

97± Acre Timber Tract

County Road 4102

Goodman, Attala County, MS



\$265,232



Expect More. Get More.

Property Information

Location:

- County Road 4102
Goodman, MS 39079

Coordinates:

- 32.96415, -89.81415

Property Use:

- Timber
- Recreational
- Investment
- Hunting

Property Highlights

- 97± Acres
- 80± Acres of 15 to 18 year old Pine Plantation
- 10± Acres of Mature Hardwood Timber
- 3 Established Food Plots
- Internal Road System throughout Property



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**TOM
SMITH**

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Tom@TomSmithLand.com

**Call The Land Man
Today!**



The Property

97± Acres

This 97± acre timber tract in Attala County, MS offers an ideal blend of investment potential and recreational appeal. With approximately half a mile of frontage along County Road 4102, the property provides excellent access and usability. The land features 80± acres of 15–18-year-old pine plantation ready for thinning—offering immediate income potential—along with 10± acres of mature hardwoods that enhance long-term value and wildlife habitat. Well-suited for outdoor enthusiasts, the property supports strong deer and turkey populations and includes three established food plots. An internal road system ensures easy navigation for both forestry operations and recreation. Whether you're seeking a timber investment or a turnkey hunting property, this tract delivers!



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Wildlife



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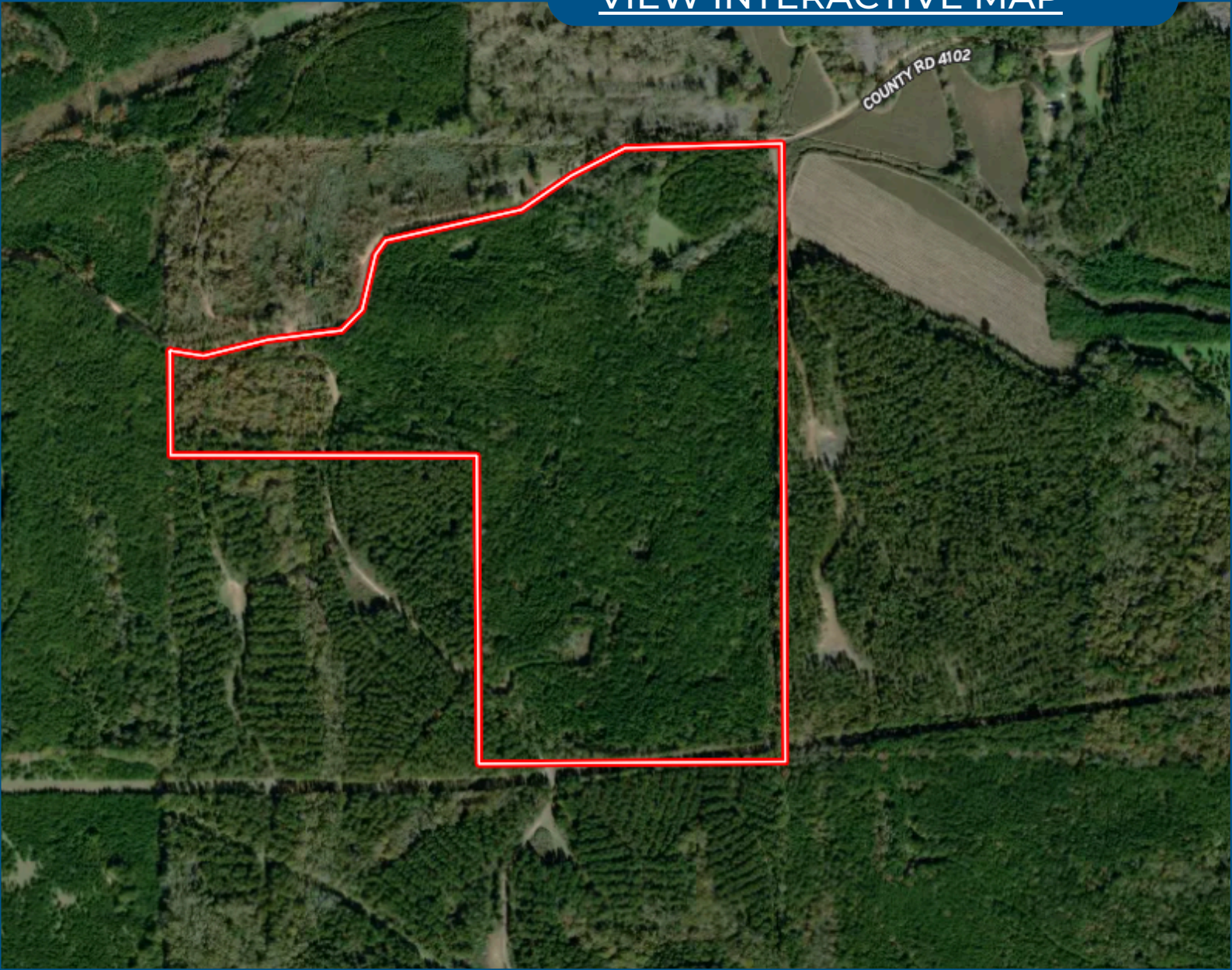
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Aerial Map

