

106.5± ACRES WITH A CABIN
ATTALA COUNTY, MS
\$349,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

LOCATION:

- County Road 2225
Kosciusko, MS 39090
- Access via Short Deeded Easement
- Attala County
- 7.5± Miles NE of Kosciusko
- 44± Miles SE of Greenwood
- 45± Miles SW of Starkville
- 60± Miles NE of Madison

COORDINATES:

- 33.171, -89.5372

PROPERTY USE:

- Recreational
- Hunting
- Weekend Getaway

PROPERTY INFORMATION:

- 106.5± Acres
- 1 Bedroom/1 Bath Cabin
- Equipment Shed
- Deer Cleaning Shack
- Diverse Timber
- 5 Established Food Plots
- Shooting Houses
- Powerline
- Internal Roads
- Deer and Turkey

TAX INFORMATION:

- Parcel: 0801-12-0006004
- Parcel: 0806-130-0004000
- 2024 Taxes: \$955.44



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

WELCOME TO THE ATTALA 106.5

WELCOME TO THE ATTALA 106.5, LOCATED JUST 7.5 MILES NORTHEAST OF KOSCIUSKO AT THE DEAD END OF COUNTY ROAD 2225 IN ATTALA COUNTY, MISSISSIPPI. The 106.5± acre property offers the ideal private getaway. Access is via a short, deeded easement that leads straight into the gated entrance, providing privacy and seclusion. A one-bedroom, one-bathroom cabin is the perfect weekend retreat; with a full wood interior and exterior, tin ceilings, and a large porch for cooking or relaxing, it blends a rustic feel with comfort. Two mini-split units provide efficient heating and cooling, and the cabin is complete with public water, septic sewer, and a beautiful mature oak setting. There's also a shed for your equipment and a deer cleaning shack out back.



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MORE ABOUT THE ATTALA 106.5

The tract has a diverse timber stand to include mature hardwoods, hardwood/pine mixes, planted pine, and areas of natural regeneration. The diversity sets up perfectly for the wildlife to thrive. The food plots are planted and ready to hunt—you could be hunting this property as quickly as you could close. It features five established wildlife plots with shooting houses, a big powerline food plot that could easily double as a dove field, and a large plot right in front of the cabin where you can watch deer and turkey roam. The area is well known for its strong game numbers, providing great recreational opportunities.

The Attala 106.5 is conveniently located in central Mississippi: 44 miles southeast of Greenwood, 45 miles southwest of Starkville, and 60 miles northeast of Madison. This property combines privacy, convenience, and outdoor living at its best.

**If you've been searching for a recreational tract with a cabin
in Attala County, contact Michael Oswalt today
to schedule your private tour!**



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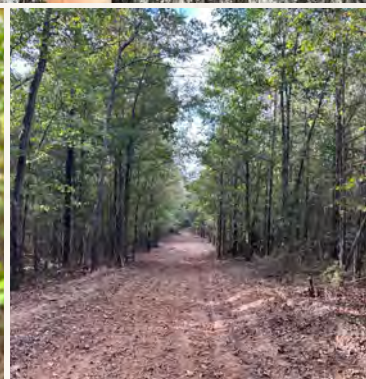
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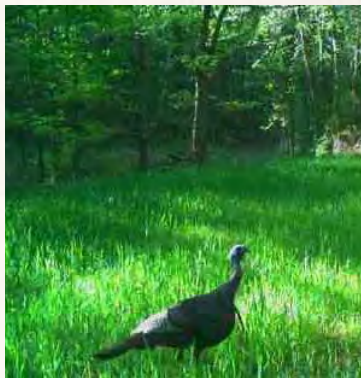
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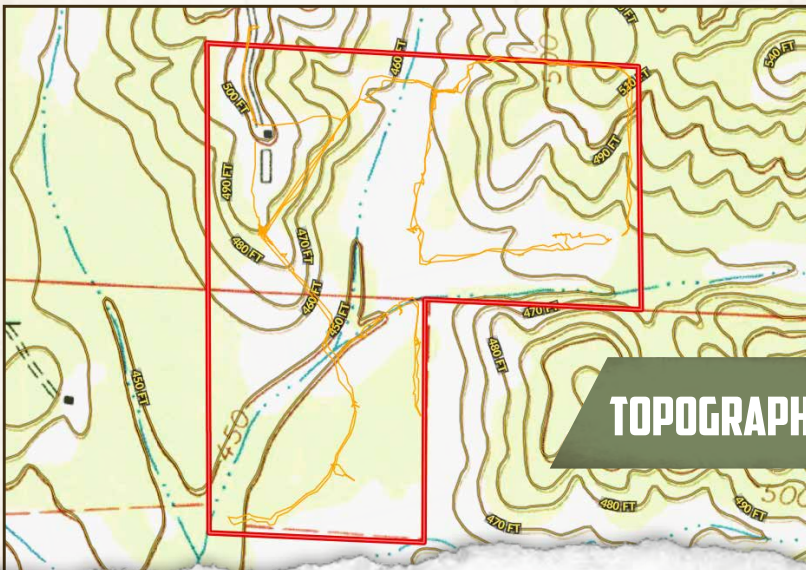
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FLOOD MAP



