

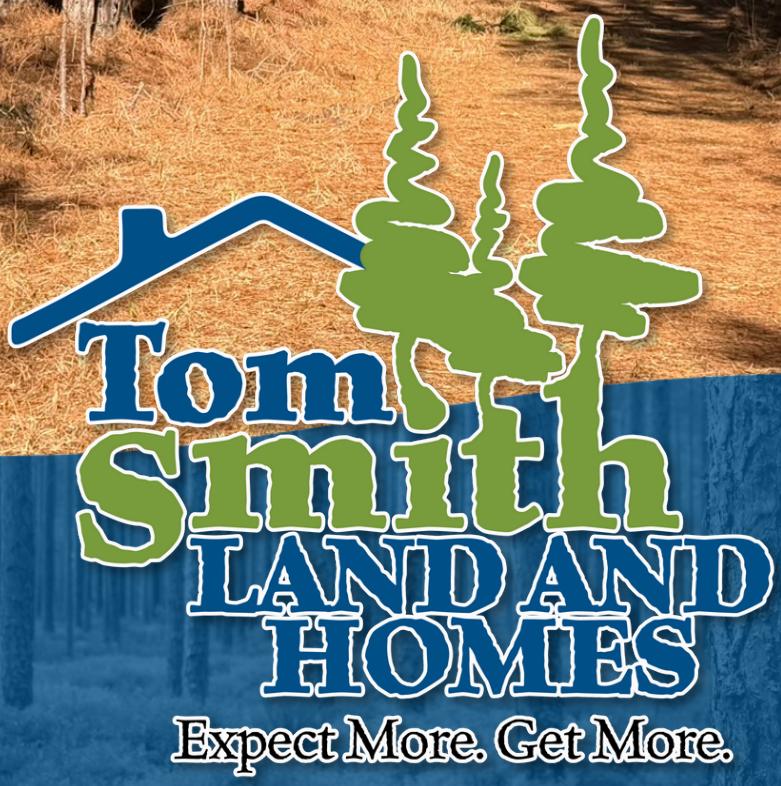
**121± Acres**

**Hunting & Timber Tract**

**Attala County, McCool, MS**



**\$350,000**



# Property Information

## Location:

- County Road 2253, McCool, MS

## Coordinates:

- 33.22845, -89.50215

## Property Use:

- Recreation
- Hunting
- Homesite
- Timber Investment

## Property Highlights

- 121± Acres
- Pine Saw Logs, Chip and Saw Timber, Pulpwood Timber
- 4 Established Food Plots
- Well-Maintained Internal Road System
- Abundant Deer & Turkey Signs



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# The Property

121± Acres

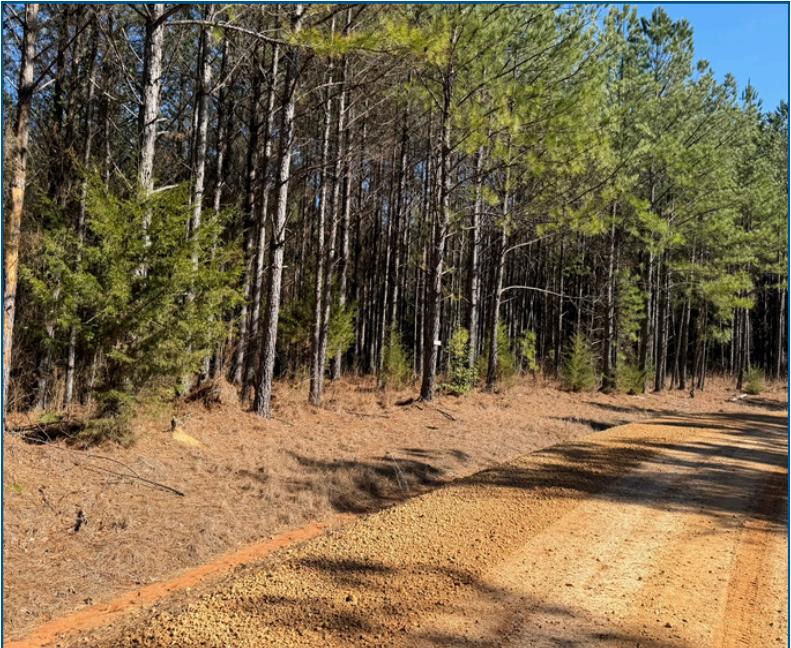
This 122-acre tract in Attala County offers excellent hunting opportunities along with strong timber investment potential. The property features pine saw logs, chip-and-saw timber, and pulpwood in various age classes, providing both diversity and long-term value. There are approximately four established food plots and a well-maintained internal road system throughout the property. The tract fronts Attala County Road 2253 and County Road 2261 and is located in a desirable area that has been managed for wildlife. Deer and turkey sign are abundant across the property. Several attractive building sites make this an ideal location for a cabin, camper setup, or weekend lodge.



