

37.59± ACRES
ATTALA COUNTY, MS
\$149,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE ATTALA 37.59

PROPERTY PROFILE

LOCATION:

- Attala County Road 5216 (Knox Road)
Kosciusko, MS 39090
- Attala County
- 0.5± Mile E of the Yockanookany River
- 3.8± Miles E of Kosciusko
- 7.7± Miles SW of Ethel

COORDINATES:

- 33.060958, -89.525608

PROPERTY USE:

- Potential Home/Cabin Site
- Deer, Turkey, Hog Hunting
- Timber Investment

PROPERTY INFORMATION:

- 37.59± Acres
- Pine/Hardwood Timber Mix
(Timber Cruise Available Upon Request)
- Frontage on Grapevine Creek
- Frontage on Attala County Road 5216 (Knox Road)
- Frontage on Attala County Road 1215

TAX INFORMATION:

- TBD



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ADAM HESTER, ALC

ASSOCIATE BROKER


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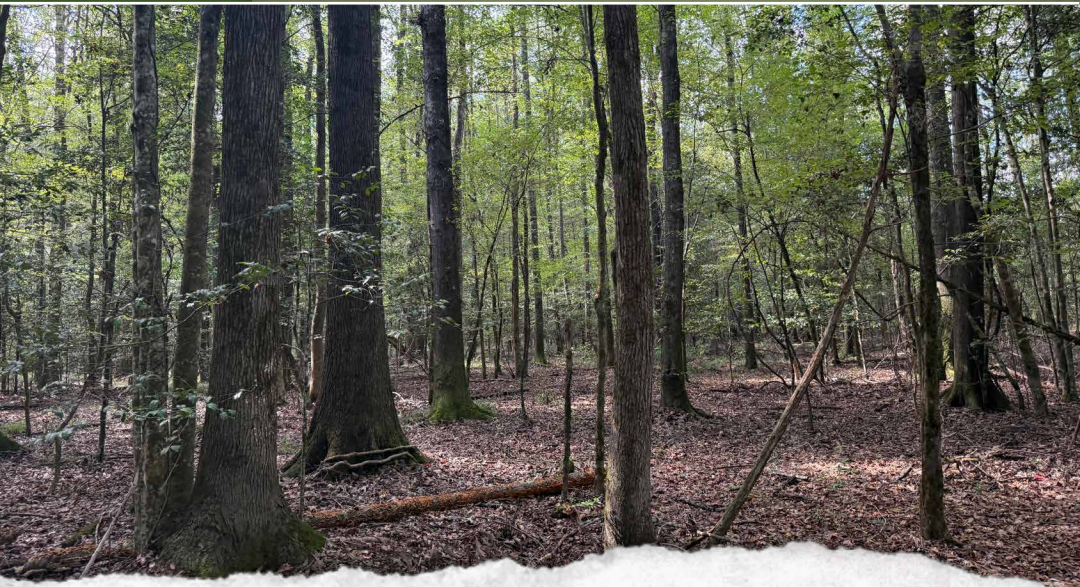
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE ATTALA 37.59

LOCATED JUST 3.8± MILES EAST OF KOSCIUSKO AND 7.7± MILES SOUTHWEST OF ETHEL IN ATTALA COUNTY, MS, THIS 37.59± ACRE TRACT OFFERS THE PERFECT BLEND OF ACCESSIBILITY, TIMBER, BUILDING OPPORTUNITIES, AND RECREATIONAL ENJOYMENT. With 1,800± feet of paved frontage along Attala County Road 5216 (Knox Road) and an additional 1,120± feet of gravel frontage on Attala County Road 1215, this property provides excellent access from two sides. Utilities are located nearby, though buyers should confirm availability and service connections.

The land lies approximately ½ mile east of the Yockanookany River and features a mixture of pine and hardwood timber. Approximately 15 acres are spread across four pockets of pines, while the remaining balance is made up of various-aged hardwoods, creating a nice mixture. A timber cruise is available upon request. Grapevine Creek flows along the southern boundary, adding both scenic value and a natural water source for wildlife. A powerline corridor cuts across the southern portion of the tract, opening opportunities for hunting lanes, food plots, or future utility access.



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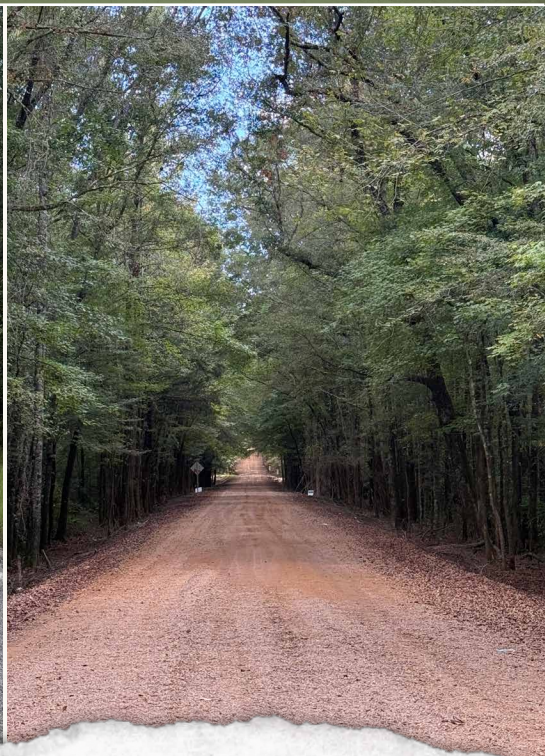
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MORE ABOUT THE ATTALA 37.59

