



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WELCOME TO *The Yock*

1,592± ACRES WITH A LODGE
ATTALA COUNTY, MS
\$4,780,500

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

THE YOCK

PROPERTY PROFILE

LOCATION:

- Natchez Trace Parkway
Kosciusko, MS 39090
- Attala County
- 1± Miles E of the
Walmart Supercenter
- 3.8± Miles S of the
Attala County Airport
- 71± Miles NE of Jackson
- 157± Miles S of Memphis, TN
- 221± Miles NE of
Baton Rouge, LA

COORDINATES:

- 33.055236, -89.562137

TAX INFORMATION:

- Call for More Information

PROPERTY USE:

- Hunting & Fishing
- Weekend Getaway
- Corporate Retreat

PROPERTY INFORMATION:

- 1,592± Acres
- 4,000± SqFt Lodge
 - 3 Bedroom Suites
with Private Baths
 - 2 Bunk Rooms
 - 2 Lofts
 - 3 Additional Half Baths
- 3± Miles of Yockanookany
River Frontage
- Primarily Hardwood
Bottomland
- Cypress Swamps, Oxbows
and River Runs
- Multiple Food Plot Locations
- Stocked Lake & Small Pond
- Well-Established Access Roads
- Deer, Turkey, Duck,
Wild Hog, Small Game
- Bass, Crappie, Bream, Catfish



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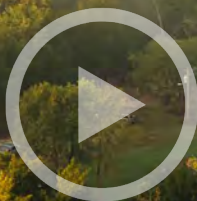
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WELCOME TO THE YOCK

EVERY PROPERTY HAS A STORY, BUT FEW TELL ONE LIKE “THE YOCK.” Comprised of 1,592± acres in Attala County, MS, this property is rich with history, memories, and tradition. More than a piece of land or a recreational paradise, it offers the potential to become a true legacy property—ready for its next owner to begin a new chapter.

Entering through the gate, you are immediately surrounded by the game-rich bottomland setting that defines The Yock. The entry drive, stretching more than a mile, carries you along large stands of merchantable hardwoods, giant cypress trees, and well-placed food plots, with the Yockanookany River visible along a stretch of the approach. When you arrive at the lodge, the setting leaves no doubt—you’ve reached a property designed to deliver unmatched hunting experiences and recreational enjoyment year after year.

[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO



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MORE ABOUT THE YOCK

The anchor of the property is a 4,000± square foot custom lodge, which offers a one-of-a-kind setting. Designed with an outdoor cooking area overlooking the river and lake, the lodge enhances the overall experience for owners and guests alike. Inside, there are three bedroom suites with full baths, two bunk rooms, and two lofts, along with three additional half baths. A highlight of the design is the exposed cypress beams, milled from trees harvested on the property. Across its multiple levels, the displays of taxidermy, photographs, and scrapbooks create the feel of a museum that tells the story of The Yock.

This land is something every outdoor enthusiast will appreciate. Its centerpiece is the well-known Yockanookany River, which winds for approximately three miles through the heart of the land. While primarily bottomland, the property offers notable diversity. Along the miles of internal trails you'll encounter merchantable hardwoods, pockets of select-cut timber, cypress sloughs, river runs, small stands of pine, and a 55± acre Green Tree Reservoir. Several established food plots and utility rights-of-way provide additional planting opportunities for wildlife. Whether your focus is deer, turkey, duck, wild hogs, or small game, this property delivers—and its track record proves it. In addition to hunting, enjoy fishing for bass, bream, and crappie in the stocked lake and pond, or for catfish in the river.



