

SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

7626 ATTALA ROAD 5216
ATTALA COUNTY, MS

A HOME ON 5.86± ACRES | \$185,000



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

THE ATTALA 5.86

PROPERTY PROFILE

LOCATION:

- 7626 Attala Road 5216
Kosciusko, MS 39090
- Attala County
- 8.5± Miles E of Kosciusko
- 56± Miles S of Starkville
- 66.5± Miles SE of Grenada

COORDINATES:

- 33.0472, -89.4648

TAX INFORMATION:

- Tax Year: 2025
- Parcel: 1208-270-0009000: \$351.27
- Parcel: 1208-270-0007006: \$45.78

PROPERTY USE:

- Residential
- Recreational

PROPERTY INFORMATION:

- 5.86± Acres
- 2,340± SqFt Mobile Home
 - 4 Bedrooms/3 Bathrooms
 - Tankless Water Heater
 - Enclosed Sunroom
 - Covered Porches
 - Dedicated Office
 - Walk-In Closets
 - Metal Roof
- 30' x 60' Shop
- Ethel School District
- Pond (Partial Ownership)



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ADAM HESTER, ALC

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE ATTALA 5.86

WELCOME TO THE ATTALA 5.86! Located at 7626 Attala Road 5216 near Kosciusko, Mississippi, this 2,340± square-foot mobile home offers plenty of living space, a large shop, and 5.86± acres in the Ethel School District in Attala County.

The home features four bedrooms and three bathrooms with a layout that provides plenty of privacy. The primary suite includes a spacious bathroom with a stand-up shower, separate bathtub, double vanity, dedicated 40-gallon water heater, and large walk-in closet. The remaining three bedrooms are located on the opposite end of the home. One bedroom has its own private bathroom, while the other two share a Jack-and-Jill bathroom. Each bedroom also features a walk-in closet.



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MORE ABOUT THE ATTALA 5.86

The home also offers a large living room, dedicated office, utility room, and spacious kitchen equipped with an oven and vent hood, refrigerator, and dishwasher. The utility room provides space for a washer and dryer and houses the home's tankless water heater. Two gas wall heaters provide an additional heat source. An added sunroom is heated and cooled, creating a comfortable place to relax while enjoying views of the property and pond.

Outside, the home features a metal roof along with large covered porches across both the front and back. A 30' x 60' shop provides plenty of room for projects, equipment, and storage. The shop includes a roll-up door, an attached equipment lean-to, and an additional enclosed storage area.

The acreage is primarily open, providing room to enjoy the outdoors, raise animals, garden, or simply take in the country setting. Partial ownership of the pond behind the home adds another attractive feature to the property. If you have been looking for a spacious home with acreage, a large shop, and a peaceful setting, the Attala 5.86 is worth a look.

**Call Adam Hester today to schedule a private showing
and experience #TheSmallTownWay!**



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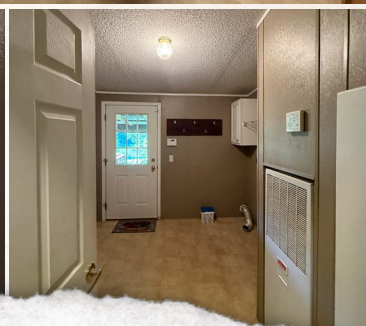
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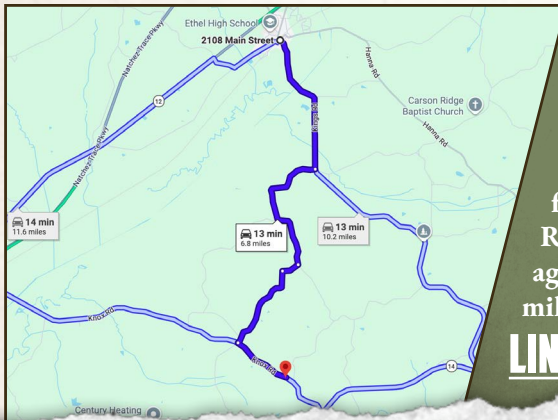
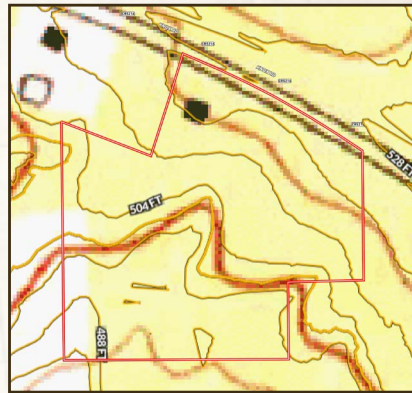
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land id.
LINK



Directions from the intersection of Main Street and Kings Road in Ethel, MS: Travel on Kings Road for 2.1 miles. Turn right onto Bell Road and continue for 2.1 miles. Turn right onto County Road 5201 and proceed for 0.2 miles. Turn left onto New Hope Road and travel for 1.4 miles. Turn left again onto Knox Road and continue 1 mile to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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