TOPOGRAPHY MAP



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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	GAP
2	Oaklimer silt loam, occasionally flooded	26.42	23.9	0	71	2w
4	Kirkville loam, occasionally flooded	23.55	21.3	0	82	2w
60F2	Smithdale-Sweatman complex, 15 to 35 percent slopes, eroded	15.42	13.95	0	15	7e
51C2	Ora loam, 5 to 8 percent slopes, eroded	12.9	11.67	0	32	3e
44C2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	9.77	8.84	0	32	3e
50B2	Tippah silt loam, 2 to 5 percent slopes, eroded	6.78	6.13	0	75	2e
32D	Smithdale fine sandy loam, 8 to 15 percent slopes	5.9	5.34	0	54	6e
9	Mantachie loam, 0 to 2 percent slopes, frequently flooded	4.77	4.31	0	73	5w
51D2	Ora loam, 8 to 15 percent slopes, eroded	4.09	3.7	0	52	4e
70	Smithdale-Udorthents complex, gullied	0.86	0.78	0	23	6e
60D2	Smithdale-Sweatman complex, 8 to 15 percent slopes, eroded	0.11	0.1	0	69	7e
TOTALS		110.5	100%	-	55.89	3.36



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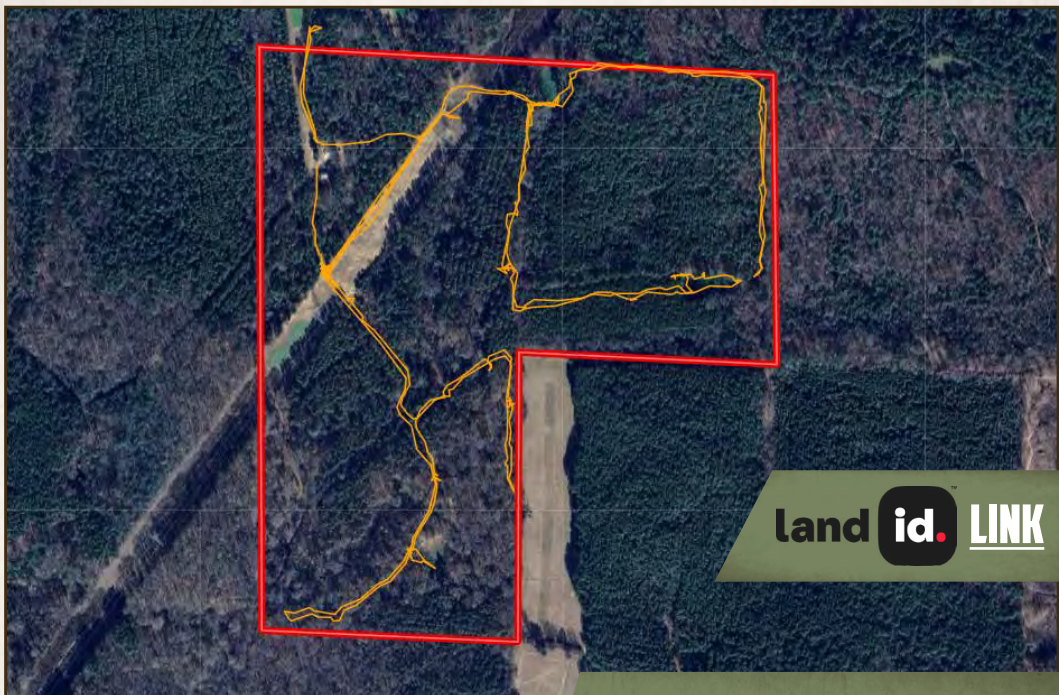
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land **id.** LINK



Directions from the Intersection of Huntington Street and Jefferson Street in Kosciusko, MS: Travel 0.4 miles north on S Huntington Street. Turn right on N Natchez Street and proceed 1.2 miles. Continue straight on MS-43 N for 6.8 miles. Turn right on County Rd 2225, veer left and continue 1.2 miles to the destination on the right.

LINK TO GOOGLE MAP DIRECTIONS



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