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# The Property

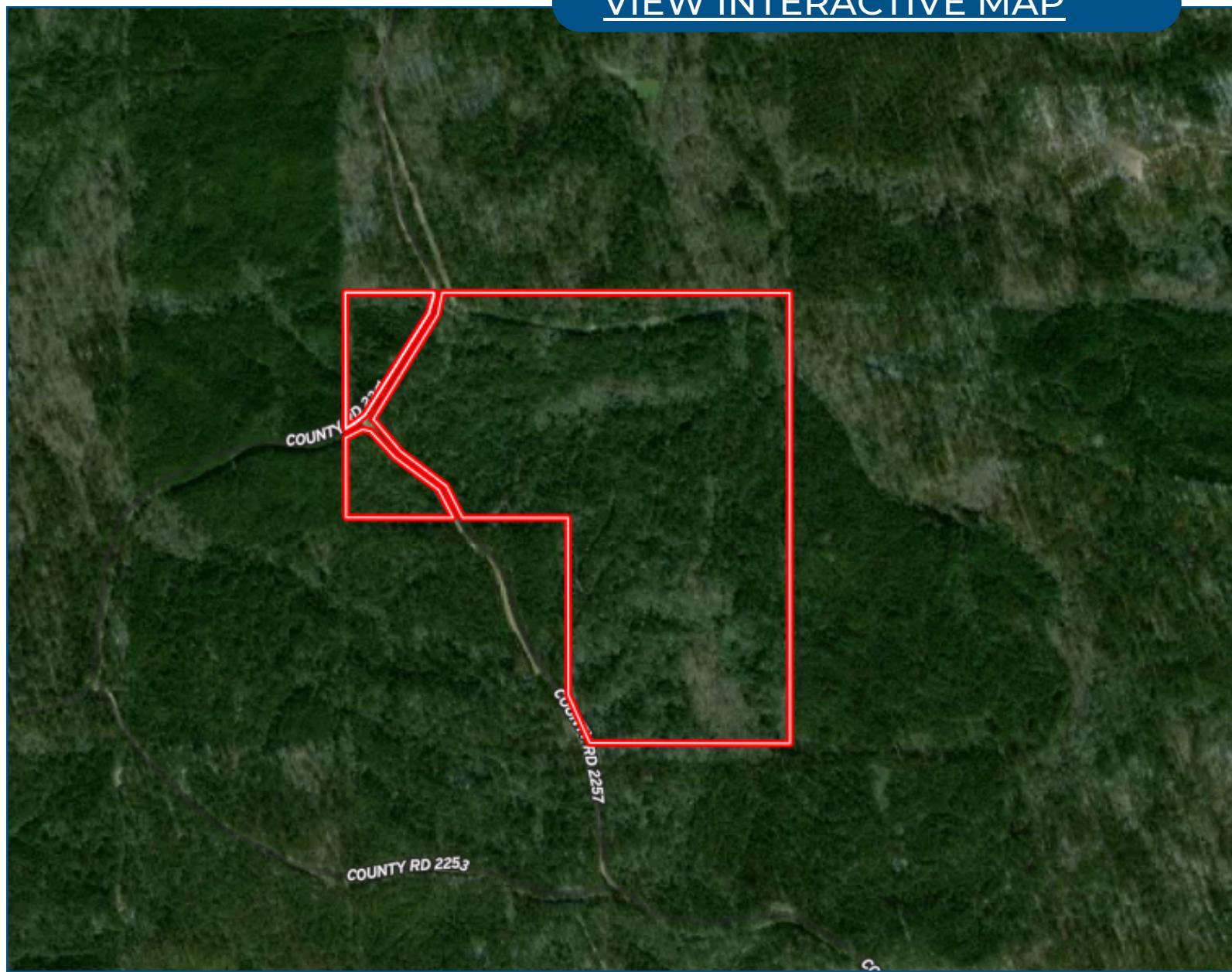


