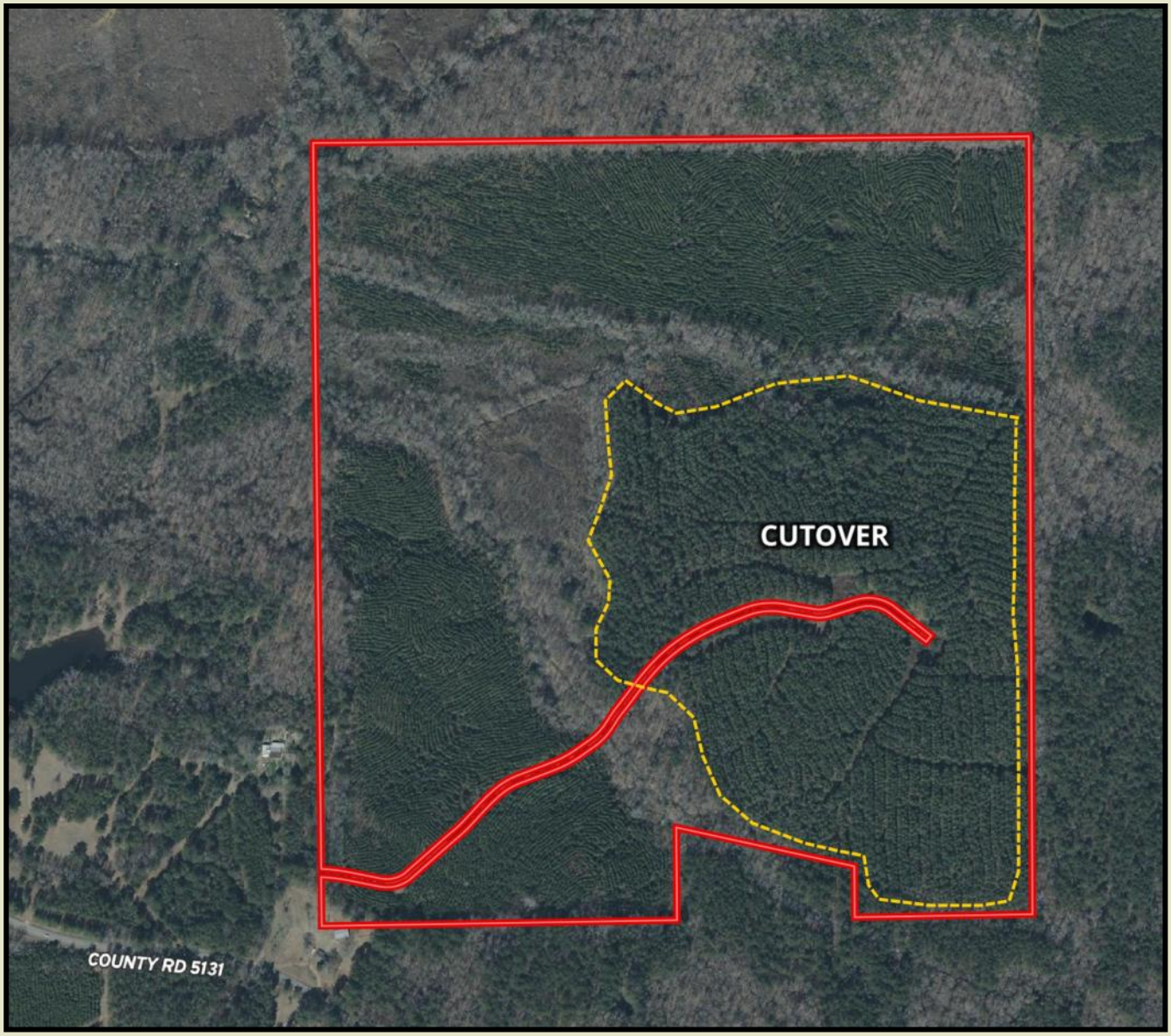



# ATTWOOD 166 acres Attala County , MS




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All Buyer's agents are required be identified on the first contact with Broker/Agents of Sartain's Heritage Properties and must accompany the buyer on showings to receive full fee participation. Otherwise, the fee participation shall be at the sole discretion of the Broker and Sartain's Heritage Properties.

Located just five miles south of Kosciusko, this 166-acre +/- property in Attala County offers a perfect blend of natural beauty and accessibility. Situated off County Road 5131 with direct access from County Road 1152, the land presents a unique opportunity for both recreational enthusiasts and those seeking a large acreage estate home site.

This diverse property features a mix of 77 acres of 9-year-old pine plantation, 57 acres of recent cutover, and 31 acres of hardwood Stream Side Management bottomland, providing a valuable wildlife travel corridor that runs east to west. The terrain varies from upland hills to fertile bottomlands along a tributary of Conehoma Creek, creating a rich ecosystem ideal for hunting and outdoor activities. Known for its abundance of whitetail deer, turkeys, and small game, this land is a prime spot for hunting and wildlife observation.

Additionally, its location offers easy access to Kosciusko, the Natchez Trace, and Highway 25 via Highway 19, making it convenient for travel throughout the state. With utility services provided by Entergy (electricity), Conehoma Water Association (water), and access to the Kosciusko School District, this property is both a serene retreat and a practical investment for those looking to enjoy the outdoors while maintaining proximity to modern conveniences. Whether you're looking for a recreational tract or a future home site, this property offers endless potential. **$2100/AC - $348,978.00**

**Contact: J Parker Sartain - 601-506-2398**











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