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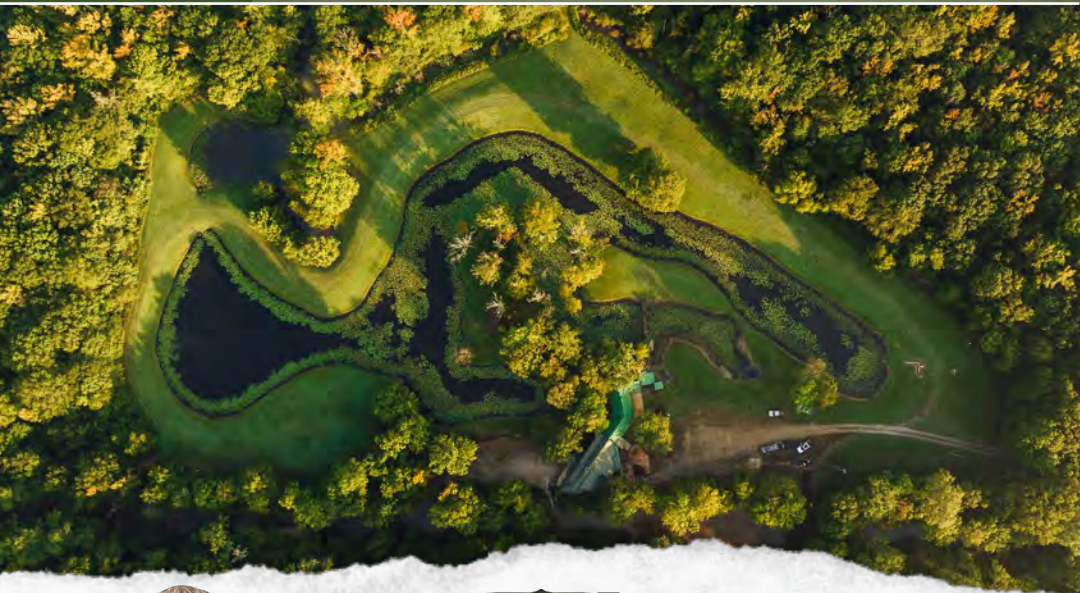
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MORE ABOUT THE YOCK

In terms of access, the property is just minutes from Kosciusko. The main entry is located along the historic Natchez Trace Parkway, with roughly three miles of frontage. Additional access points provide entry in the event of flooding. While the property offers a private and remote atmosphere, it is only five minutes from a Walmart Supercenter and less than five minutes from the Attala County Airport, which offers a 5,000+ foot runway. For regional reference, the property lies about one hour north of Jackson, MS, two and a half hours south of Memphis, TN, and four hours northeast of Baton Rouge, LA.

Few properties combine history, diversity, and accessibility the way The Yock does. With its game-rich river frontage, expansive bottomland habitat, custom-designed lodge, and convenient location, The Yock offers a complete outdoor experience. Whether used as a family getaway, a recreational paradise, or a corporate retreat, The Yock is ready for its next chapter.