While part of the property is within the floodplain (approximately 10 acres), there are high-and-dry areas that are well suited for a potential house or cabin site. Whether you're envisioning a weekend retreat or a place for a permanent residence, the land offers multiple options. Deer, turkey, and hogs are abundant in the area, making it an outdoorsman's dream to step right out the back door and start hunting.

**Contact Adam Hester today to learn more
and experience #TheSmallTownWay!**



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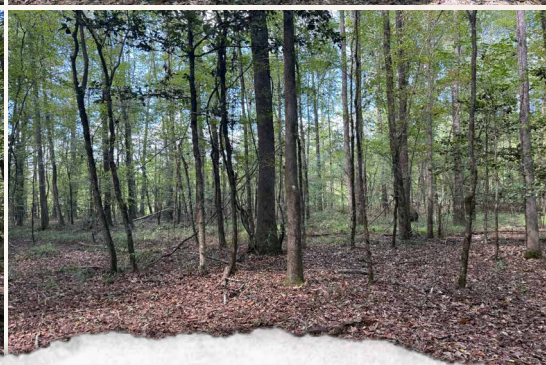
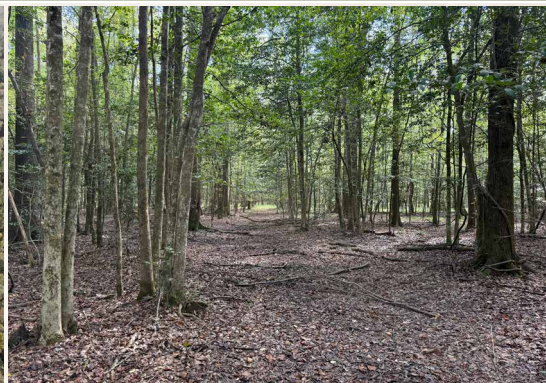
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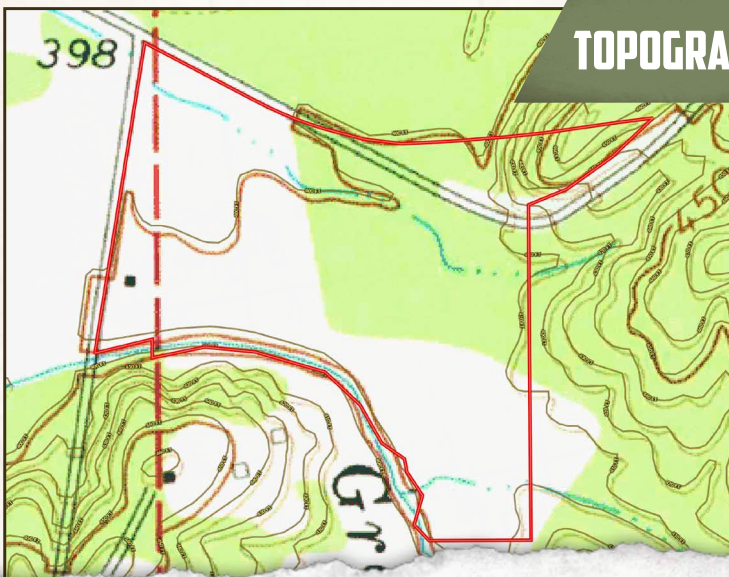
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ATTALA COUNTY, MISSISSIPPI



INFRARED MAP



TOPOGRAPHY MAP



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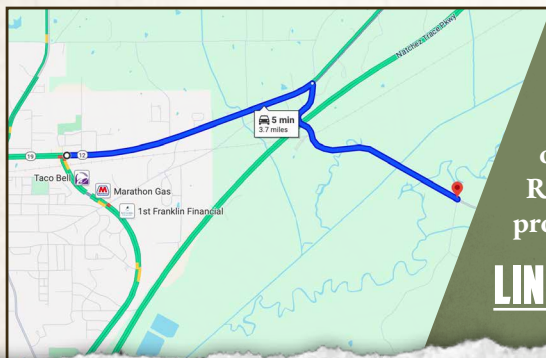
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ATTALA COUNTY, MISSISSIPPI



land id. LINK



Directions From the Intersection of Highway 12 and Highway 19 near the Attala County Coliseum: Travel 2 miles east on Highway 12. Turn right onto Attala County Road 5216 (Knox Road) and continue 1.8 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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