

48.3± Acre Timberland Tract

County Road 5005

Kosciusko, Attala County, MS



\$137,655



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Property Information

Location:

- County Road 5005
Kosciusko, MS, 39090

Coordinates:

- 32.9443, -89.3647

Property Use:

- Recreational
- Timberland
- Hunting

Property Highlights

- 48.3 ± Acres
- 17 to 19 year-old Pine Plantation
- Three Established Food Plots
- Investment Opportunity



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The Property

48.3± Acres

Discover a prime 48.3± acre timberland opportunity in Attala County, Mississippi. This property features a 17- to 19-year-old pine plantation ready for thinning this year, providing immediate income potential. Designed with outdoor enthusiasts in mind, it includes three established food plots—highlighted by a large food plot of approximately six acres—creating an ideal habitat for deer and turkey hunting. Conveniently located just off County Road 5005, this tract offers the perfect blend of investment value and recreational enjoyment.



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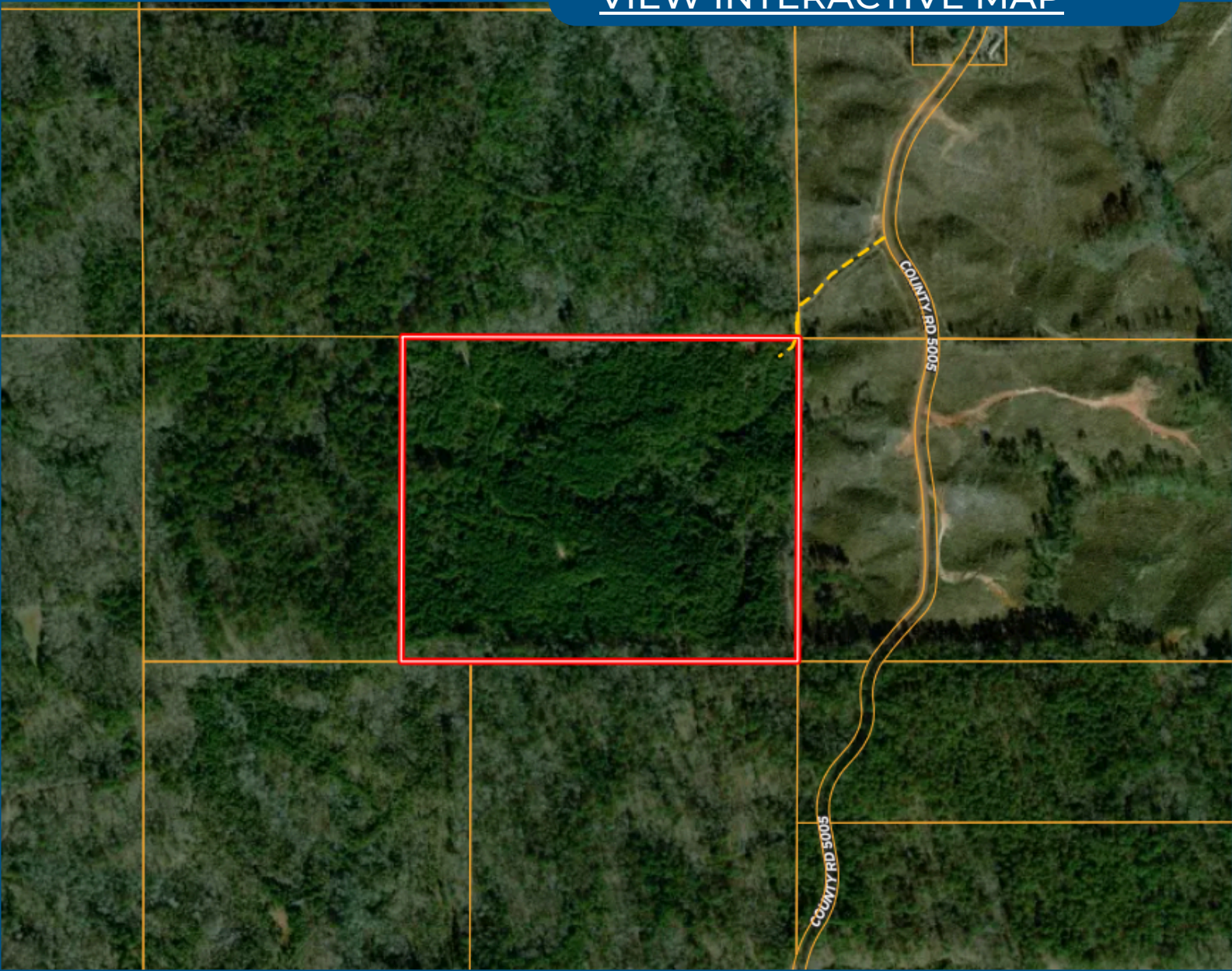
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Aerial Map

