Recreational Hunting Tract

255± Acres in Attala County, MS

2820 Attala Road 3223, Ethel, MS 39067

$469,000



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Property Information

Location:

- 2820 Attala Road 3223, Ethel, MS 39067

Coordinates:

- 33.22295, -89.5646

Property Use:

- Recreational
- Timber
- Hunting

Property Highlights

- 255± Acres
- 10± Acres of 18-20 Year-Old Pine
- 20± Acres of Mixed Hardwoods
- 180± Acres of 10 to 14 Year-Old Planted Pine & Scattered Bottoms
- 6 Food Plots
- Abundant Deer & Turkey
- Public Water & Power Available



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The Property

255± Acres

This 255± acre Attala County property is a must-see recreational hunting tract! Attala County Road 3222 divides the western 60.67± acres from the body of the property. The road is in excellent shape and well-maintained by the county. The property boundaries are well defined as age variations in the timberline, and grown ranges are clearly identified and painted lines in most areas. The timber consists of various species, 10± acres of 22-year-old pine left from the previous cutting that appears to be healthy, 20± acres of mixed hardwoods that run along the SMZ (stream management zones), 180± acres of 10-14 year-old planted pine and scattered bottoms. Some hardwood areas provide food sources for the game, and the survival rate seems strong. The property has seven well-planted, established wildlife food plots with large shooting houses of around 15± acres and 10± acres of open area and roads. The property is abundant in deer, turkey and quail along with the road system being extensive throughout. There is an area with covered storage for your camper or equipment. Public water and power are available. This is one of those tracts you need to see to appreciate, and you will be kicking yourself if you let this one get away! Call The Land Man today!





