



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

200± ACRES
ATTALA COUNTY, MS
\$349,500



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

THE ATTALA 200

PROPERTY PROFILE

LOCATION:

- Attala Road 5223
Ethel, MS 39067
- Attala County
- 5.5± Miles SE of Ethel
- 15± Miles NE of Kosciusko
- 70± Miles NE of Madison

COORDINATES:

- 33.08765, -89.3931

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 200± Total Acres
- 100± Acres Bottomland
- 100± Acres Rolling Terrain
- Primarily Natural Regeneration
- Frontage on Turkey Creek
- Established Trail
- Deer/Turkey/Small Game

TAX INFORMATION:

- Parcel: 1103-080-0002000
- 2025 Taxes: \$695.06



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ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

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adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

f/20,000+ Followers

Information is believed to be accurate but not guaranteed.

WELCOME TO THE ATTALA 200

WELCOME TO THE ATTALA 200. If you've been searching for a place that you can shape into your own hunting and recreational setup, this 200± acre tract in Attala County, Mississippi, is worth your attention. Located about 5.5 miles southeast of Ethel, the Attala 200 is easily accessed and split by Attala County Road 5223, allowing for flexibility in how you use it.

The land is currently in third-to-fourth year natural regeneration, offering the kind of cover that deer and turkey thrive in while still giving you the ability to design it the way you want. Roughly 100± acres lie in bottomland, with the remaining balance in rolling ground that provides good diversity across the tract. Turkey Creek runs through the property, creating a natural travel corridor and dependable water source for wildlife.



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MORE ABOUT THE ATTALA 200

A main trail is in place, and with a little work, the existing roadbeds and old loading ramps could be opened back up to establish several food plots and improve internal access. This is the kind of property where a little sweat equity could go a long way!

Utilities are available in the area, but buyers should confirm availability if you wish to build a camp or home. If you're looking for a manageable tract with strong hunting potential and room to improve, the Attala 200 checks all the boxes.

Contact Adam Hester today to schedule a private showing and experience #TheSmallTownWay.



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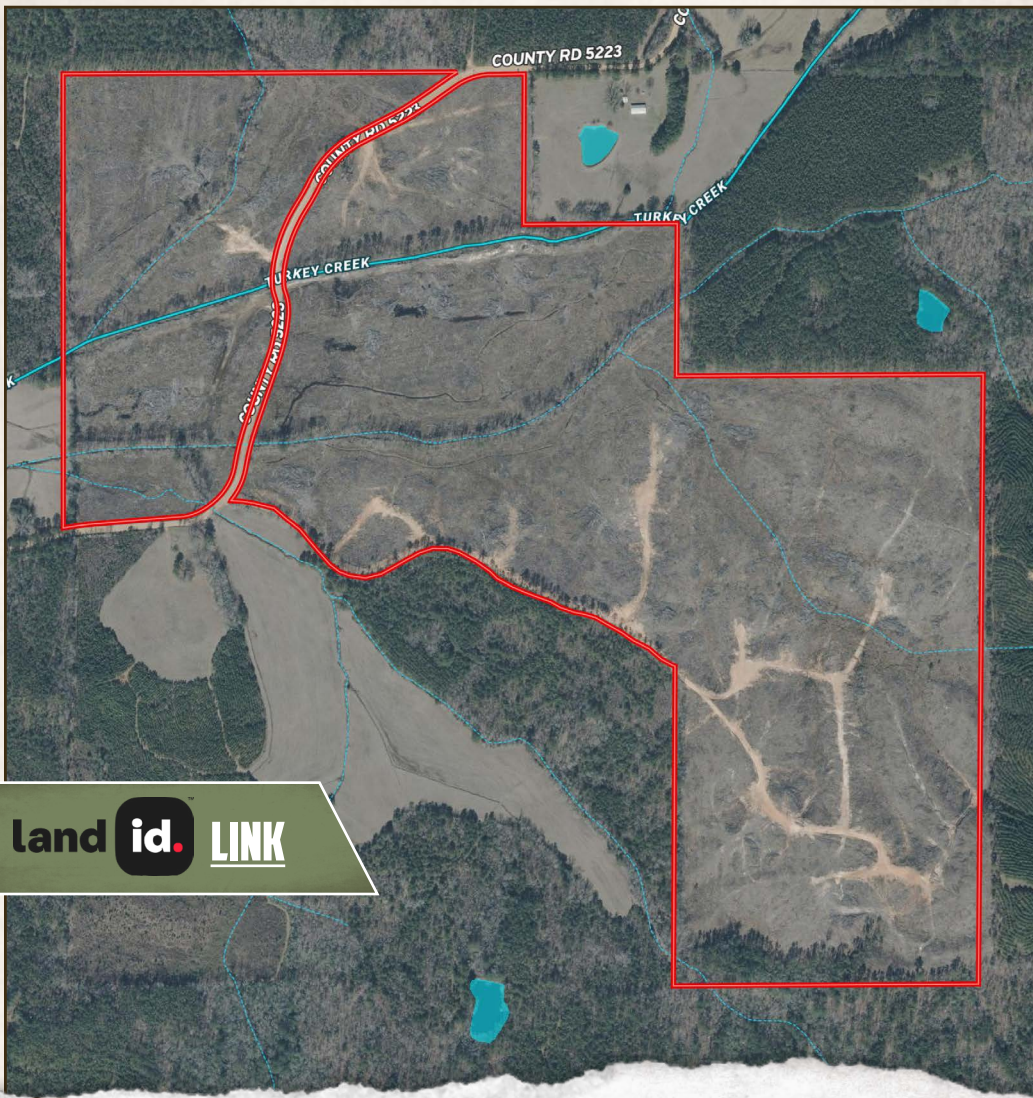
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land **id.** LINK



