

137± ACRES
ATTALA COUNTY, MS
\$347,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

THE ATTALA 137

PROPERTY PROFILE

LOCATION:

- County Road 5204
Ethel, MS 39067
- Attala County
- 2.5± Miles SE of Ethel
- 11± Miles E of Kosciusko

COORDINATES:

- 33.10311, -89.4249

PROPERTY USE:

- Potential Home/Cabin Sites
- Deer & Turkey Hunting
- Timber Investment

PROPERTY INFORMATION:

- 137± Acres
- Paved Road Frontage
- Rolling Terrain
- Pine Timber with
a Hardwood Drainage
- Small Drainage Stream

TAX INFORMATION:

2024

- Parcel: 1201-010-0001000
\$106.22
- Parcel: 1103-060-0004000
\$286.32



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ADAM HESTER, ALC

ASSOCIATE BROKER

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

16,000+ Followers

Information is believed to be accurate but not guaranteed.

WELCOME TO THE ATTALA 137

WELCOME TO THE ATTALA 137—A DIVERSE PROPERTY OFFERING A BLEND OF RECREATIONAL, RESIDENTIAL, AND INVESTMENT POTENTIAL, MAKING IT AN IDEAL CHOICE FOR HUNTERS, TIMBER INVESTORS, OR ANYONE SEEKING A WEEKEND RETREAT IN THE COUNTRY. This 137± acre tract is located in Attala County, Mississippi, approximately 2.5 miles southeast of Ethel and only 11± miles east of Kosciusko. The property offers roughly 0.8 miles of frontage and convenient access along both Attala County Road 5204 and 5205.

The landscape is predominantly rolling pine timber with a hardwood drainage running north to south, providing an excellent travel corridor and water source for the wildlife. This area is known for its good deer population and exceptional turkey numbers, making it a great location for the avid outdoorsman. An old internal trail already exists, and with some clearing and vision, you can expand the trail system to suit your hunting or recreational needs.



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MORE ABOUT THE ATTALA 137

Whether you're looking to build a home or weekend cabin, you'll find several potential sites with easy access. Utilities are nearby but need to be verified. Power is serviced by Entergy and water is with the Conehoma Water Association and the Ethel Rural Water Association.

The Attala 137 holds serious potential—manage the timber for long-term income, enhance the habitat for wildlife, or simply enjoy the peace and quiet of Attala County living. If you're searching for land with location and versatility, the Attala 137 is worth a look.

Contact Adam Hester today for additional information and to schedule a private tour.



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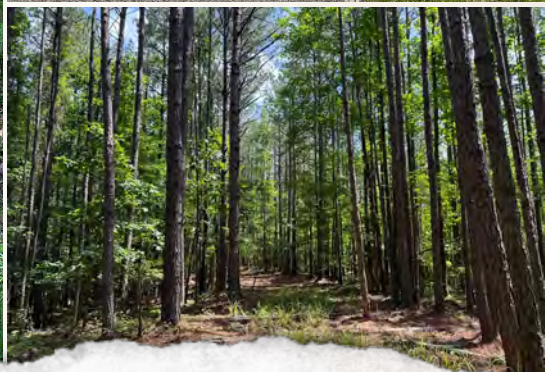
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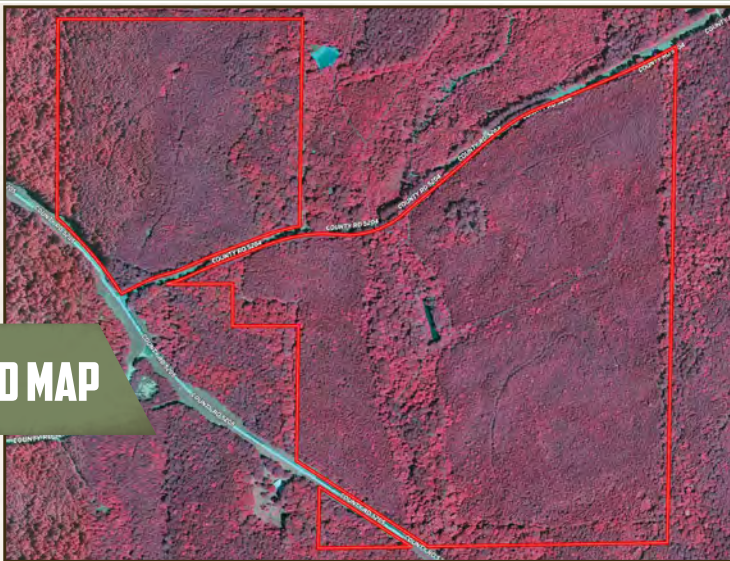
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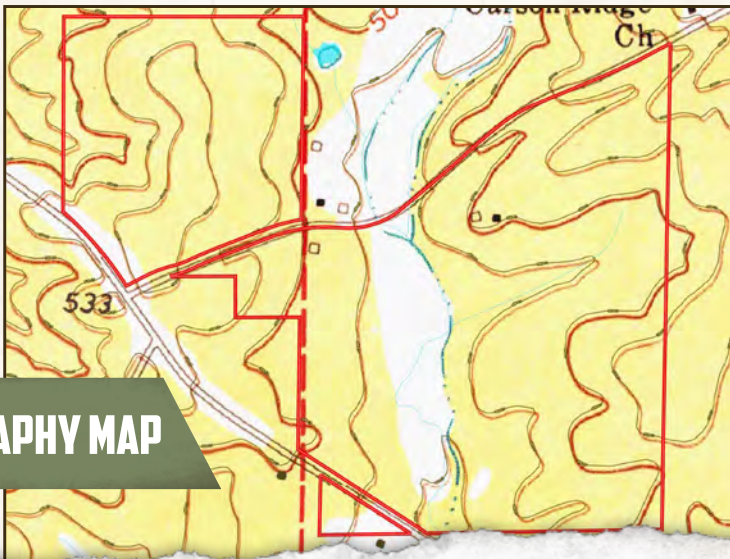
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INFRARED MAP



TOPOGRAPHY MAP



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land id. [LINK](#)



Directions from the Intersection of Main Street and Hannah Street in Ethel, MS: Turn right onto Hannah Street and travel 1.3 miles. Continue on Hanna Road for 1.8 miles. Turn left on Harmony Road and in 0.1 miles the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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