



PotlatchDeltic Preferred
BROKER

**Tom
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LAND AND
HOMES

Expect More. Get More.



\$675,825

236.9 ± ACRE TIMBERLAND TRACT IN ATTALA COUNTY, MS



Are you looking for a good investment that also offers excellent hunting? Well, here it is! This 236.9 +/- acre property in Attala County, MS gives you both. This tract consists of 179.2 +/- acres of pines replanted in 2015 and 52 +/- acres of mixed timber planted in 1976. There is an internal road system throughout, giving you easy access to all areas of the property. Many of the trails and loading docks could be used for food plots to hunt those bucks hiding deep in the timber. Using the natural terrain of the property and setting your stand deep into the pockets of mature timber, you could cut off those bucks using the natural travel corridors. There is also over 1,000 feet of road frontage on County Road 3102, and water and power are available nearby. This tract is 22 minutes from Kosciusko, 50 minutes from Canton, and 12 minutes from Highway 55. Call Brooks Magee or Chance Persac for your private showing!

Directions from West, MS: Leaving West, MS travel northeast on US-51 for 115 feet. Turn right onto MS-19 South and travel 1.4 miles. Turn left onto MS-440 East and then make an immediate left onto County Road 3102 and travel 3.4 miles. Turn right onto County Road 3103/3104. After .5 miles, the property will be on both sides of the



BROOKS MAGEE
REALTOR®

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CHANCE PERSAC
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Information is believed to be accurate but not guaranteed.





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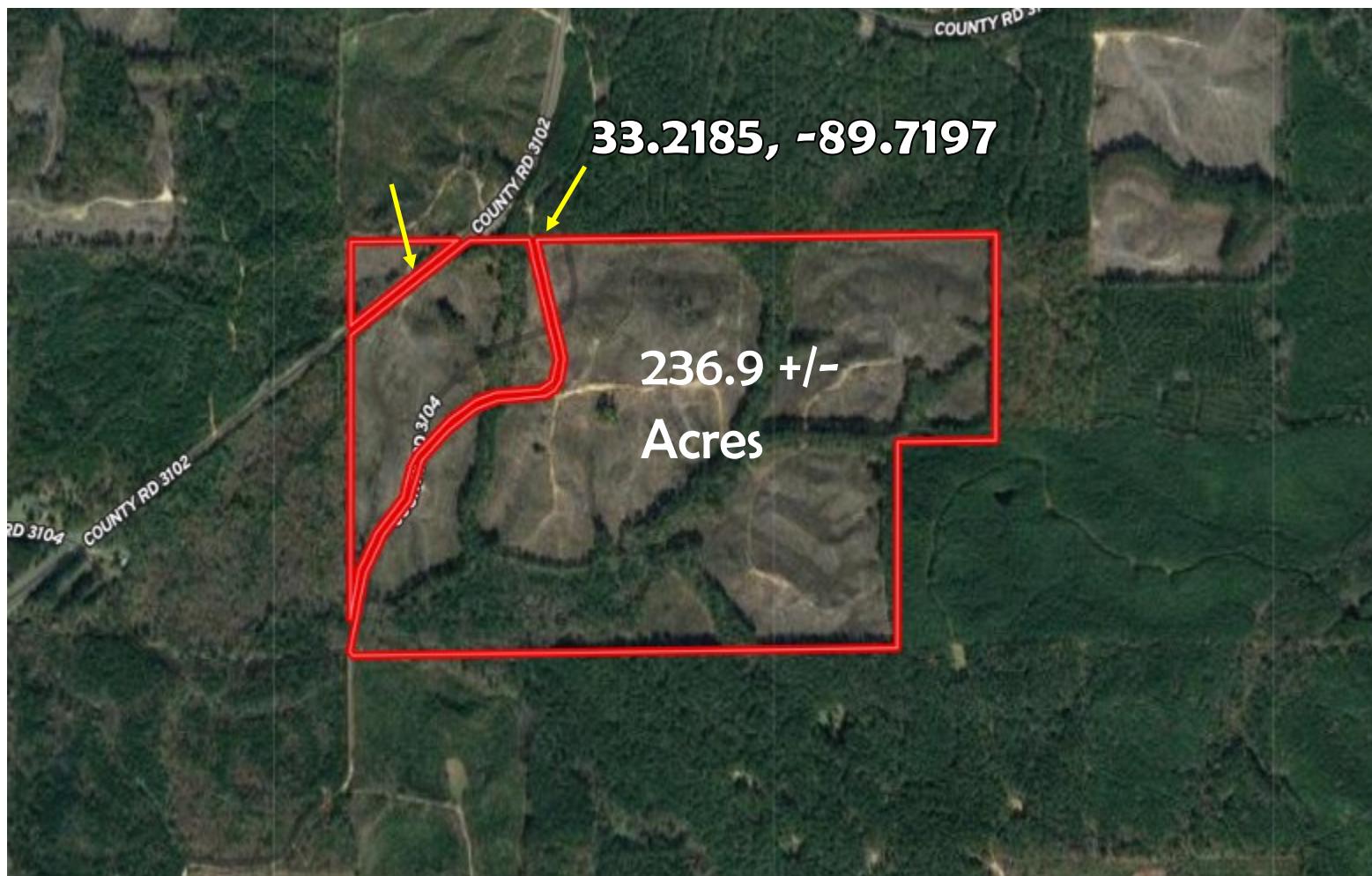


