



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

36.3± ACRES
ATTALA COUNTY, MS
\$108,750



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

THE ATTALA 36.3

PROPERTY PROFILE

LOCATION:

- Attala County Road 4210 Sallis, MS 39160
- Attala County
- 5± Miles N of Sallis
- 12± Miles W of Kosciusko

COORDINATES:

- 33.0784053, -89.7605020

PROPERTY USE:

- Hunting
- Recreation
- Potential Cabin Site

PROPERTY INFORMATION:

- 36.3± Surveyed Acres
- 12± Year-Old Natural Regen
- Well-Established Trail System
- Seasonal Creeks
- 3 Established Food Plots
- 2 Shooting Houses
- Boss Buck Feeder
- Utilities Available Nearby
- Additional Acreage Available
- Owner/Agent

TAX INFORMATION:

- Part of Parcel 1501-110-0005000
- Approximately \$85.00



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ADAM HESTER, ALC

ASSOCIATE BROKER

C: 601-506-5058

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adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 16,000+ Followers

Information is believed to be accurate but not guaranteed.

WELCOME TO THE ATTALA 36.3

WELCOME TO THE ATTALA 36.3, A RECREATIONAL TRACT JUST NORTH OF SALLIS AND ROUGHLY 12 MILES WEST OF KOSCIUSKO IN ATTALA COUNTY, MISSISSIPPI. Consisting of 36.3± surveyed acres, this property offers the ideal setup for anyone wanting quick access, good wildlife habitat, and a manageable piece of ground to call their own.

With three entry points along Attala County Road 4210, getting in and out is simple. Inside the boundaries, a system of well-established trails carries across two seasonal creeks and 12-year-old natural regeneration that provides exceptional bedding, cover, and browse habitat. The property also features three food plots, a Backwoods Legacy Blind, an older shooting house, and a boss buck feeder—making it ready for the next hunter to step in and enjoy.

If you're looking for a well-rounded hunting and recreational property in Central Mississippi, the Attala 36.3 delivers opportunity, convenience, and the chance of enjoyment from day one. Water and power are nearby, offering the potential for future improvements if desired (buyers should verify availability). An additional 49.5± acre parcel is available along the north side of Attala County Road 4210.