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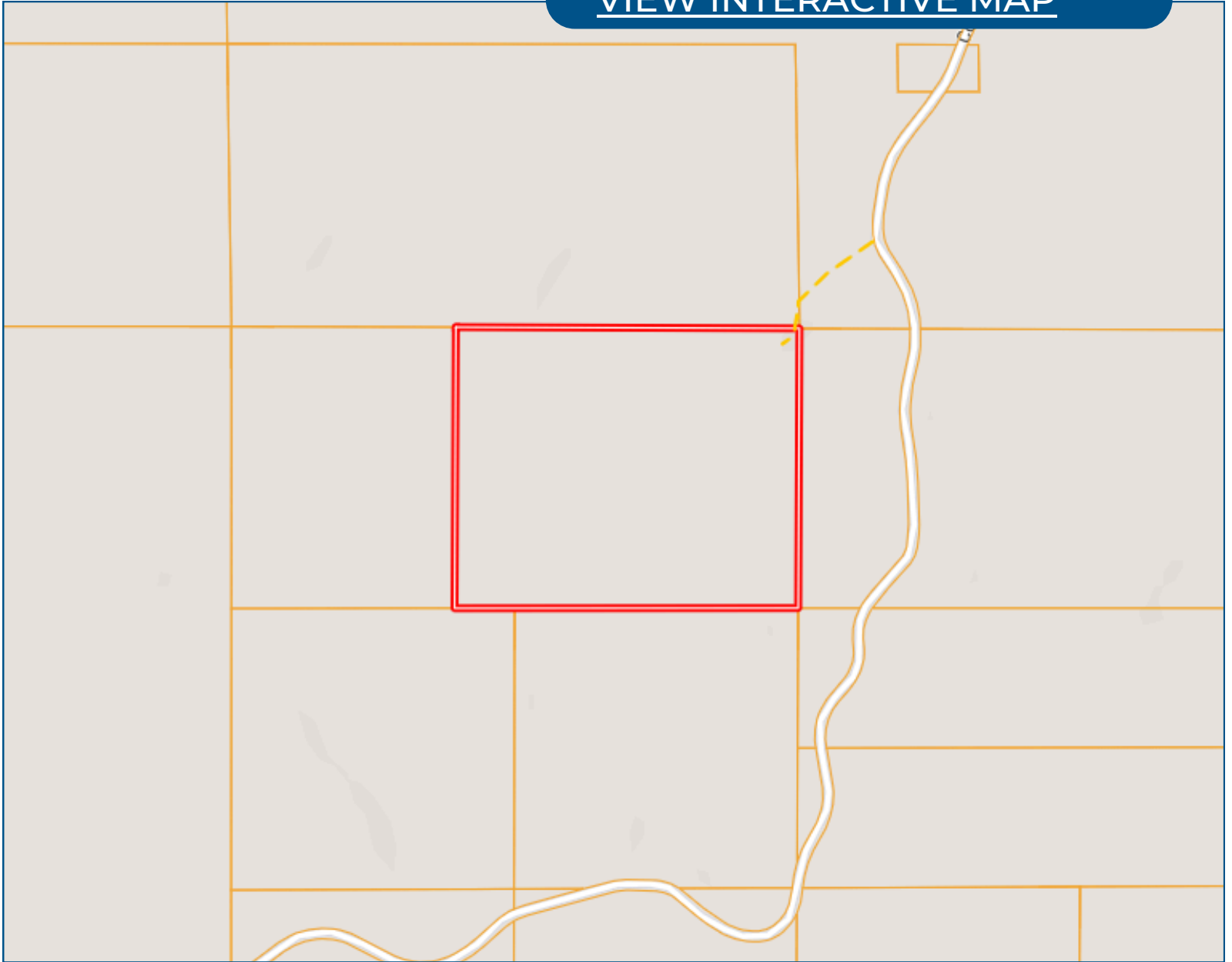
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Ownership Map