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The Property





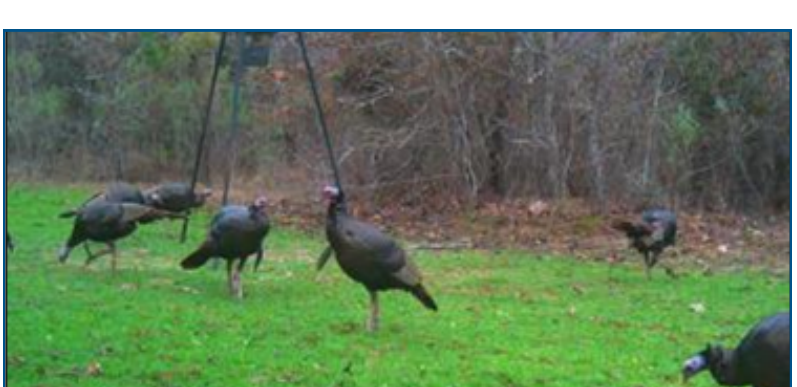



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Wildlife





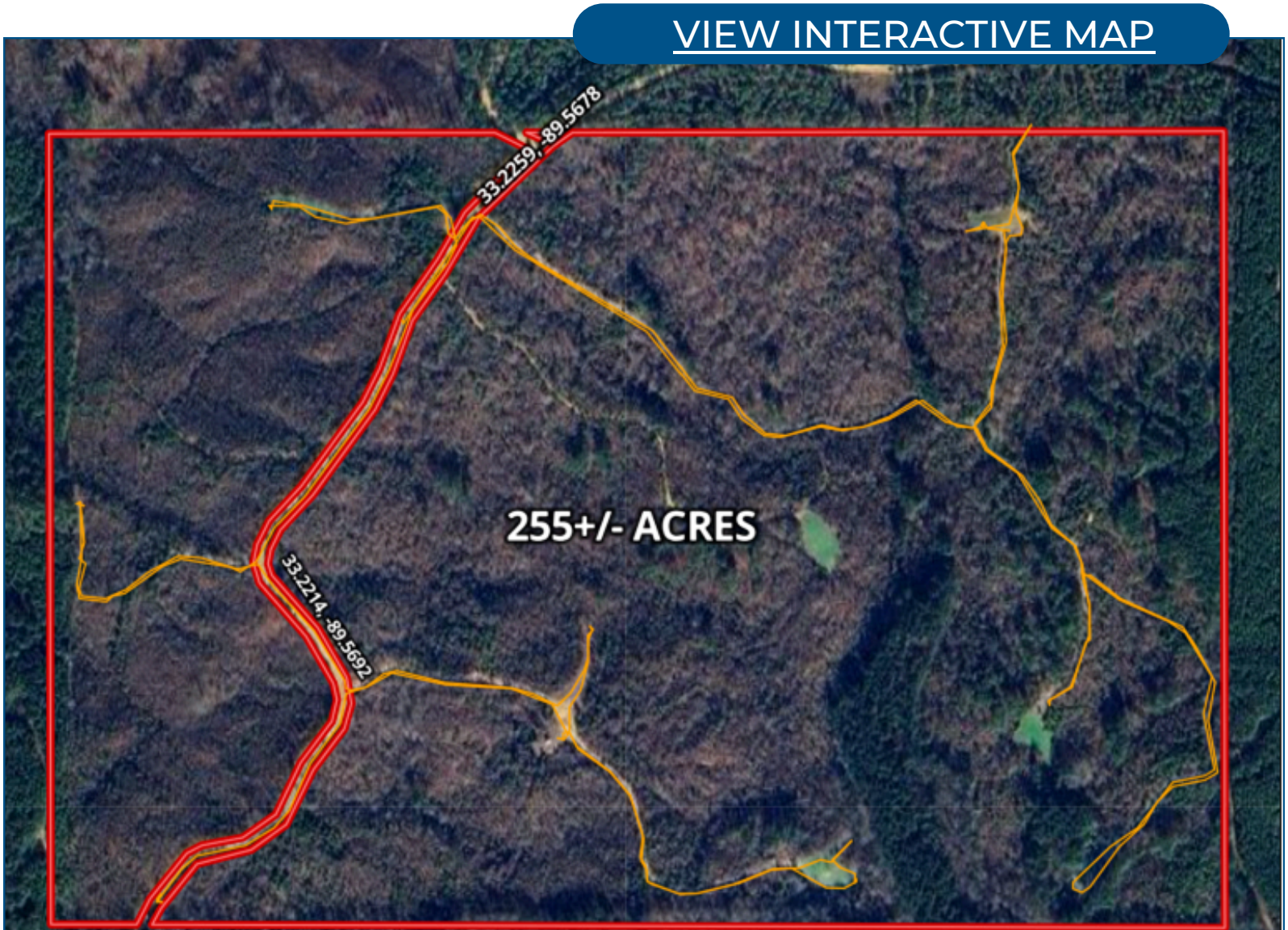
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Aerial Map