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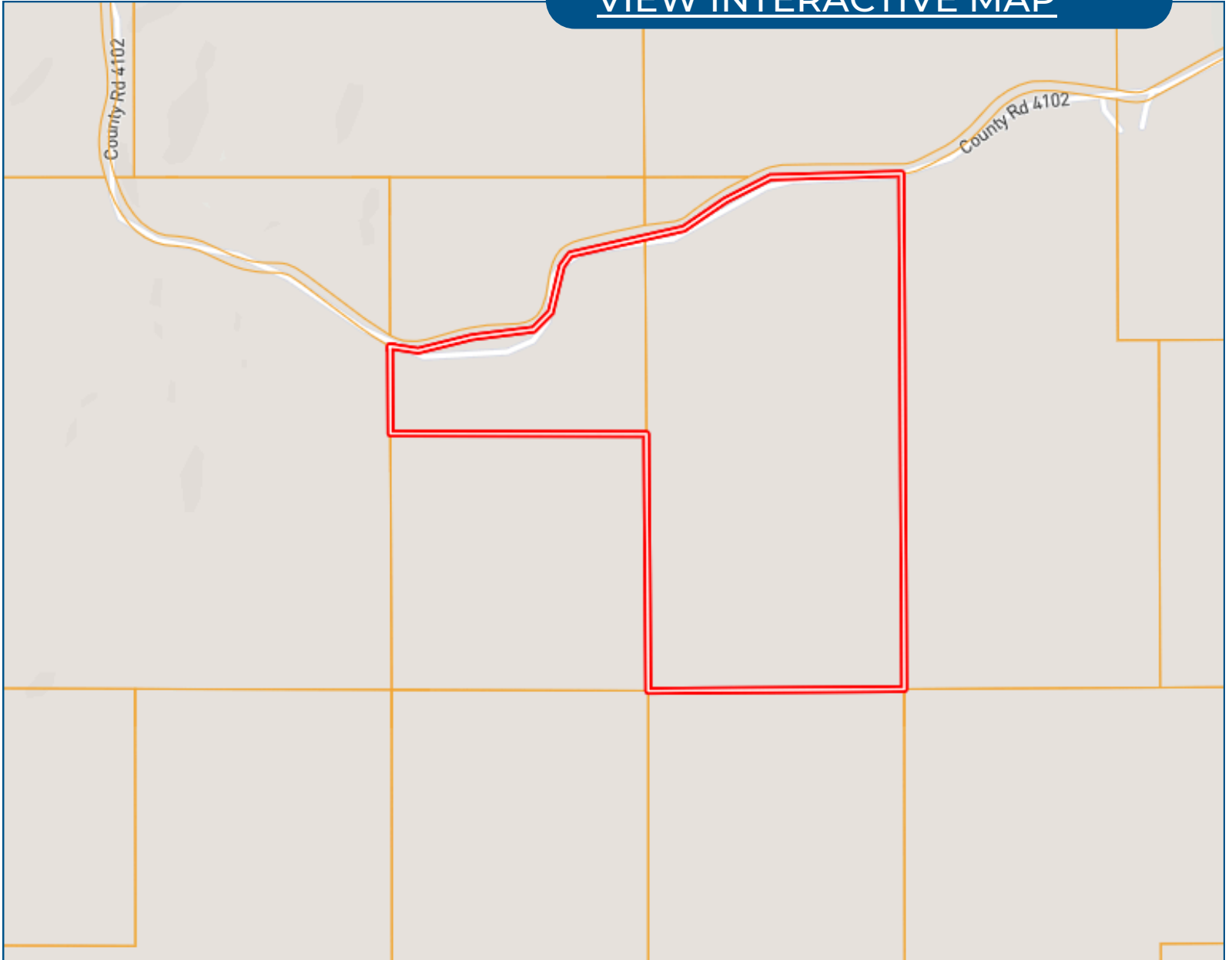
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Ownership Map

