

25± Acres Attala

County Road 2211

Kosciusko, Attala County, Mississippi



\$76,500



Expect More. Get More.

Property Information

Location:

- CR 2211 Kosciusko, MS

Coordinates:

- 33.084236,-89.551979

Property Use:

- Timber Tract, Hunting, Homesite

Property Highlights

- 25± Acres
- Timber Tract
- SW Corner Entrance



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**A Real Estate Expert
You Can Trust!**



The Property

25± Acres

This 25± acre timber tract sits on CR 2211 just outside Kosciusko, Mississippi. The property features a solid mix of pine and hardwood, making it a good recreational tract with long-term value. Water and electricity are available, giving you a strong homesite option if you're looking to build in a quiet, rural setting. There were clear signs of wildlife on the initial visit.. It's private, usable ground, and still just minutes from town. Give Bruce West a call today to take a look at this property.



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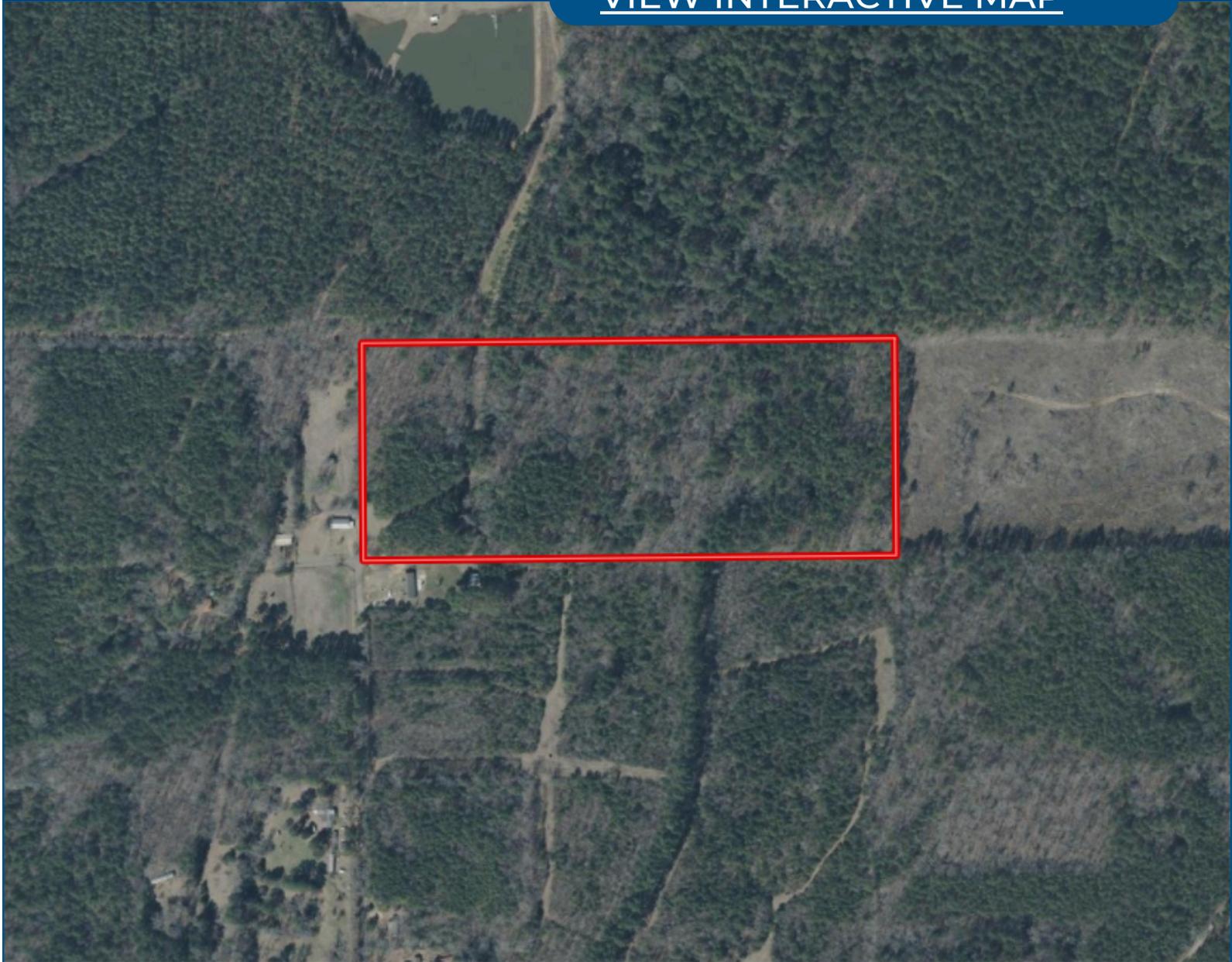
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Aerial Map

