat or a manageable recreational tract, the Attala 54.43 is a solid choice!

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



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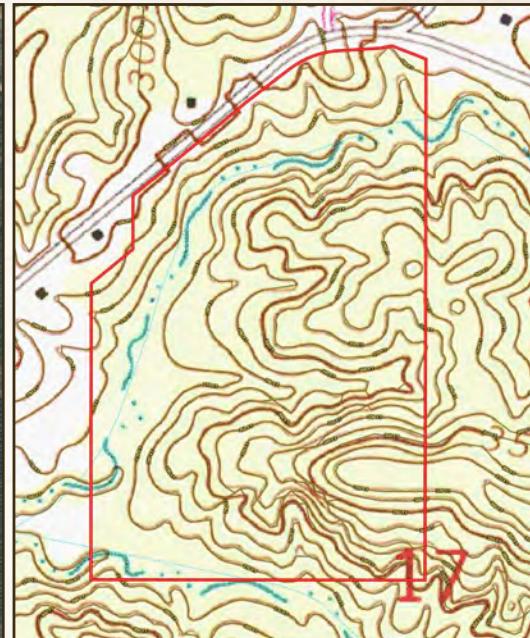
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**land id.** **LINK**

## TOPOGRAPHY MAP



**Directions From Goodman, MS:**  
Travel on US-51 N for 8.1 miles. Turn right onto MS-12 E and continue for 2.2 miles. Turn left onto Attala Road 4101, and in 1.7 miles, the destination will be on the right.

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



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