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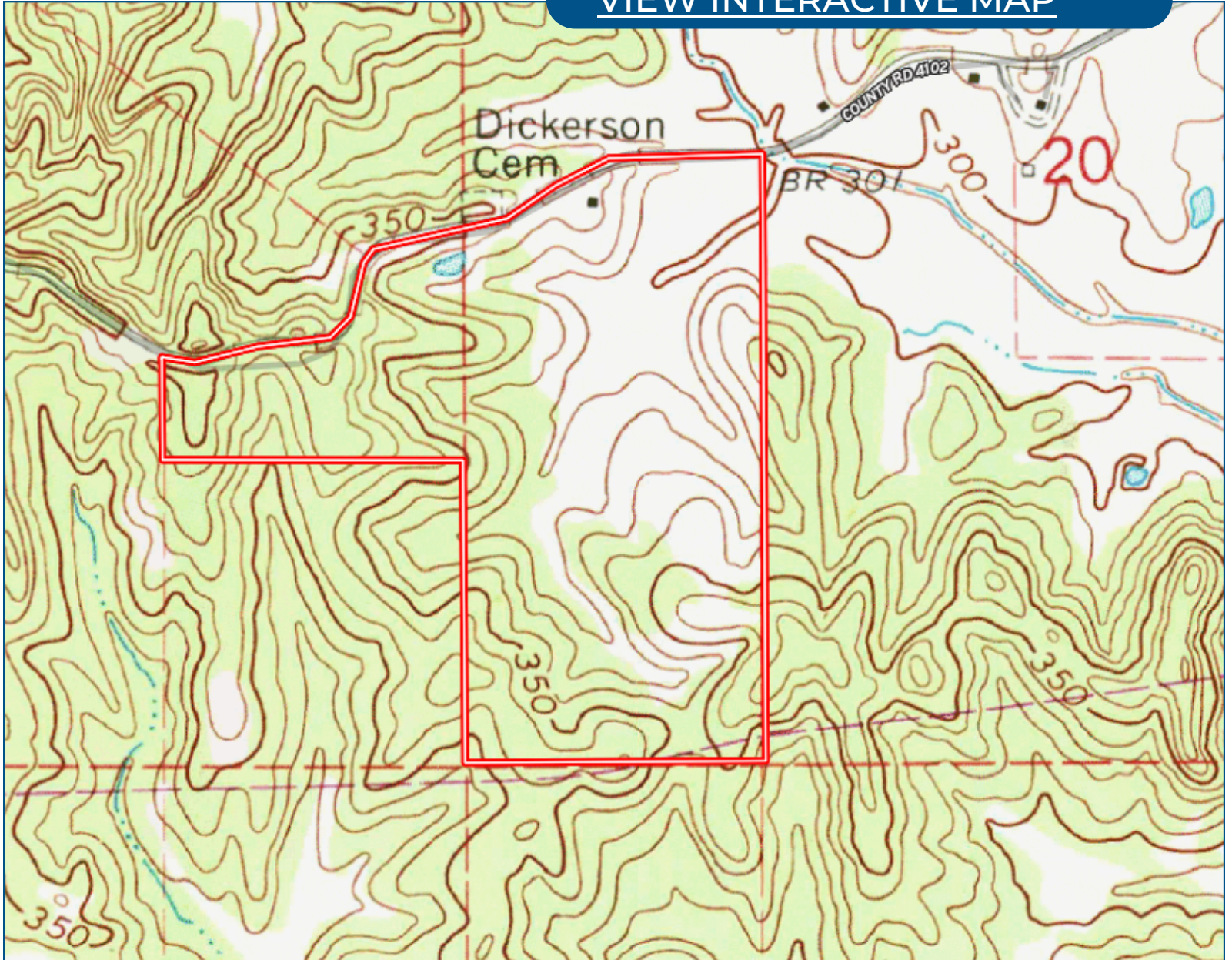
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Topo Map

