

**67± ACRES**  
**ATTALA COUNTY, MS**  
**\$133,500**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

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# THE ATTALA 67

## PROPERTY PROFILE

### LOCATION:

- Highway 19  
Kosciusko, MS 39090
- Near the City Limits
- Attala County
- 2± Miles S of Kosciusko
- 20± Miles N of Carthage
- 34± Miles W of Louisville
- 59± Miles NE of Madison

### COORDINATES:

- 33.0311, -89.58131

### TAX INFORMATION:

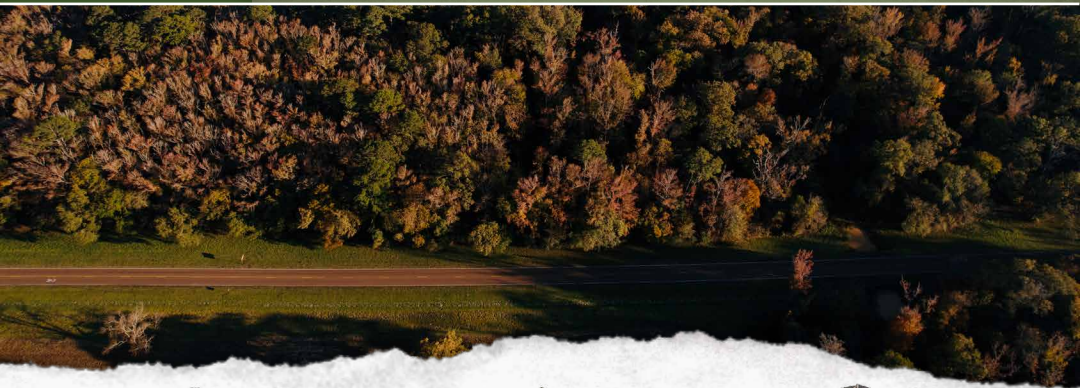
- 2024 Taxes: \$176.03

### PROPERTY USE:

- Recreation
- Deer, Duck & Small Game  
Hunting
- Investment

### PROPERTY INFORMATION:

- 67± Acres
- Mixed-Age Hardwoods
- Mix of White Oaks & Red Oaks
- Tupelo & Cypress Slough
- Yockanookany River Frontage
- Established Interior Trail System
- Road Frontage



**ADAM HESTER, ALC** | ASSOCIATE BROKER  
C: 601-506-5058 | [adam@smalltownproperties.com](mailto:adam@smalltownproperties.com)



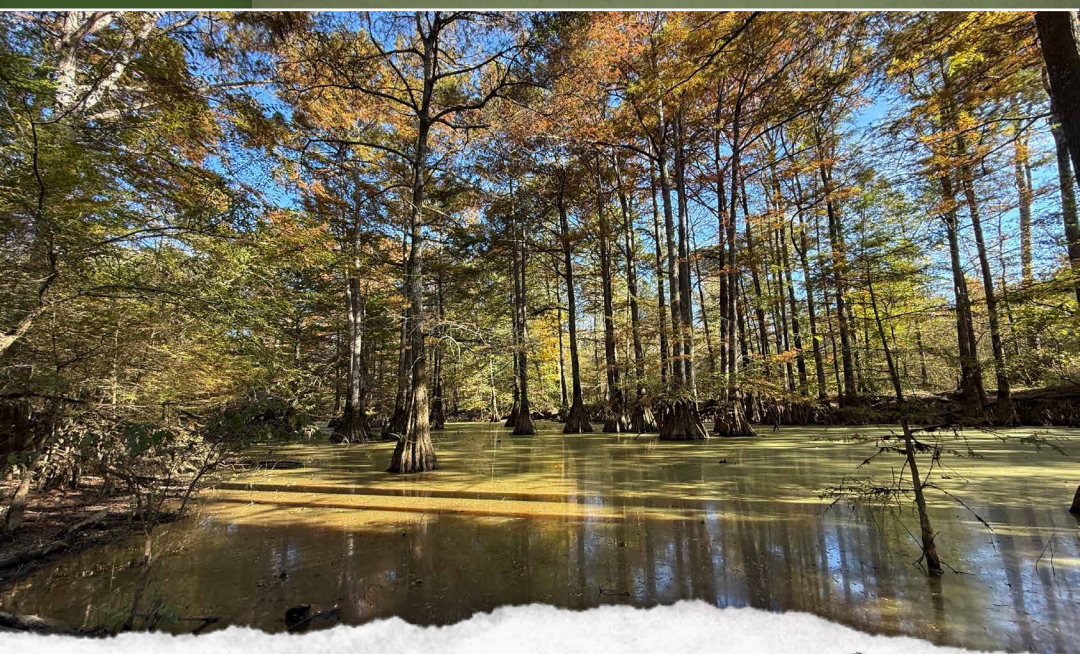
**HUNTER MARLOW** | LAND SPECIALIST  
C: 601-701-3088 | [hmarlow@smalltownproperties.com](mailto:hmarlow@smalltownproperties.com)