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# Aerial Map

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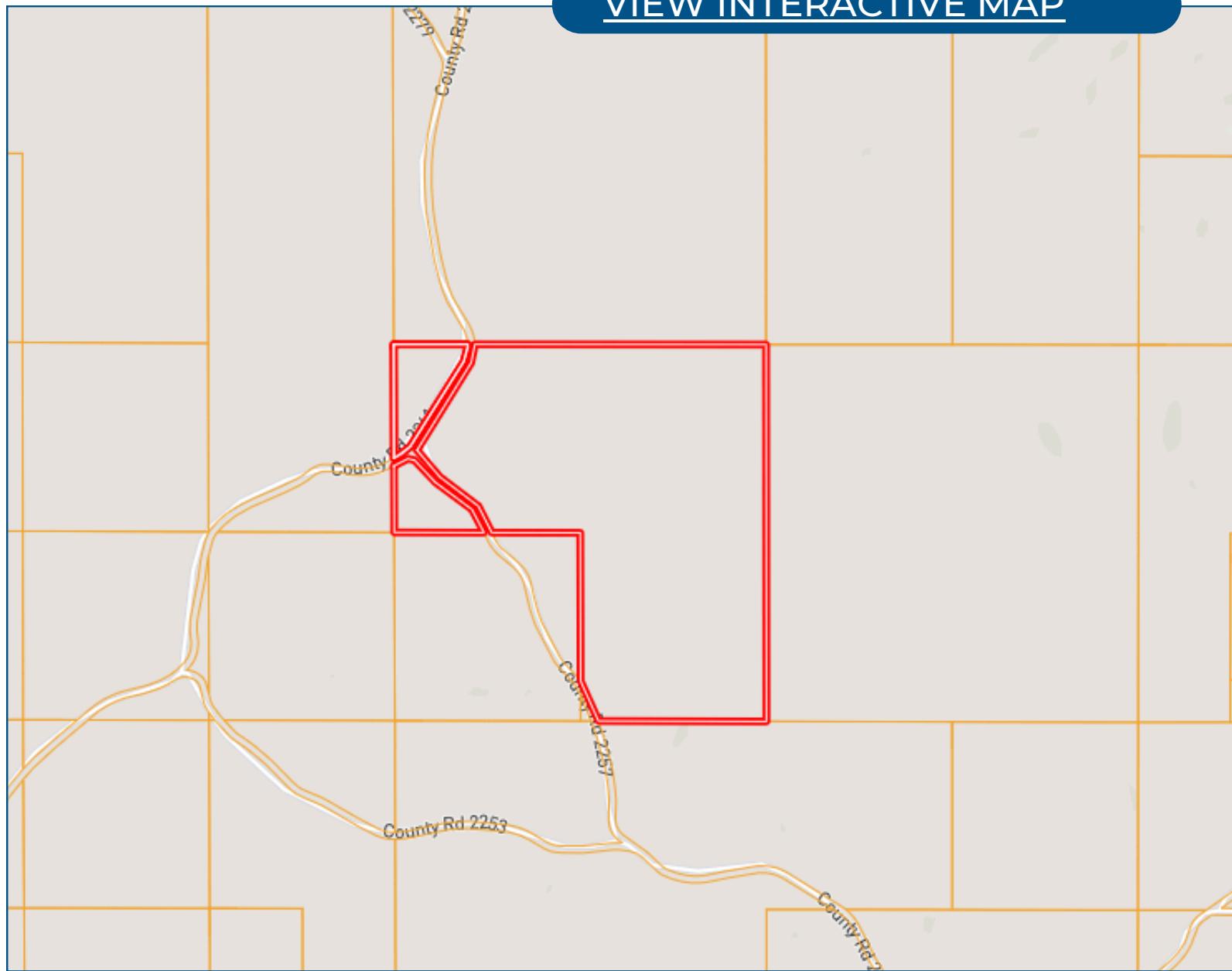