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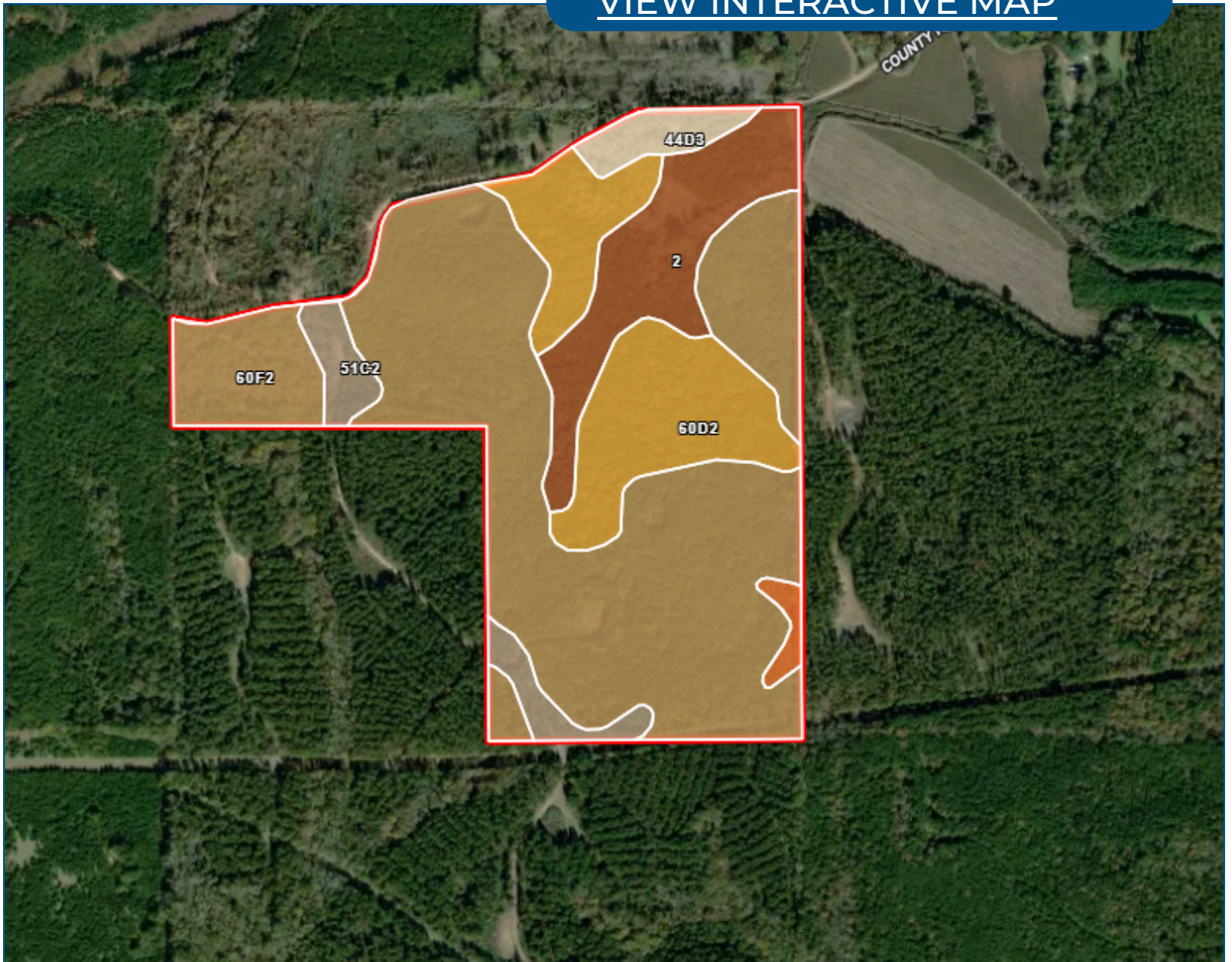
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Soil Map

