# 30± Acre Timberland Tract

## County Road 4103

Sallis, Attala County, MS

**$83,250**

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Office: 601.898.2772

# Property Information

## Location:

- County Road 4103
  Sallis, MS, 39160

## Coordinates:

- 32.9759, -89.84055

## Property Use:

- Recreational
- Timberland
- Hunting

# Property Highlights

- 30± Acres
- 15 to 18 year-old Pine Plantation
- Quarter Mile of Road Frontage

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# The Property

## 30± Acres

Discover this exceptional 30± acre timberland tract in Attala County, Mississippi—an ideal blend of investment potential and outdoor recreation. Featuring a 15- to 18-year-old pine plantation, this property offers long-term timber value in a region renowned for quality white-tailed deer and turkey. With approximately a quarter mile of frontage along County Road 4103 and an existing internal road system, access is both convenient and practical. Ideal for both investors and outdoor enthusiasts, this property provides a blank canvas to design your own roads, campsite, and personalized outdoor experience.

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# Aerial Map

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# Ownership Map

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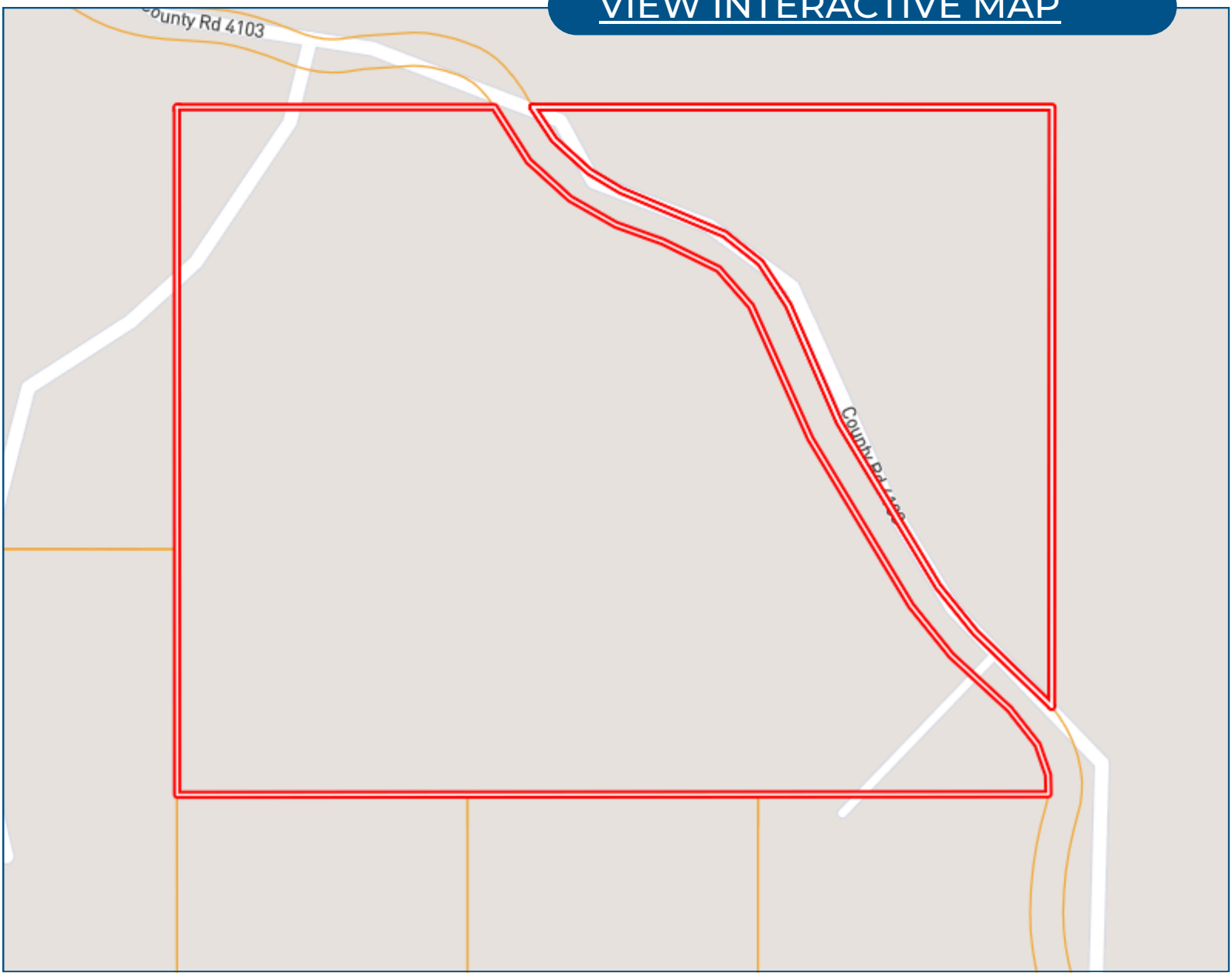