# WELCOME TO THE ATTALA 67

**WELCOME TO THE ATTALA 67, A RECREATIONAL TRACT LOCATED OFF HWY 19, JUST TWO MILES SOUTH OF KOSCIUSKO, MISSISSIPPI.** The 67± acre property offers the ideal setup for bowhunters in the early fall hunting over mature white oaks or rifle hunters in the late fall/winter looking for those cruising bucks over huge red oaks! The Yockanookany River traverses the property from the NE corner to the SW corner, providing a year-round water source for wildlife and a list of recreation opportunities. TONS of buck sign and trail camera pictures are already showing up daily!

The Attala County land acreage is made up of patches of thick river cane scattered throughout huge oak openings, providing the perfect combination of bedding habitat and food sources. The interior road system creates various strategic hunting opportunities. Remaining with the property are three ladder stands and one lock-on bow stand already set up for this hunting season—you could be hunting this property as quickly as you close. There are also opportunities for small, effective fall/winter food plots with proven success.



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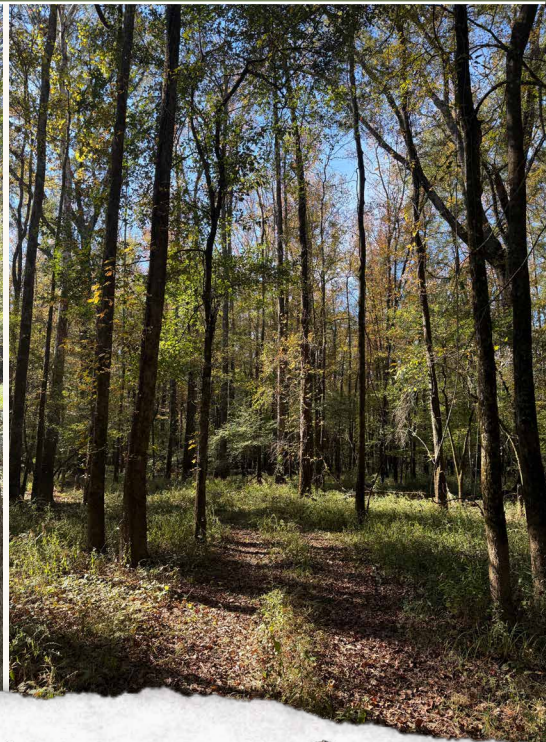


# MORE ABOUT THE ATTALA 67

**DUCK HUNTING** is an added bonus to this already target-rich environment. A beautiful tupelo/cypress slough is located on the east side of the property and provides the opportunity to enjoy a morning wood duck hunt before climbing in a stand for an evening deer hunt!

The area is known for its strong game numbers, and the Attala 67 reflects it! If you are looking for a weekend recreation tract or even a place to hop in a tree after work, this conveniently located place is a perfect option!

**Call Hunter Marlow or Adam Hester today to schedule  
a private tour of this exceptional property!**



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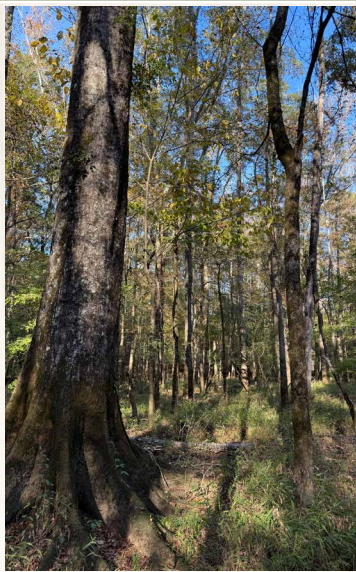
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*Information is believed to be accurate but not guaranteed.*



