



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

206± ACRES
ATTALA COUNTY, MS
\$425,000



OFFICE (662) 338-2027 | WWW.SMALLTOWNPROPERTIES.COM

THE ATTALA 206

PROPERTY PROFILE

LOCATION:

- County Road 5020
Kosciusko, MS 39090
- Attala County
- 10± Miles SE of Kosciusko
- 15± Miles NE of Carthage
- 22± Miles NW of Philadelphia

COORDINATES:

- 32.94365, -89.45374

PROPERTY USE:

- Recreational
- Hunting
- Investment

TAX INFORMATION:

- Tax Year 2024
- Parcel #2107-260-0007000
Tax Amount \$338.88
- Parcel #2108-270-0006000
Tax Amount \$165.12
- Parcel #2107-350-0004000
Tax Amount \$118.98

PROPERTY INFORMATION:

- 206± Acres
- Natural Regeneration
- Pailey Creek
- Internal Trails
- Game Rich
- Road Frontage
- Established Food Plots Areas



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MICHAEL COOPER

MANAGING BROKER

C: 662-285-8686

O: 662-338-2027

mcooper@smalltownproperties.com

501 Hwy 12 W Ste. 150B - Starkville, MS 39759

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE ATTALA 206

THIS 206± ACRE TRACT SITS IN ATTALA COUNTY, MS, JUST 10 MILES SOUTHEAST OF KOSCIUSKO, AND OFFERS AN IDEAL SETUP FOR THE SERIOUS HUNTER OR OUTDOOR ENTHUSIAST. Paley Creek winds through the property, providing a natural water source and enhancing the habitat for deer, turkey, and other game.

A well-developed internal trail system makes access easy to the established food plots and allows you to explore every corner of the land. Natural regeneration has created a strong mix of browse and cover, offering excellent bedding areas and holding power for wildlife. The property has road frontage along County Road 5020 and a proven history of successful deer hunts.

Convenient to Highway 25, this tract offers the perfect blend of seclusion and accessibility — a great recreational getaway or long-term land investment.

Contact Michael Cooper today to schedule a private showing and experience #TheSmallTownWay!



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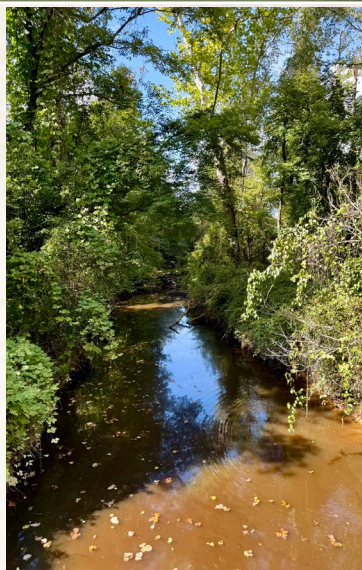
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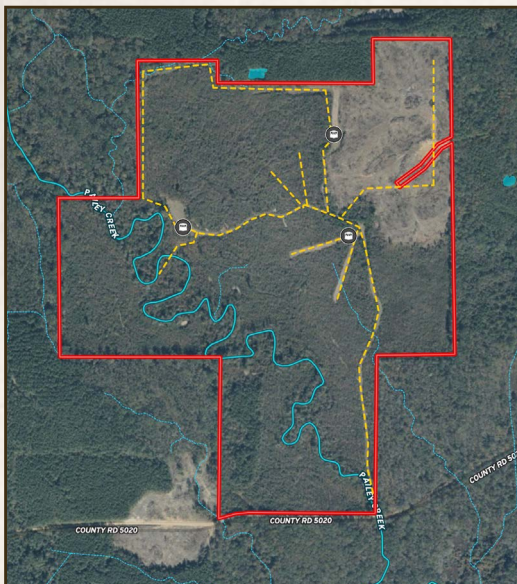
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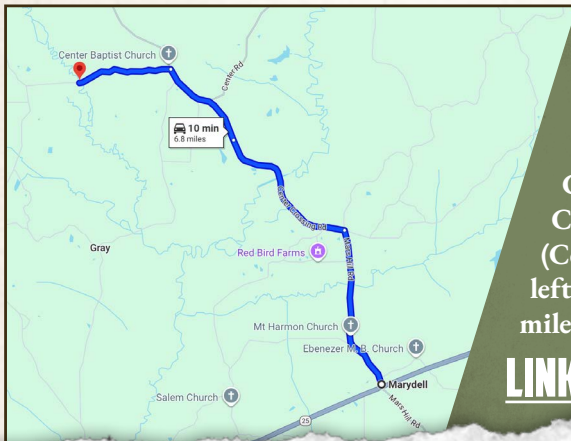
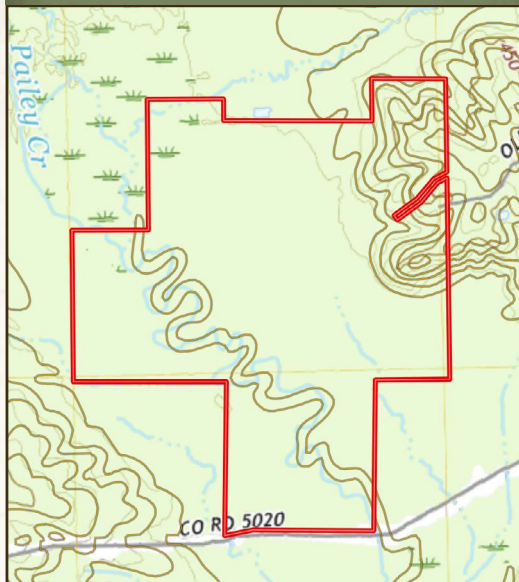
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land id. LINK

TOPOGRAPHY MAP



Directions From the Intersection of Hwy 25 and Mars Hill Road in Marydell, MS: Travel 2.2 miles north on Mars Hill Road. Turn left on Center Crossing Road and continue 2.1 miles. Continue straight on Attala Road 5131 (Center Rd) and proceed 1.3 miles. Turn left on County Road 5020 and travel 1.2 miles to the destination on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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