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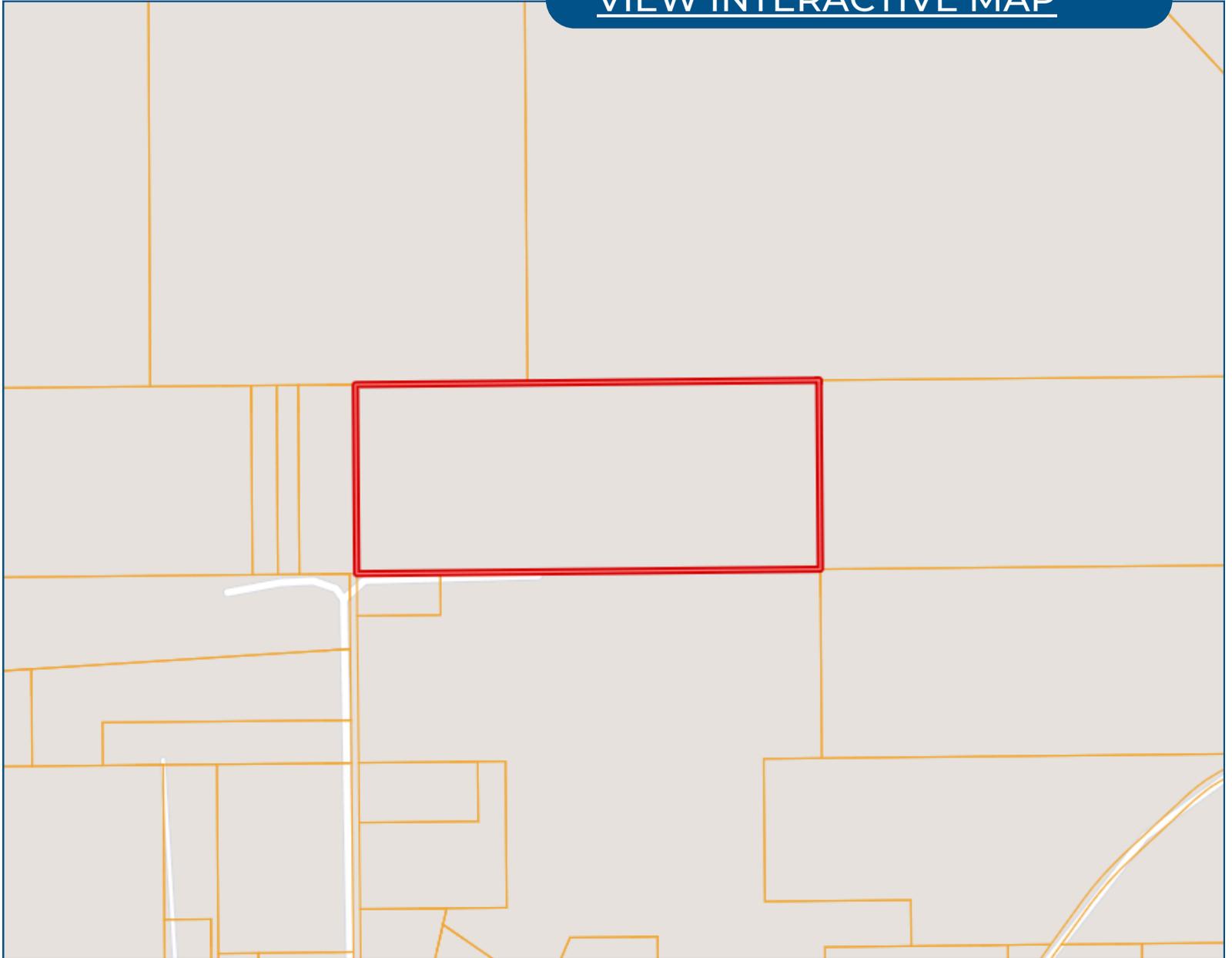
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Ownership Map