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

Owner/Agent



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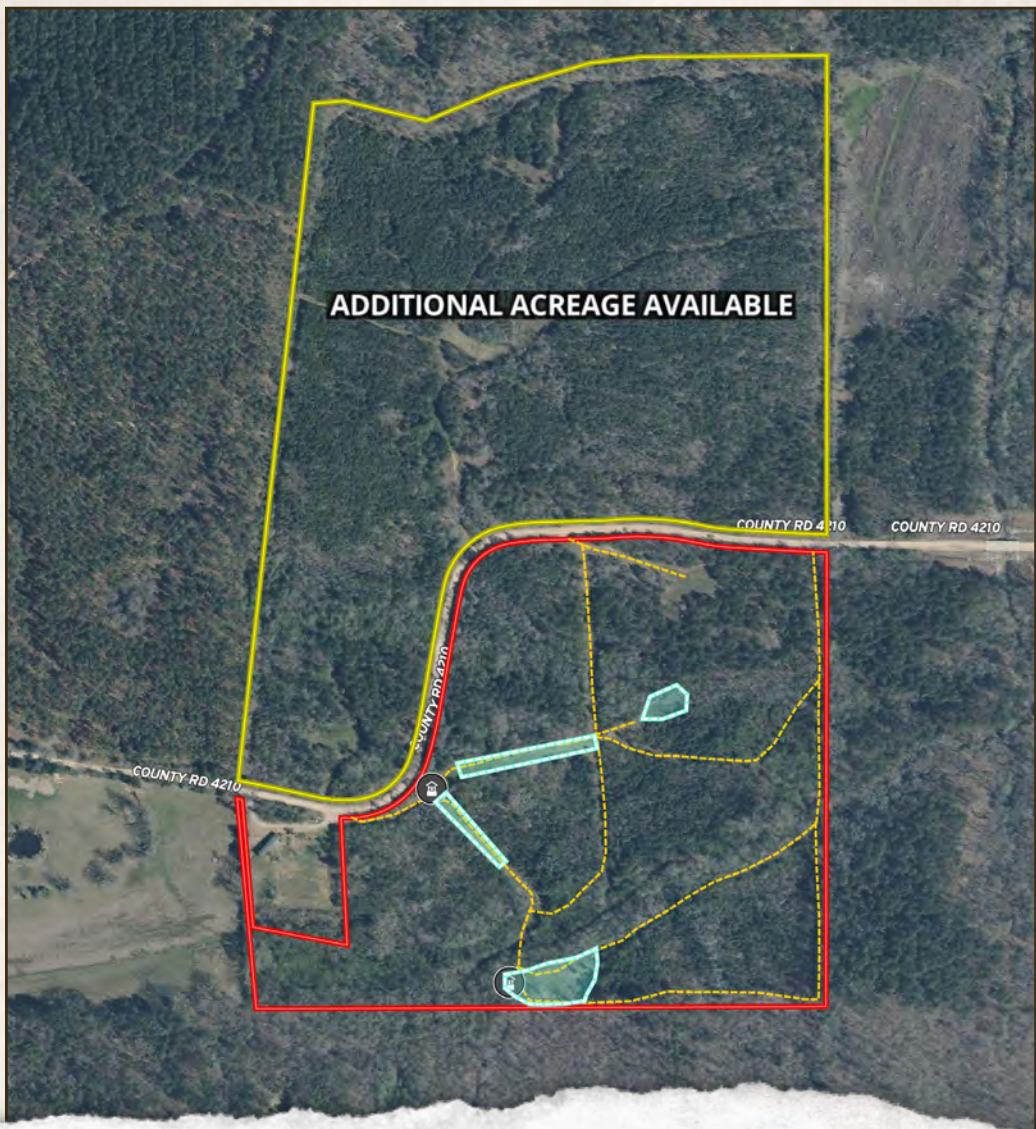
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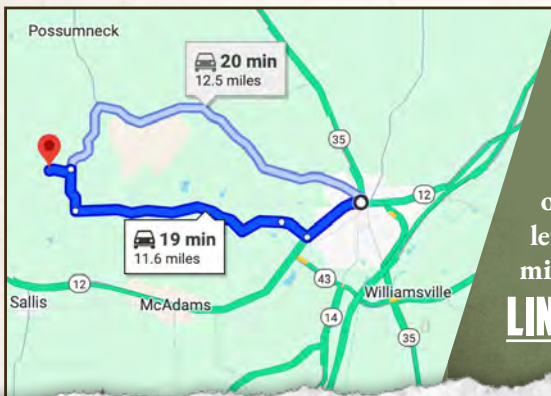
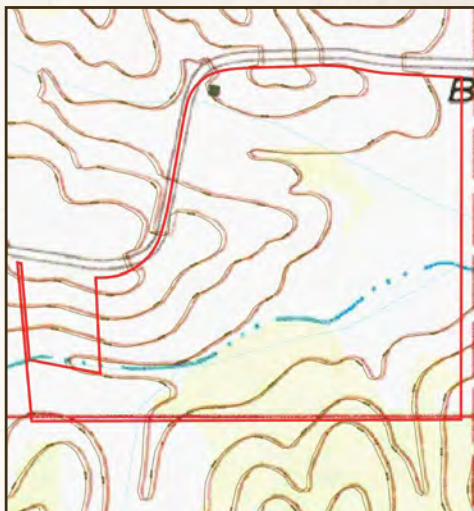
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36.3± ACRES **ATTALA COUNTY, MISSISSIPPI**

land id. LINK

TOPOGRAPHY MAP



Directions From the Intersection of MS-12 and MS-35 at McDonald's: Travel 2 miles on MS-12 W/MS-43 S. Turn right on Youth Center Road and travel 0.9 miles. Continue onto Old State Hwy 12 for 6.7 miles. Turn right on Co Rd 4215 and travel 1.3 miles. Turn left onto Co Rd 4210 and continue 0.7 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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