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# Ownership Map

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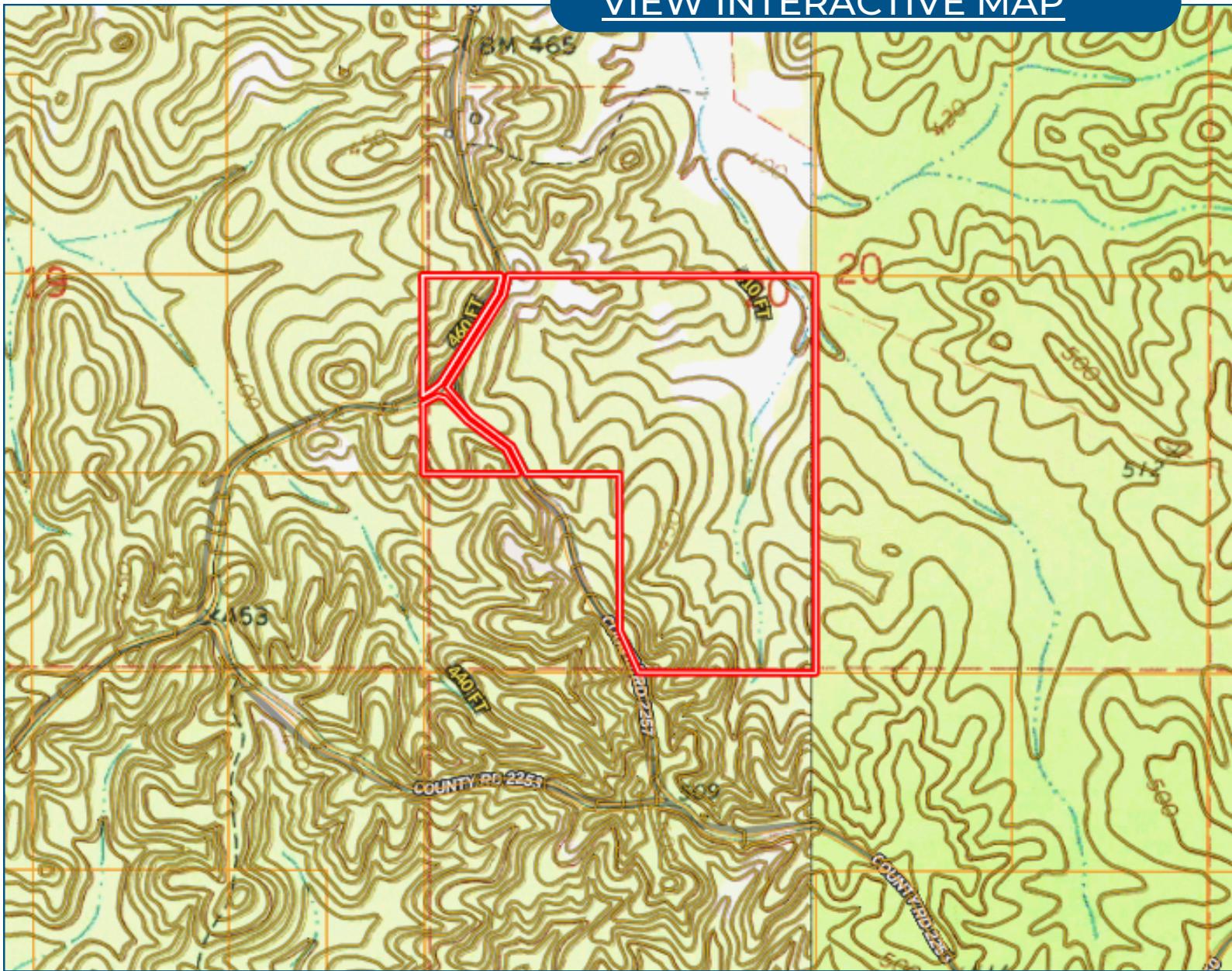