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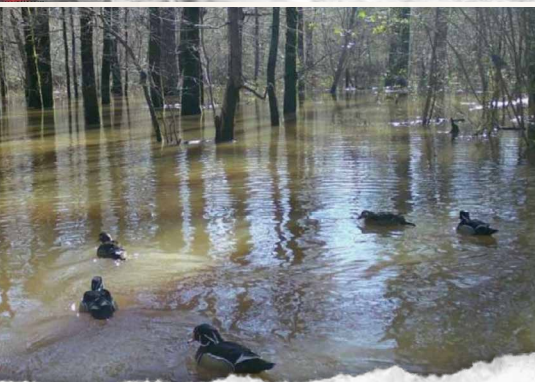
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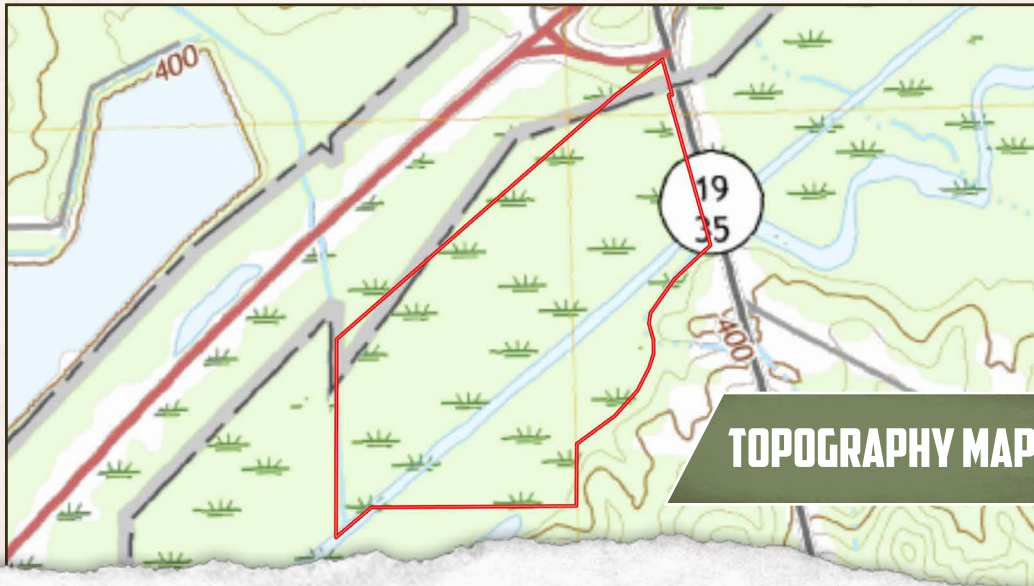
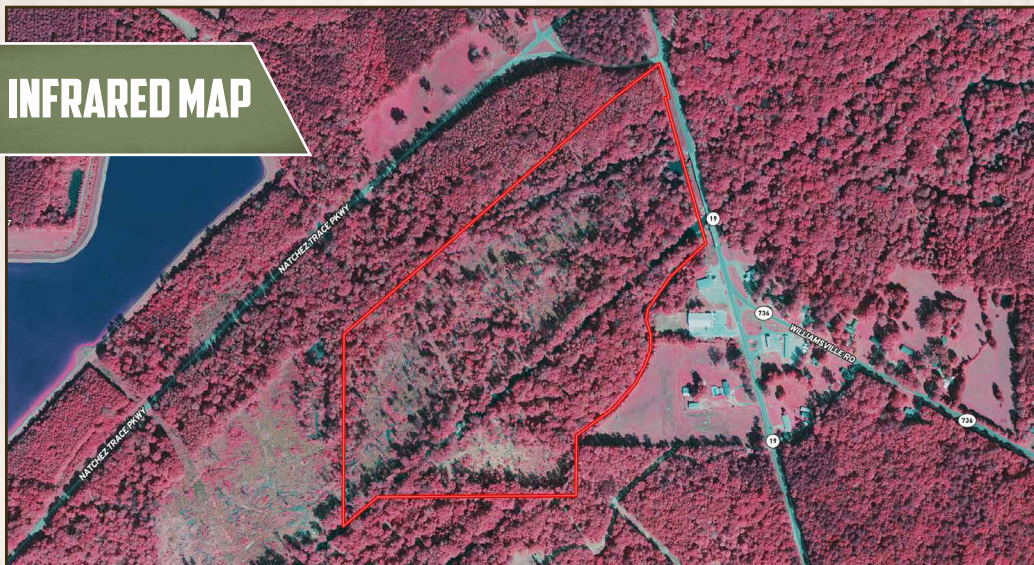
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## INFRARED MAP



## TOPOGRAPHY MAP



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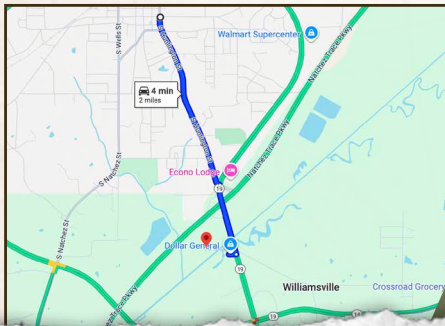
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land id. LINK



Directions From the Intersection of Huntington Street and Jefferson Street in Kosciusko, MS: Travel 1.4 miles south on S Huntington Street. Turn right on Hwy 19 and continue 0.25 miles to the destination on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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