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AERIAL MAP

[Click Here for an Interactive Map](#)



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FLOOD MAP



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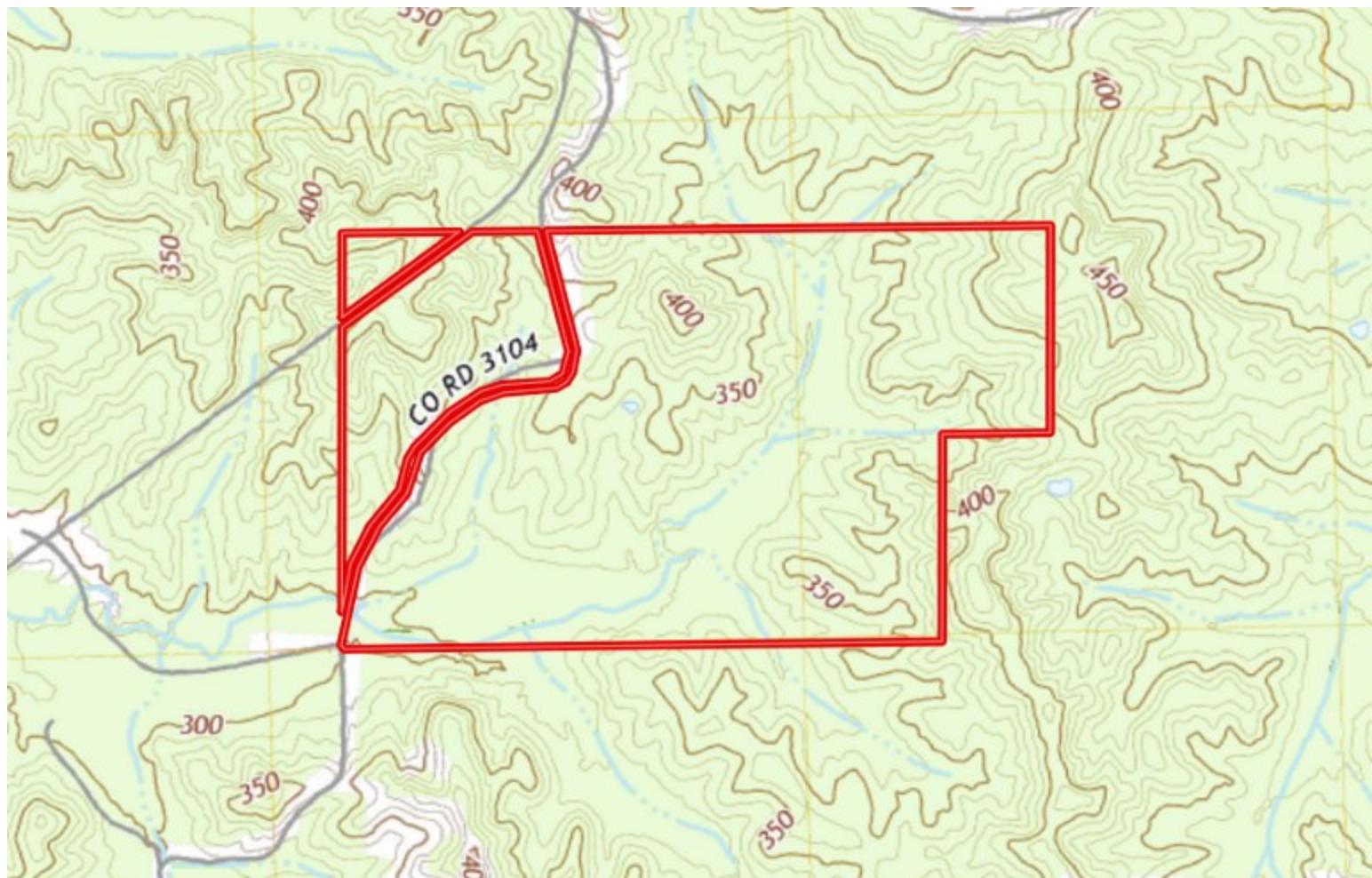