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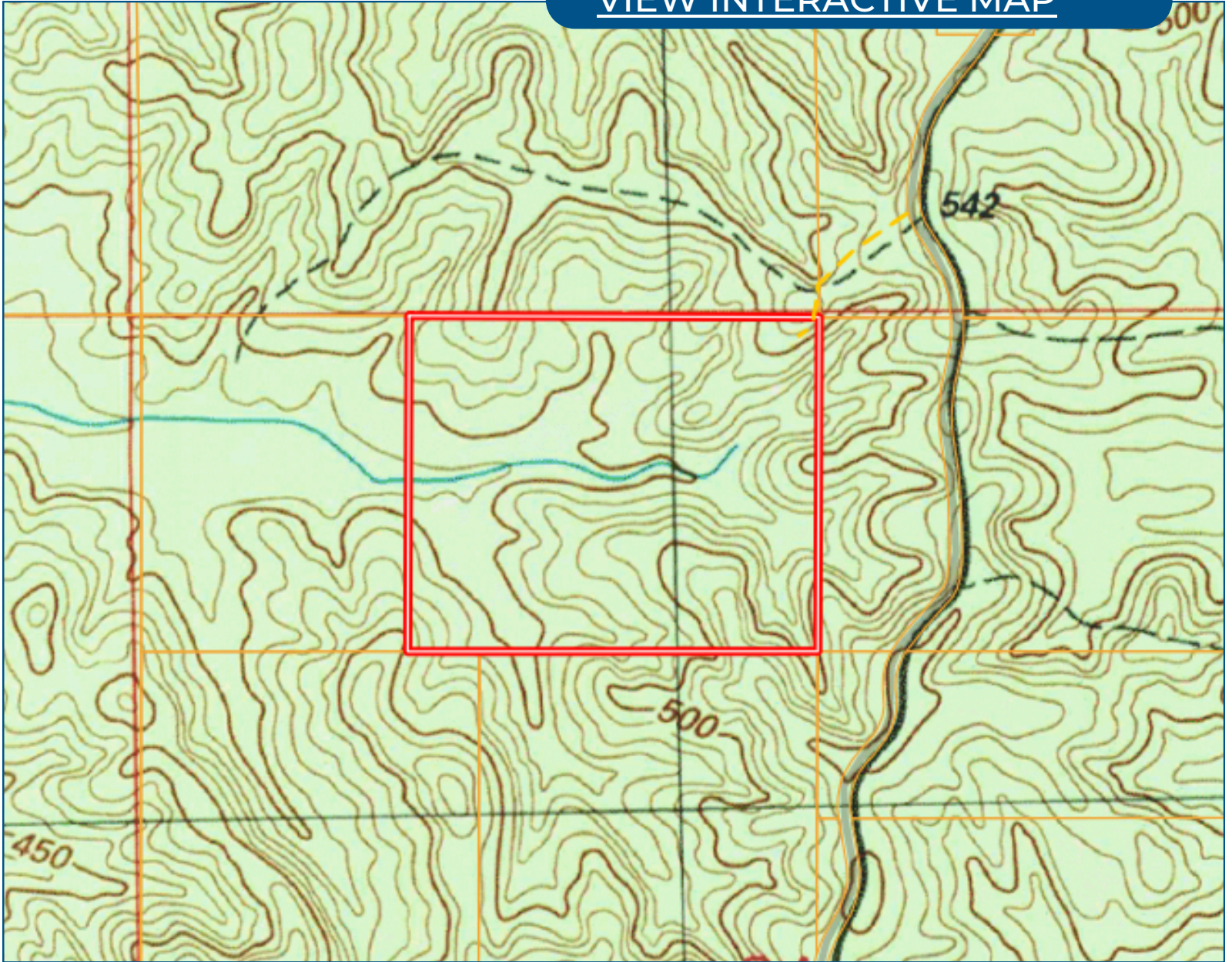
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Topo Map