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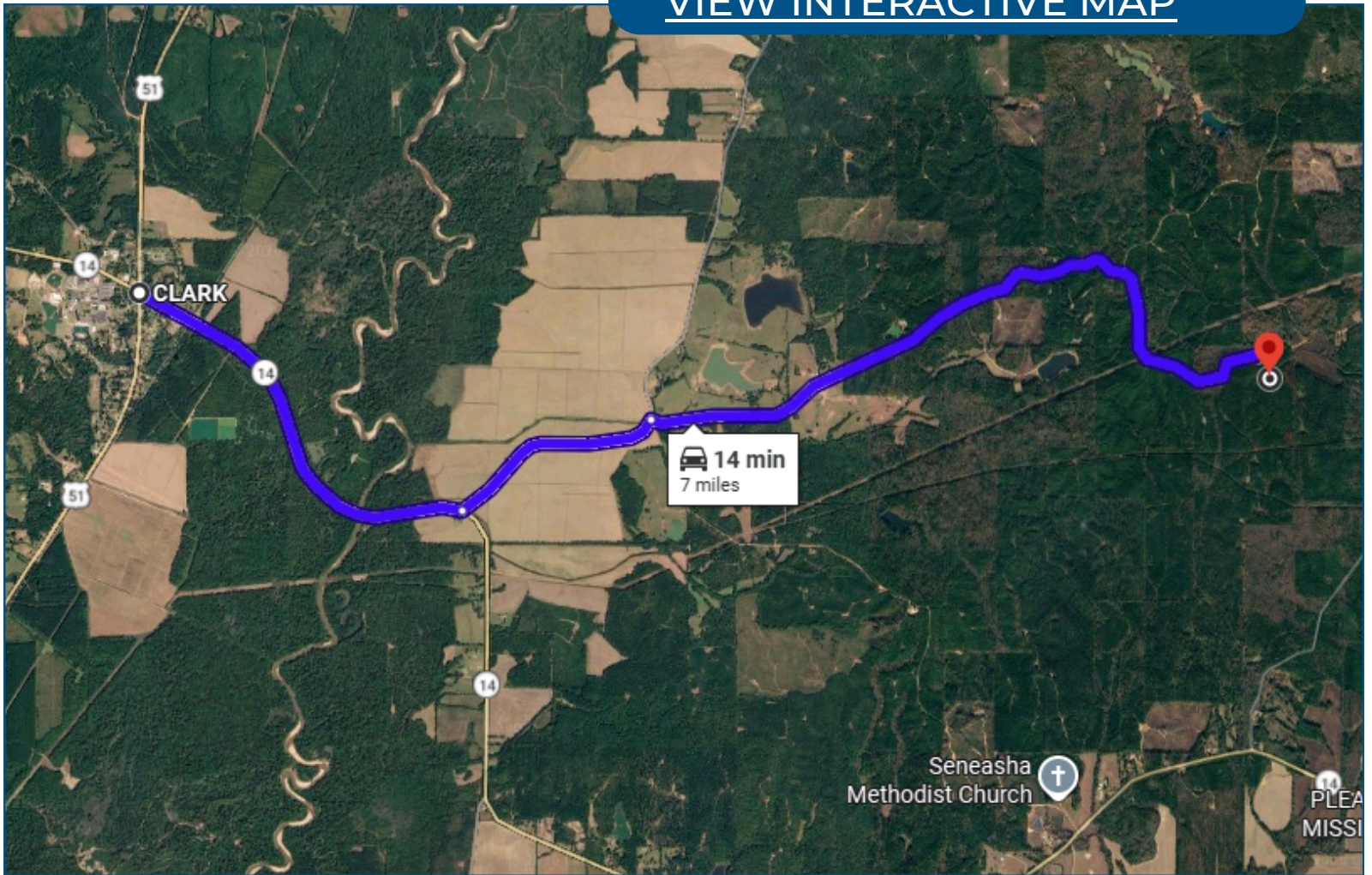
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Directional Map

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Directions from Goodman, MS: Head toward US-51 N for 2.2 miles. Turn left onto County Road 4101, and in 1.1 miles turn right onto County Road 4102. In 3.7 miles your destination will be on your right.

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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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