VIEW INTERACTIVE MAP



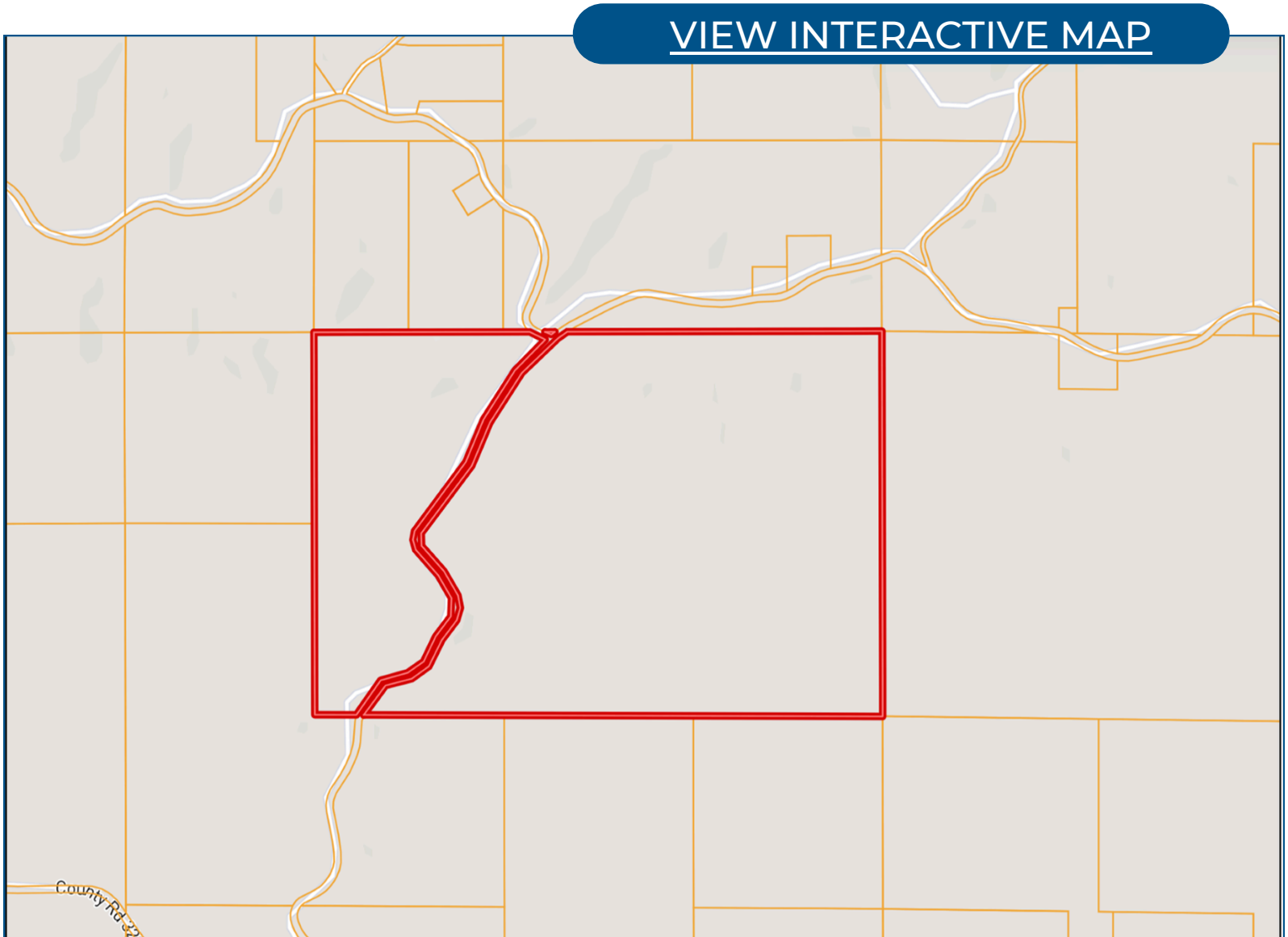
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Ownership Map