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# Topo Map

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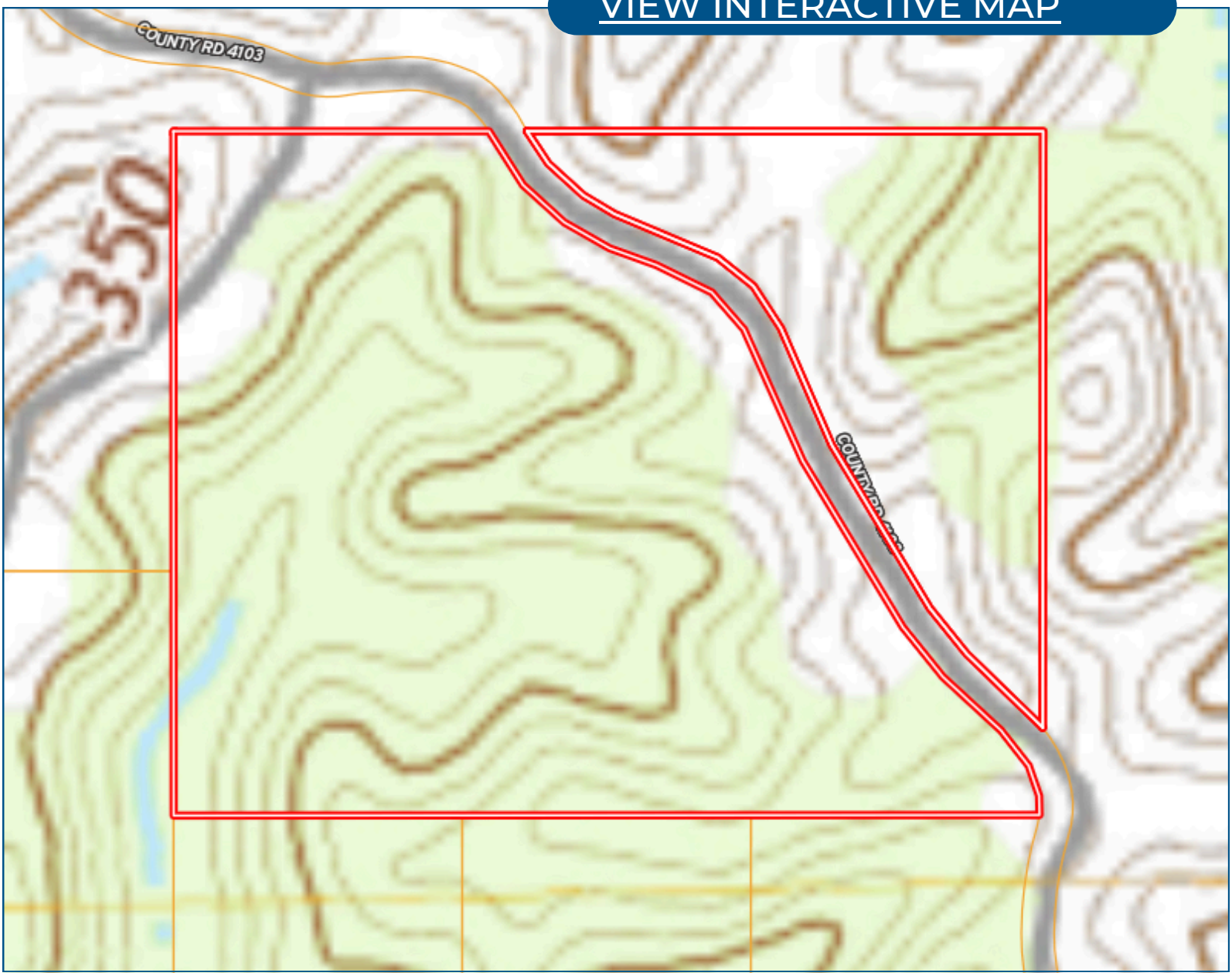