**Contact Adam Hester or Michael Oswalt today to schedule
a private tour and experience #TheSmallTownWay!**



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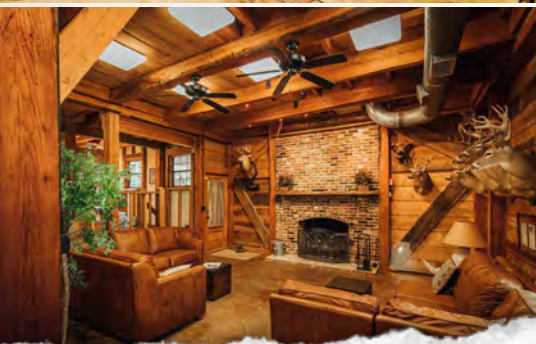
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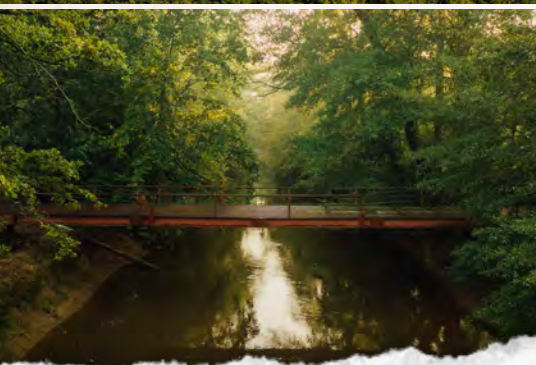
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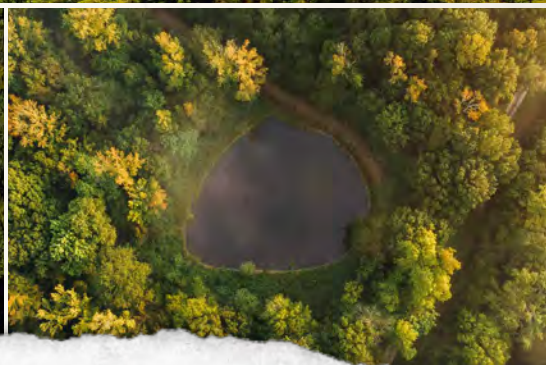
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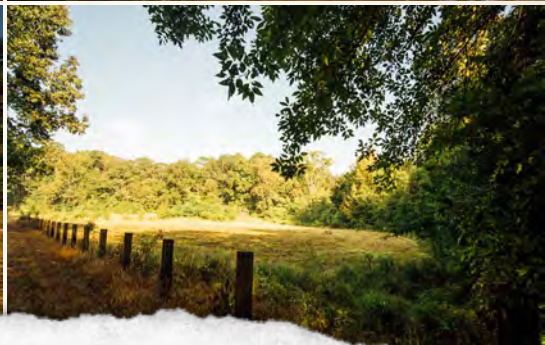
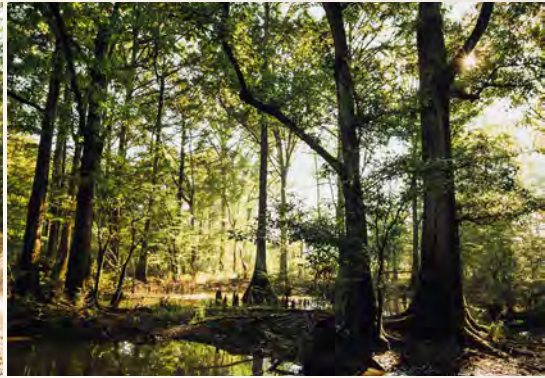
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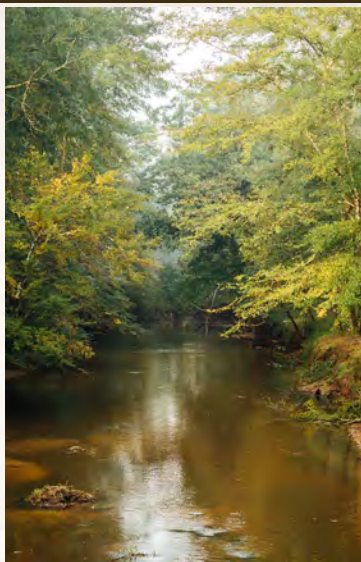
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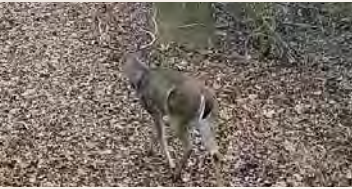
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THE WILDLIFE



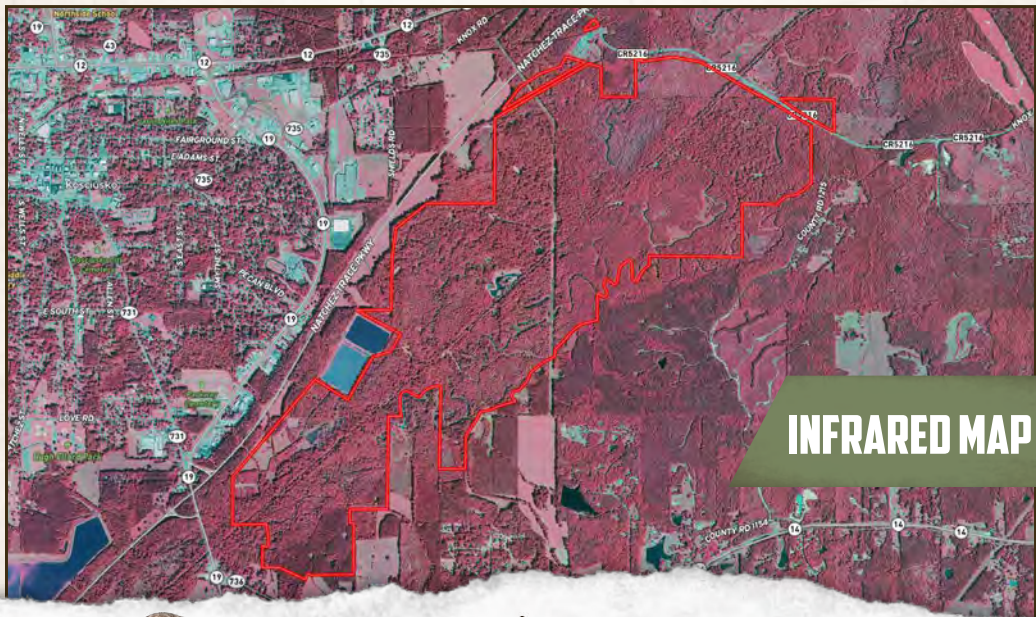
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INFRARED MAP