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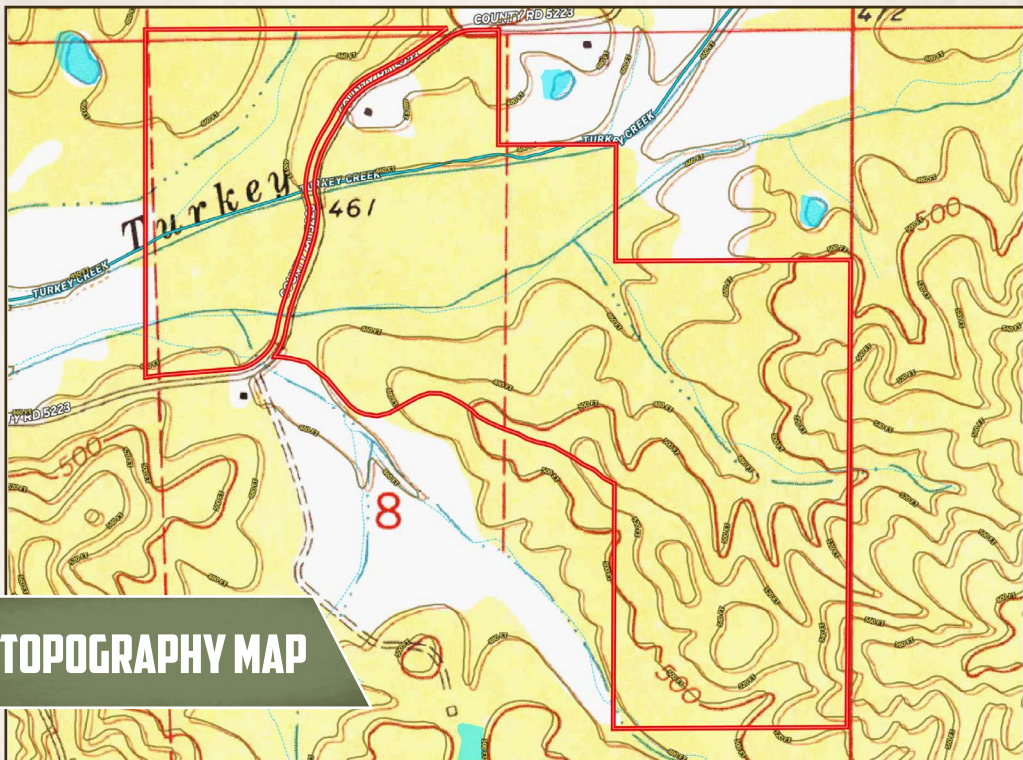
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TOPOGRAPHY MAP



Directions From Ethel, MS: Travel on Hannah Street for 1.3 miles. Continue straight onto Hannah Road and travel for 3.4 miles. Turn left onto County Road 5223. The property will be on the right in 0.7 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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