



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**276± ACRES**  
**ATTALA COUNTY, MS**  
**\$569,000**



OFFICE (662) 338-2027 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE ATTALA 276

## 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
- Parcel #2108-340-0001000  
Tax Amount \$234.36

### PROPERTY INFORMATION:

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



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**MICHAEL COOPER**

MANAGING BROKER

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O: 662-338-2027

[mcooper@smalltownproperties.com](mailto:mcooper@smalltownproperties.com)

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

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE ATTALA 276

**THIS 276± 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 also boasts more than 2,600 feet of 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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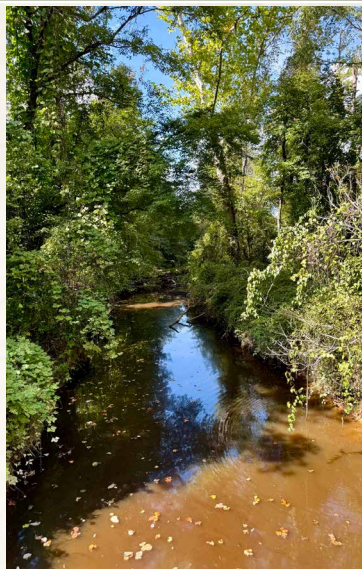
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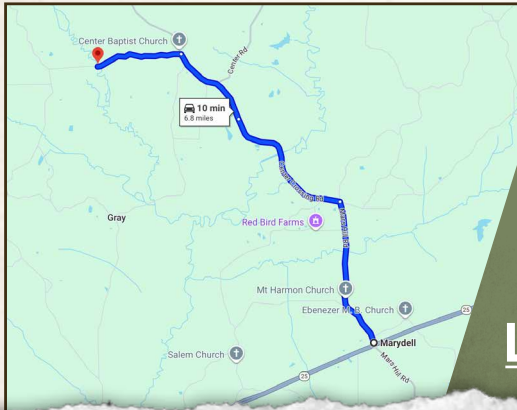
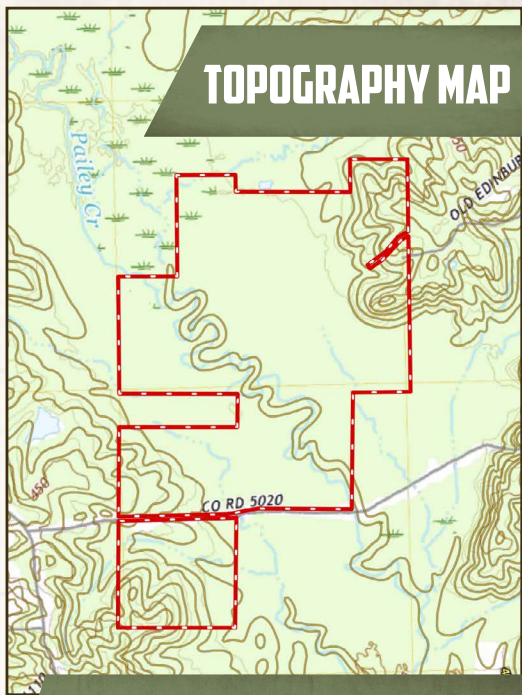
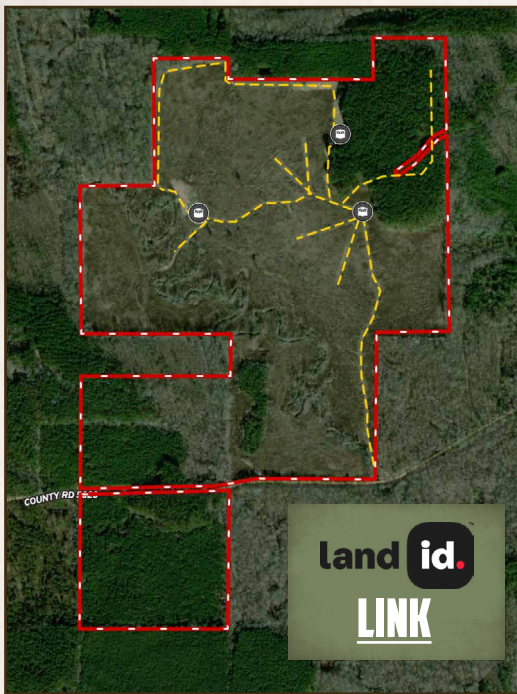
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Directions From the Intersection of Hwy 25 and Mars Hill Road in Marydell, MS: Travel 2.2 miles north on Mars Hill Road. Turn left on Center Crossing Road and continue 2.1 miles. Continue straight on Attala Road 5131 (Center Rd) and proceed 1.3 miles. 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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