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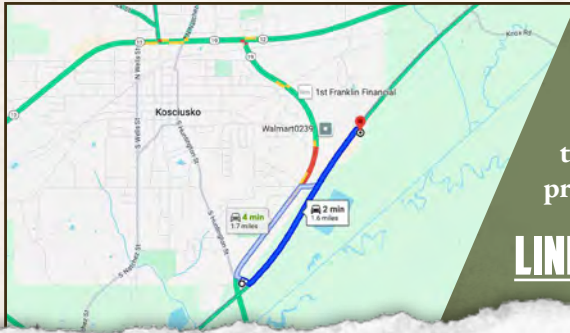
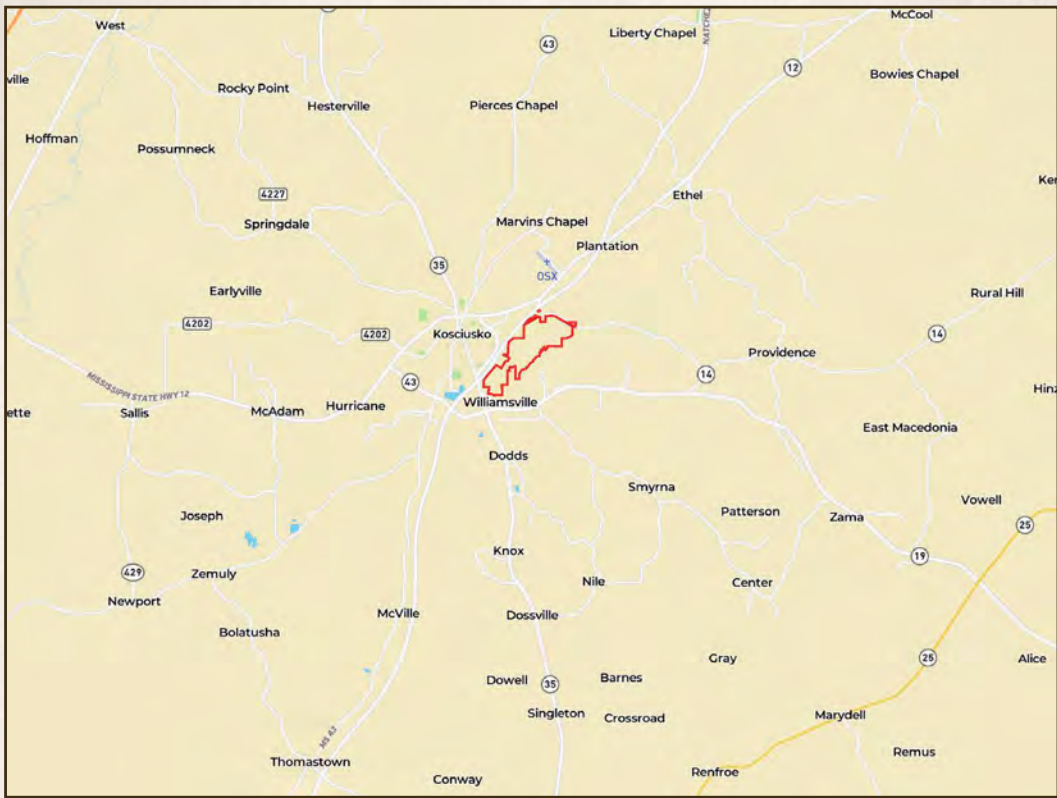


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From the Kosciusko Welcome Center: Take S. Huntington Street to the Natchez Trace Parkway and turn left. Travel 1.65 miles north to the private driveway and gate on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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