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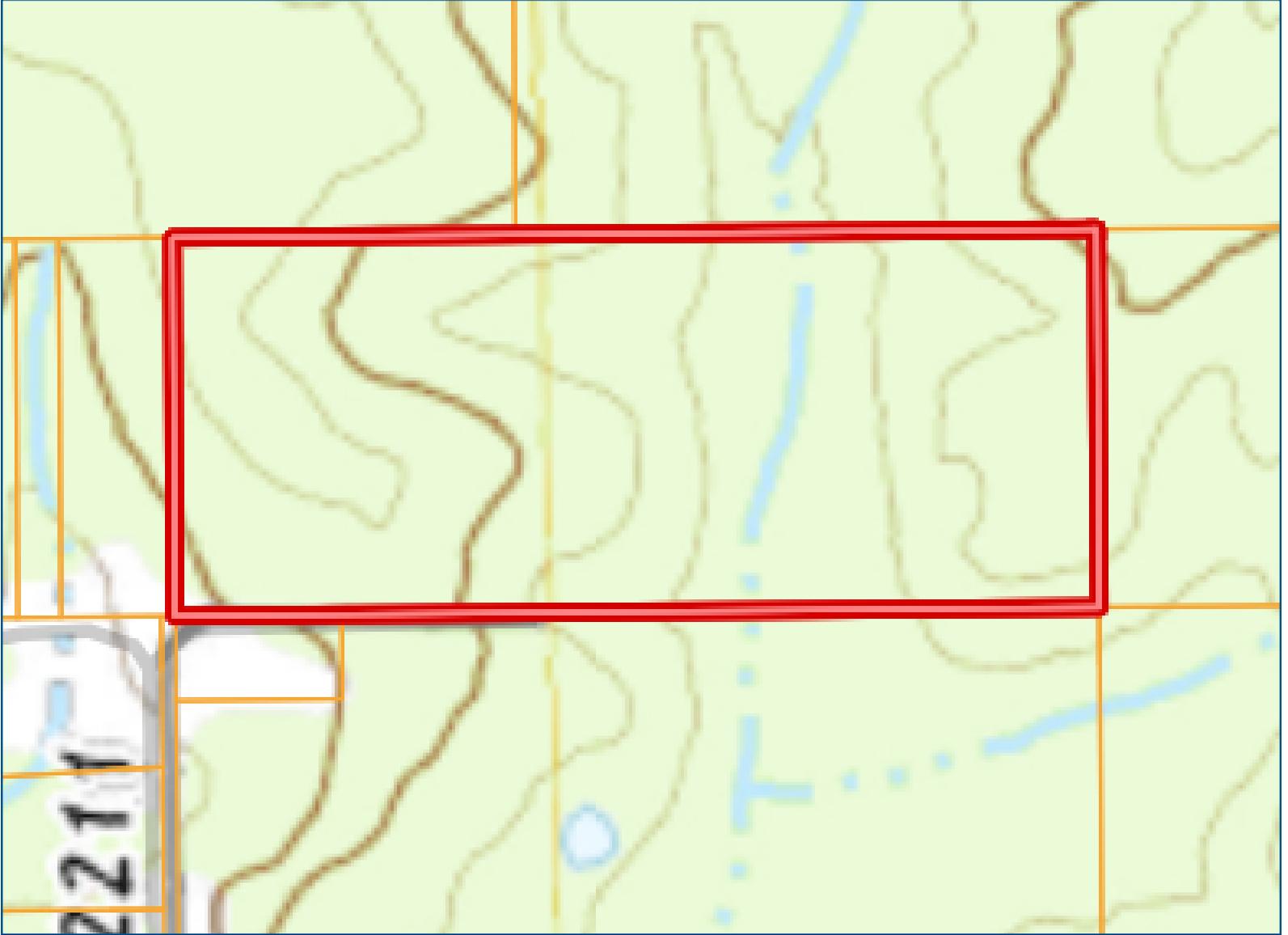
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Topo Map

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Soil Map

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Boundary 1: 24.87 ac

Code	Description	Acres	%	CPI	NCCPI	CAP
60D2	Smithdale-Sweatman complex, 8 to 15 percent slopes, eroded	13.24	53.24%	-	69	7e
5	Ariel silt loam, occasionally flooded	6.98	28.07%	-	76	2w
44C2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	4.15	16.69%	-	32	3e
44D3	Providence silt loam, 8 to 15 percent slopes, severely eroded	0.50	2.01%	-	35	6e
Totals		24.87 ac		0 CPI Average	64.11 NCCPI Average	4.91 Cap. Average