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# Topo Map

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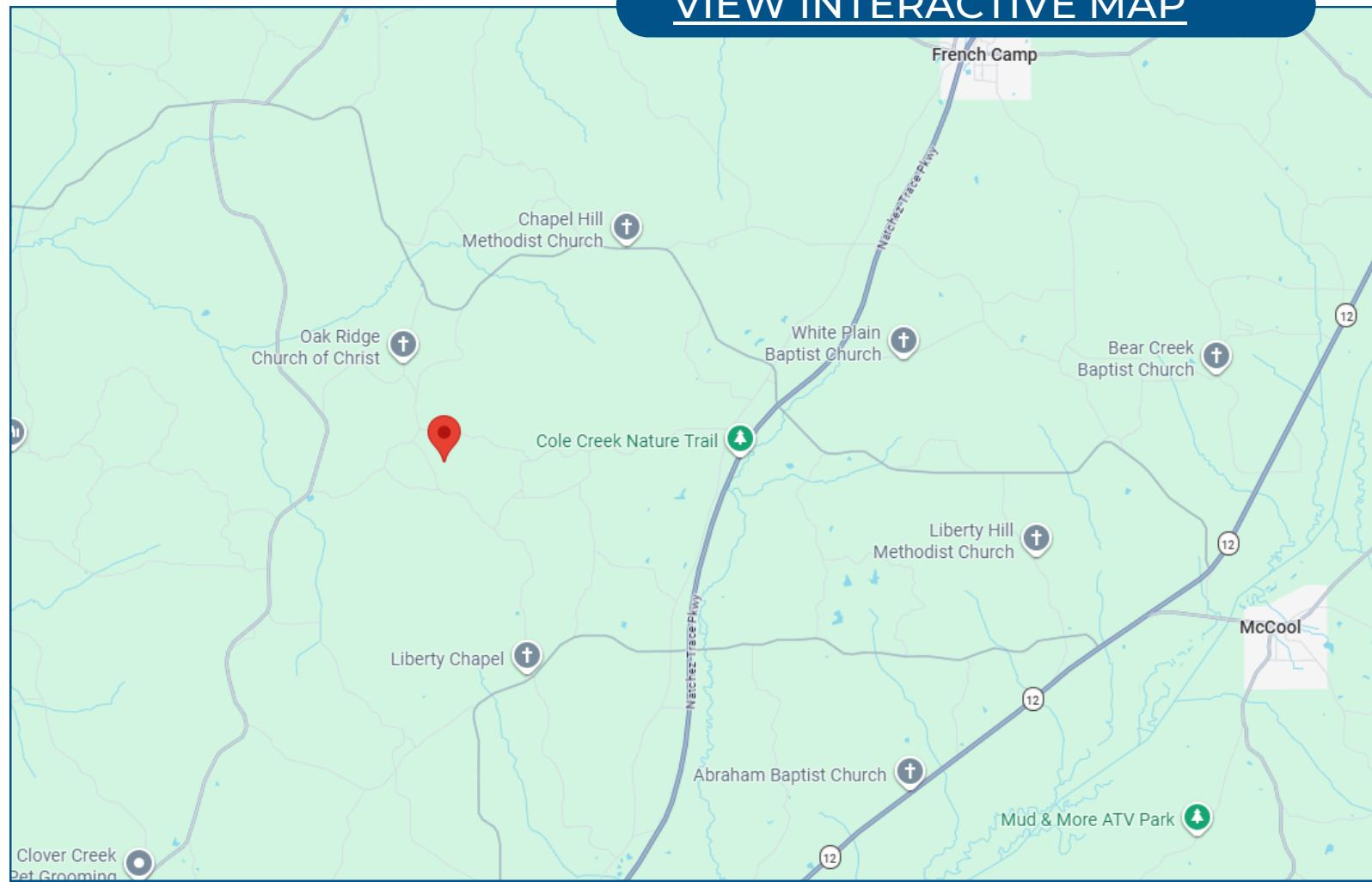


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# Directional Map

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Directions from MS-411 in McCool, MS: Head toward MS-12 for 0.7mi, turn left onto MS-12 and in 0.6mi, turn right onto Rock Port Road. In 6.8mi, turn right onto County Road 2253 and follow for 2.8mi. Take a slight right onto County Road 2257 for 0.2mi and the 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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