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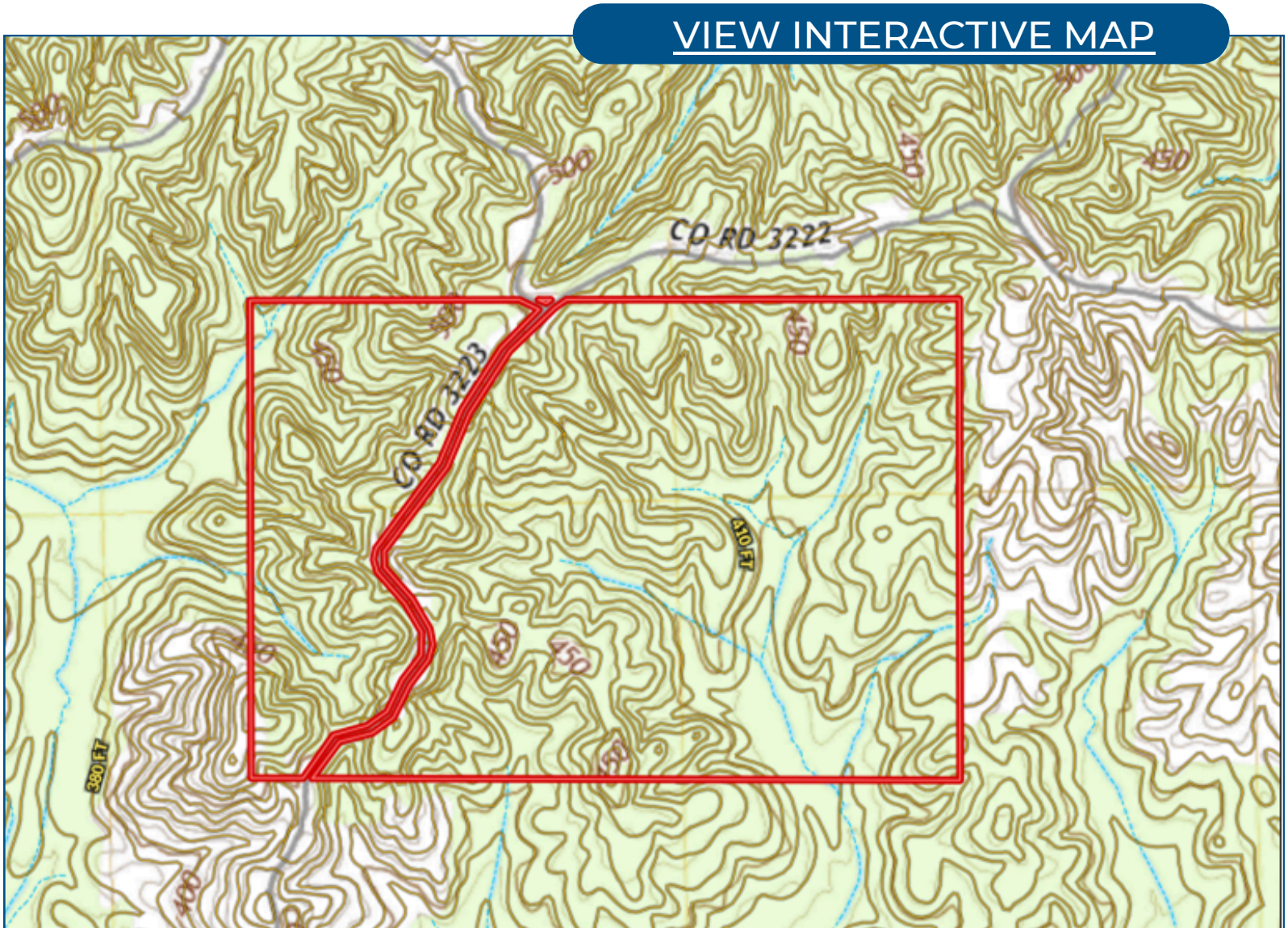
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Topo Map