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TOPOGRAPHY MAP



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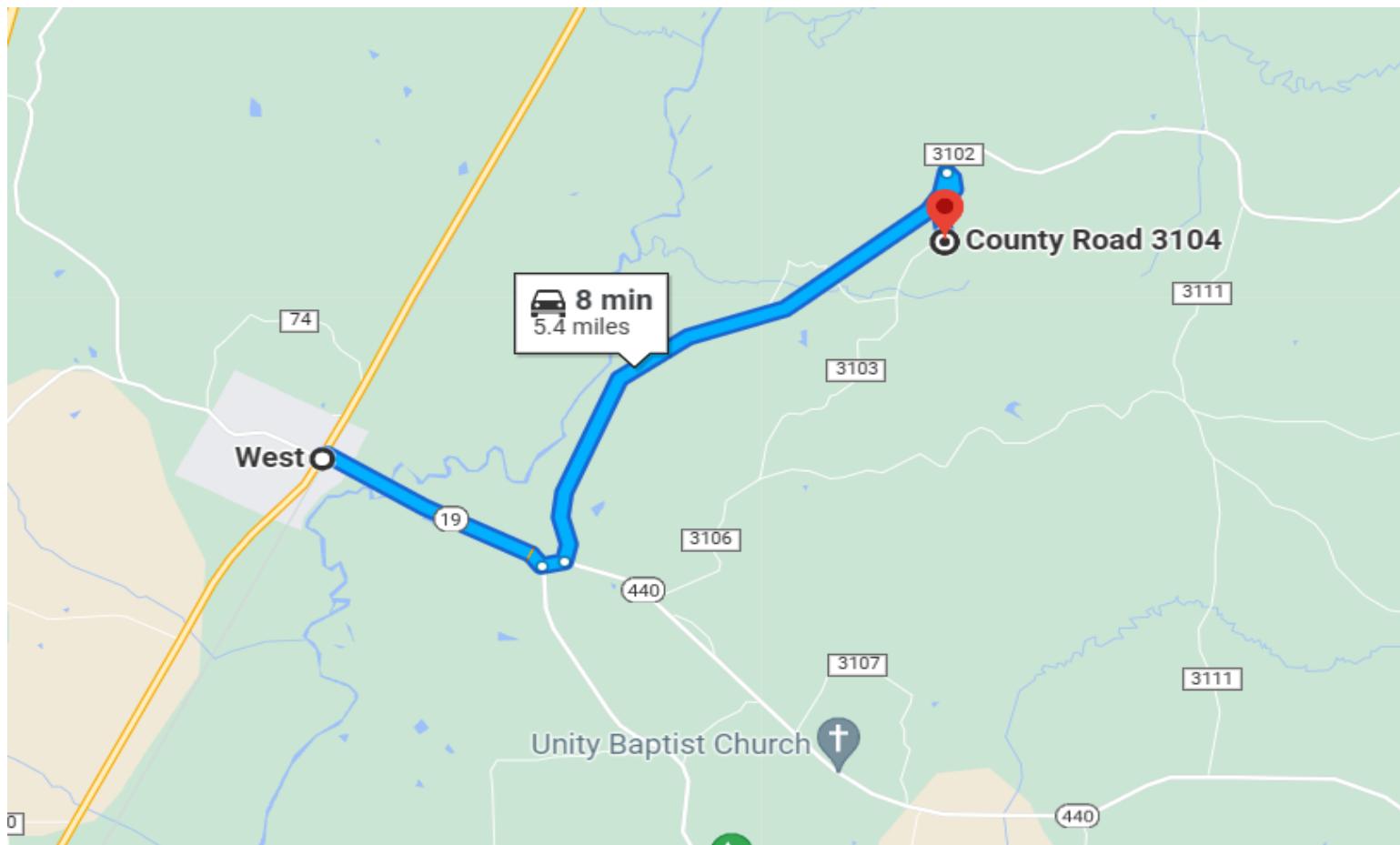
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DIRECTIONAL MAP

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[GOOGLE MAP LINK](#)



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