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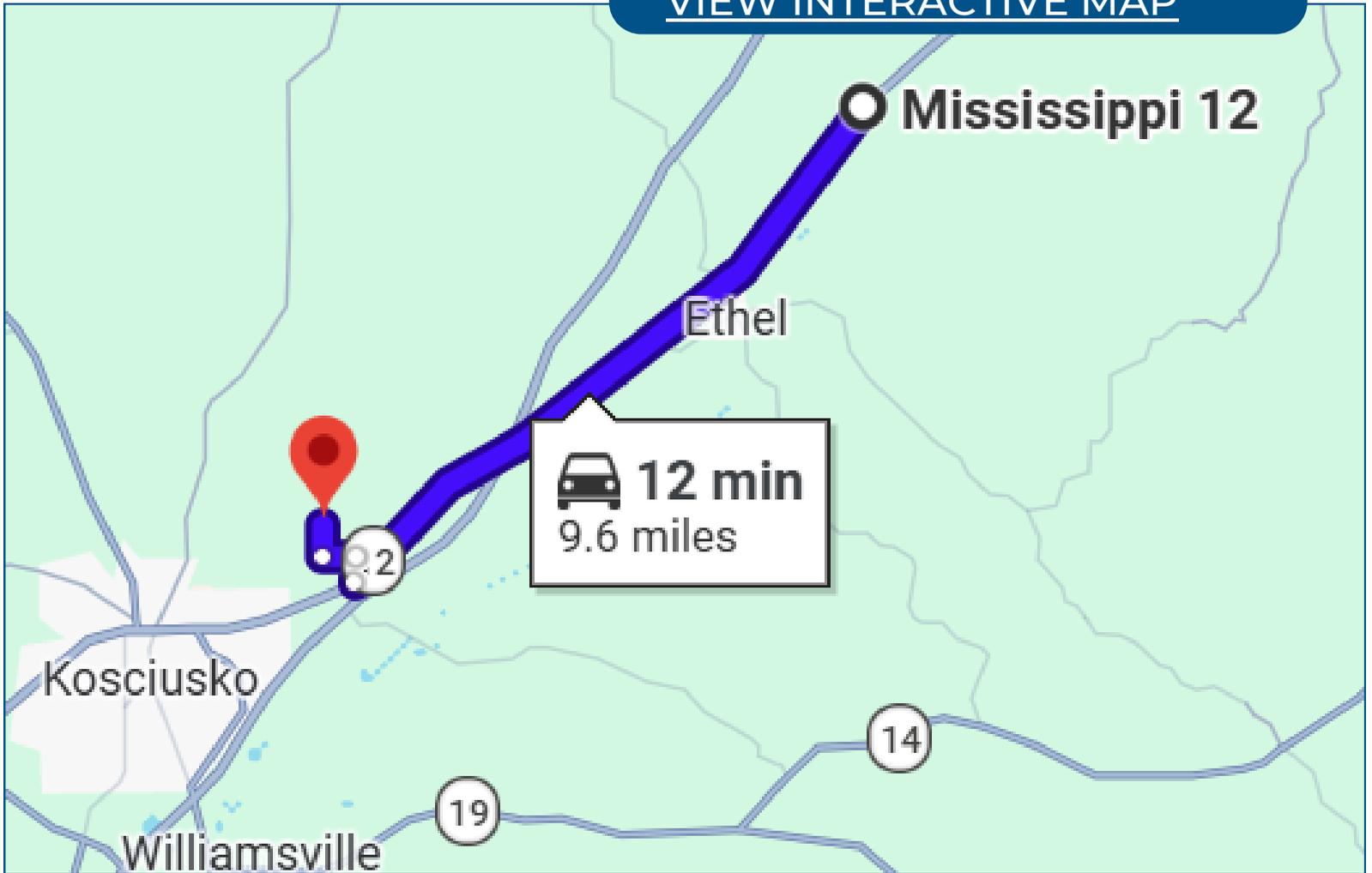
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Directional Map

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From Highway 12, Kosciusko, MS head toward Ferguson Rd. Travel 8.5 miles and then turn right onto Winfrey Rd. for .3 miles. Turn left onto CR 3034 and go .4 miles and turn right on Hanna Rd. for .2 miles property is at the end of the road..

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