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# Soil Map

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# Directional Map

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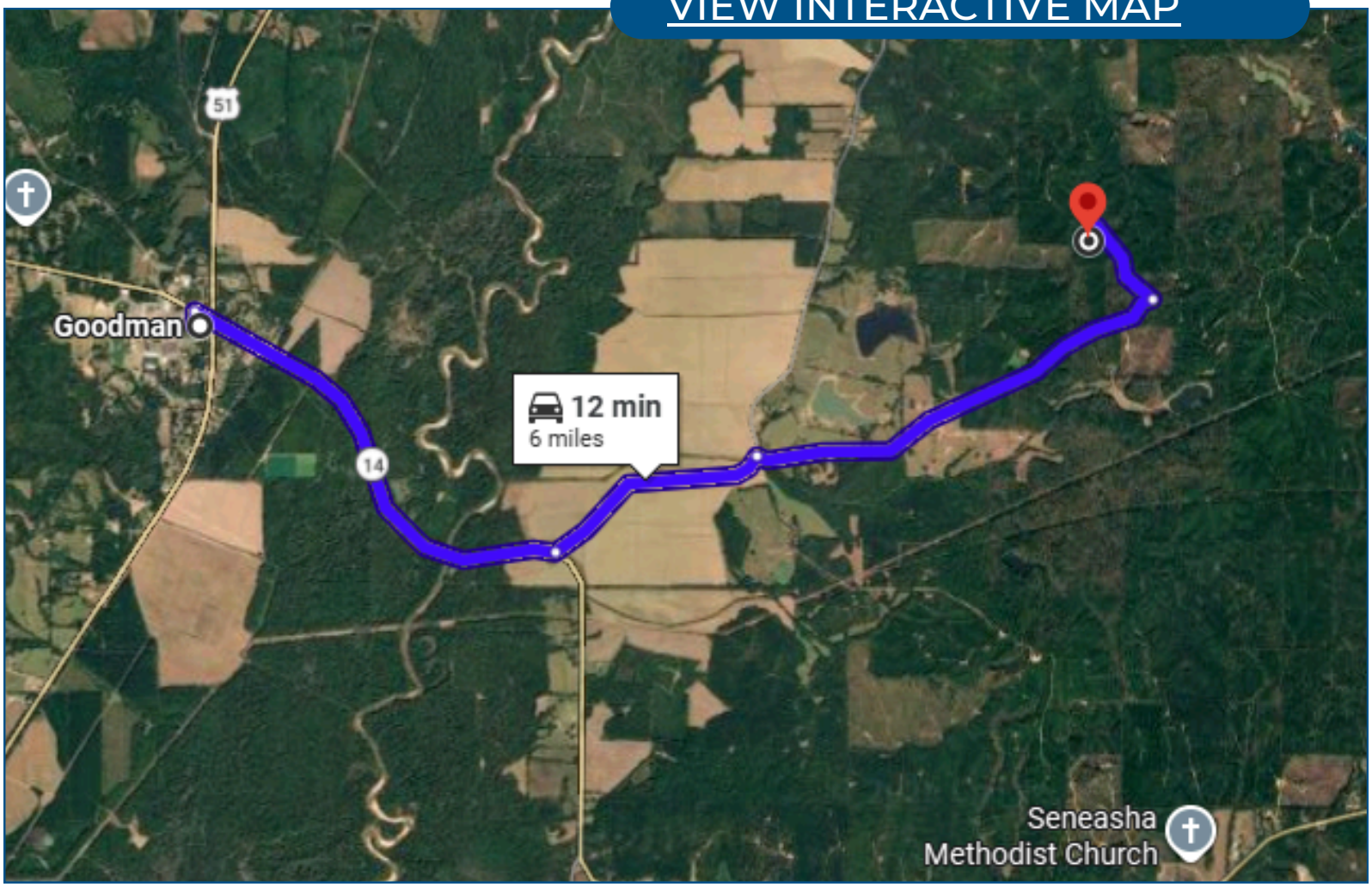


**Directions from Goodman, MS:**

Head towards MS-14 W for 341 ft. Turn right onto MS-14 E for 2.3 miles. Turn left onto County Road 4101 in 1.1 miles. Turn right onto County Road 4102 for 2.1 miles. In 0.5 miles the destination will be on your left.


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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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