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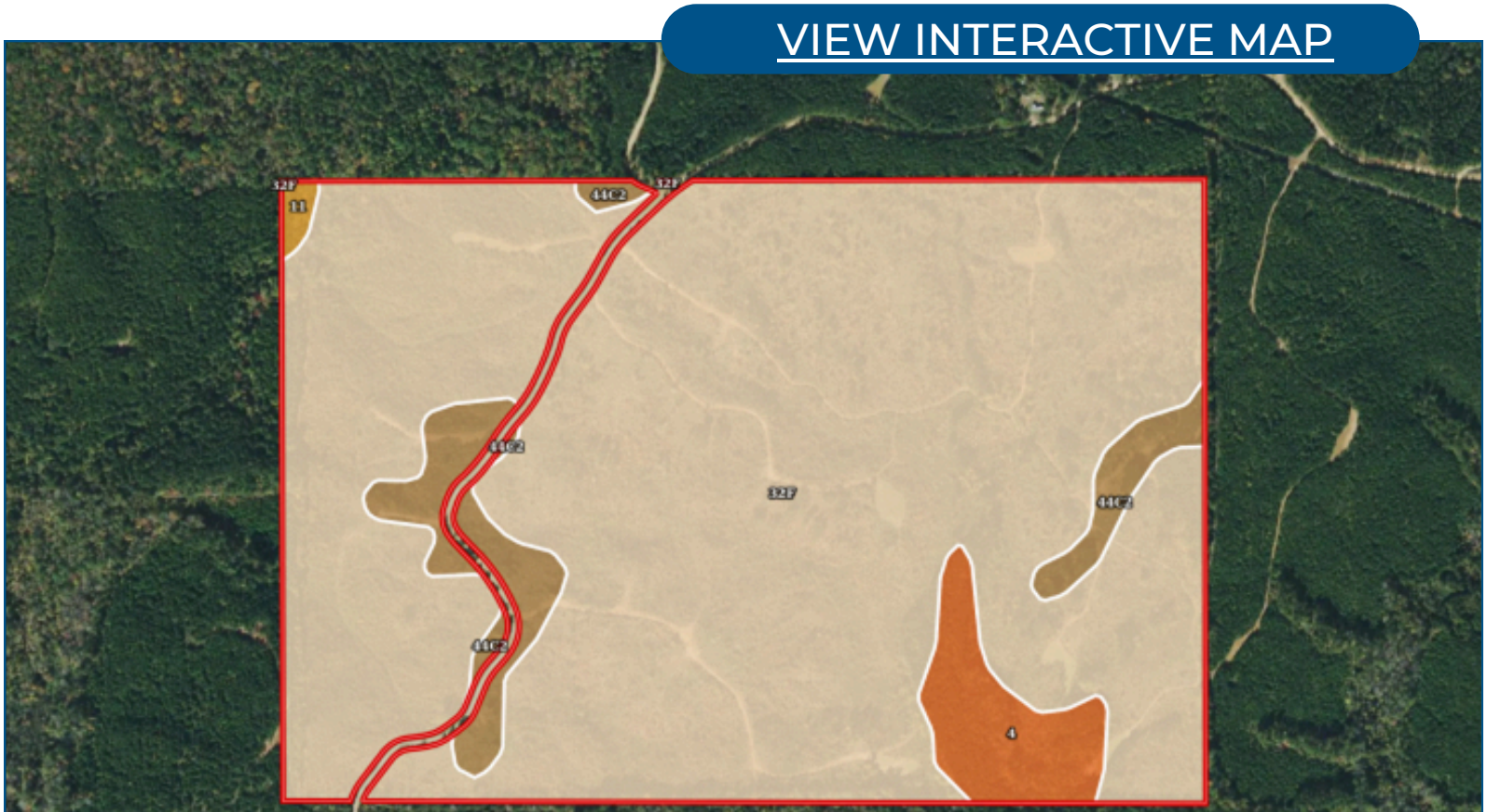
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Soil Map

VIEW INTERACTIVE MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
32F	Smithdale fine sandy loam, 15 to 40 percent slopes	223.05	89.51	0	50	7e
44C2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	14.7	5.9	0	32	3e
4	Kirkville loam, occasionally flooded	10.5	4.21	0	82	2w
11	Kinston loam, 0 to 2 percent slopes, frequently flooded	0.95	0.38	0	41	6w