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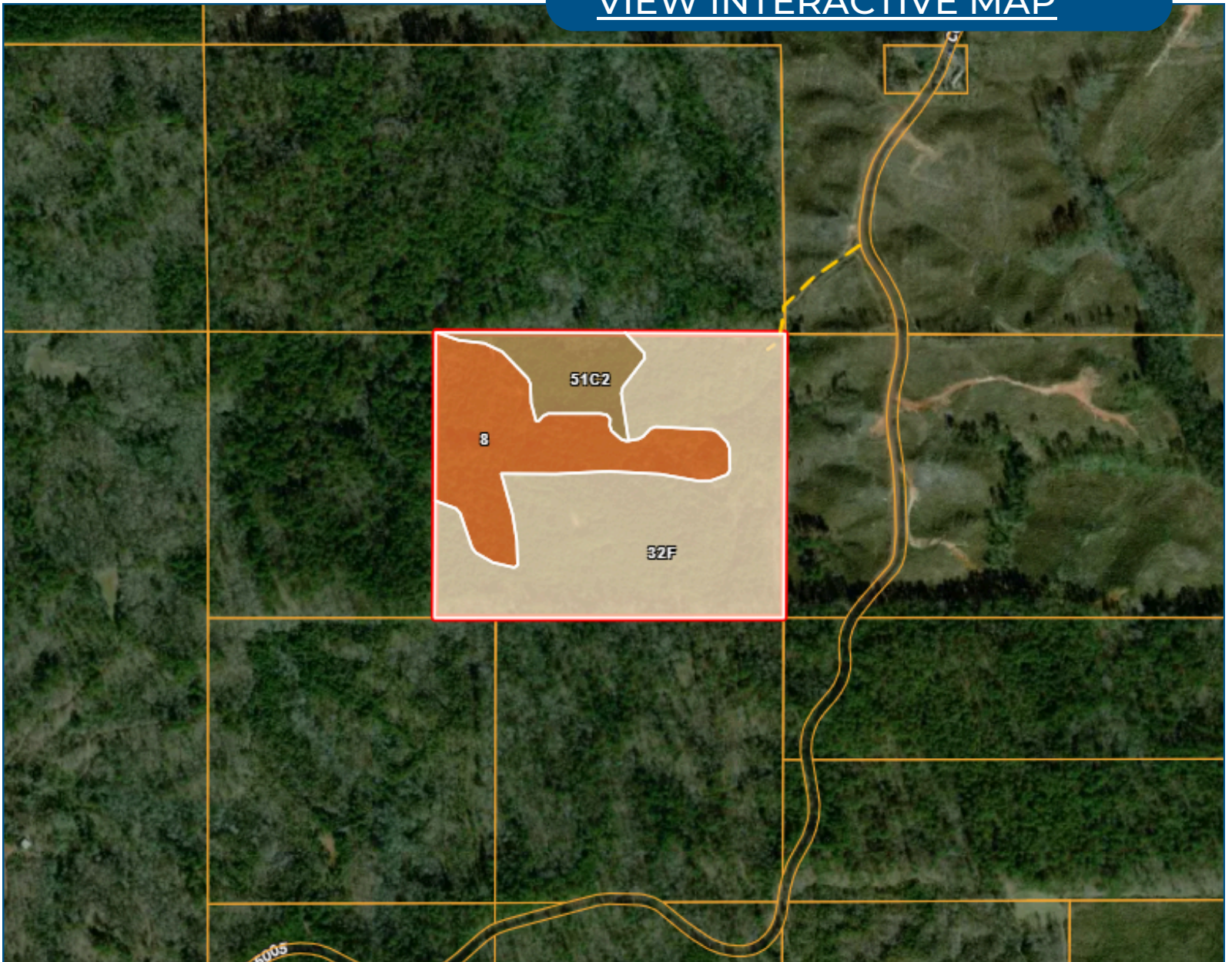
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Soil Map

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Directional Map

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Directions from MS-25:

Head toward Doyle Adcock Rd for 0.3 miles. Turn right onto right onto Doyle Adcock Road for 0.6 miles. Turn left at the 1st cross street onto MS-19 N for 1.9 miles. Turn left onto County Road 5001 for 0.9 miles. Take a slight right toward County Road 5005 in 259 ft. Continue straight onto County Road 5005 for 0.6 miles. The destination will be on the right in 0.1 miles.

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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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