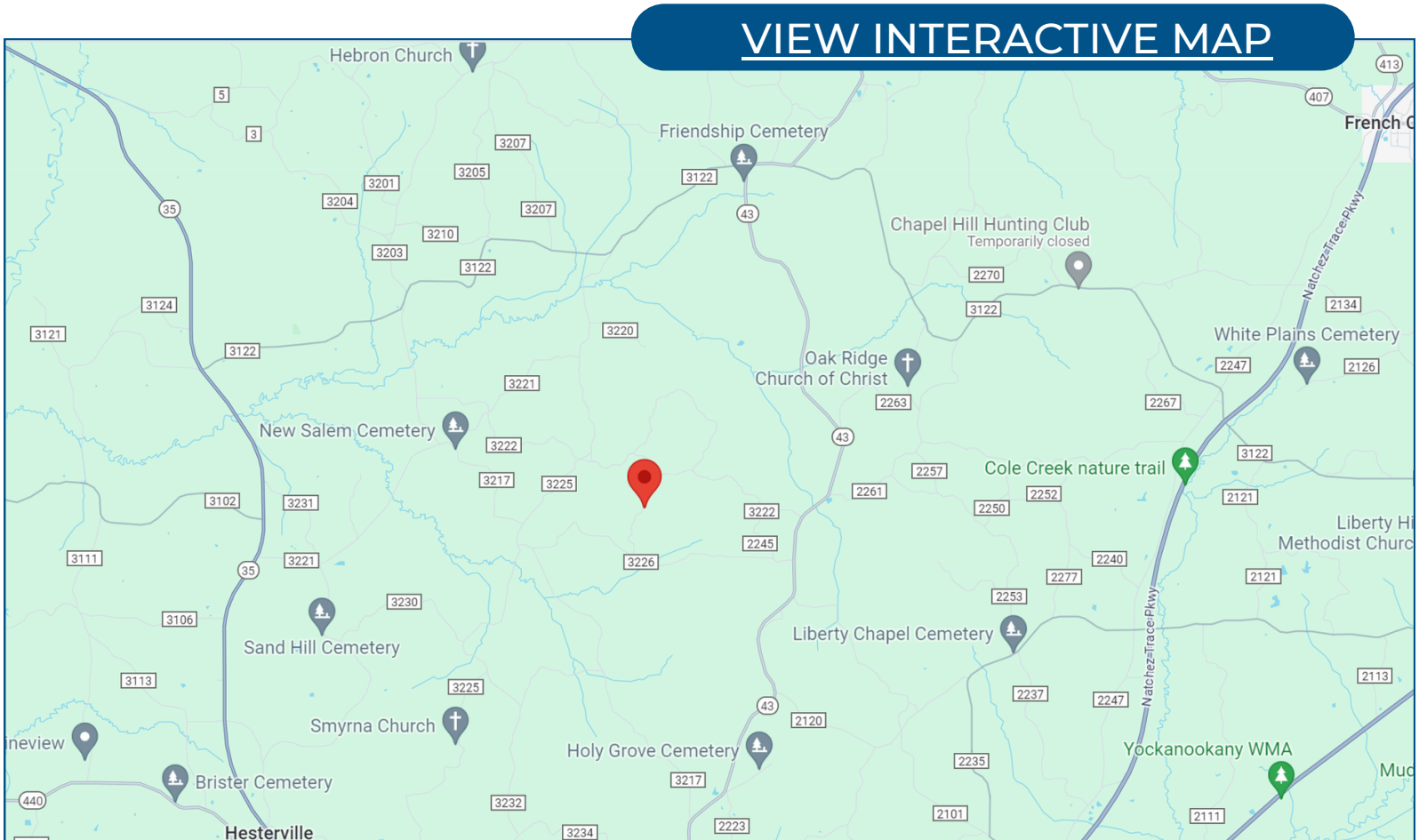
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Directional Map

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DIRECTIONS FROM HWY 12 AND HWY 43 IN KOSCIUSKO, MS:

Travel northeast on Hwy 43 for 11.2 miles. Turn left onto CR 2245 and travel 0.3 miles. Make a slight left onto CR 3226 and travel 1.9 miles. Turn right onto CR 3223. The property will be on both sides of the road.

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Listing Agent



TOM SMITH

FOUNDER & BROKER, ALC®

24+ Years in Mississippi Land, Ag and Management

Tom Smith is the Principal Broker and founder of Tom Smith Land and Homes, bringing over two decades of real estate expertise and a deep-rooted knowledge of the Mississippi market. A native of Meridian, Mississippi, Tom attended Mississippi State University and launched his real estate career in Madison in 2002.

With a strong background in executive leadership, Tom brings a strategic business mindset to real estate, having previously served in top management roles with major companies such as Wal-Mart and Home Depot, as well as holding CEO positions for retail organizations across the U.S.

Tom is one of the few Realtors in the Southeastern U.S. to hold the prestigious Accredited Land Consultant (ALC) designation from the Realtor Land Institute, which he earned in 2006. He is also a recipient of the APEX Award, recognizing him among the top-performing land brokers in America. His specialties include recreational tracts, timberland investment, commercial properties, and 1031 Tax-Deferred Exchanges.

An avid outdoorsman, Tom enjoys hunting, fishing, boating, and golf in his free time. He and his wife of 29 years, Ellen, make their home in Lake Caroline (Madison), Mississippi, and are proud parents of two daughters—one residing in Lakeland, Tennessee, and the other in Charleston, South Carolina.

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