GRIFFIN 44

105 ± ACRES

ATTALA COUNTY, MISSISSIPPI

Sartain's Heritage Properties, LLC.
www.sartainsheritage.com



RECREATION / WILDLIFE / FUTURE TIMBER

99± ACRES
One-year-old cutover

1,000± FEET
County road frontage

14± MILES
From Kosciusko

A Recreational Property with Excellent Access and Future Timber Potential

Griffin 44 combines rural privacy, convenient access, and long-term land investment potential. Approximately 99 acres of one-year-old cutover offer a foundation for future pine establishment, food plots, bedding areas, and native vegetation management. With approximately 1,000 feet of frontage on gravel County Road 4010, the tract is well suited for recreation and timber management.

SCHEDULE YOUR PRIVATE SHOWING

J Parker Sartain Broker

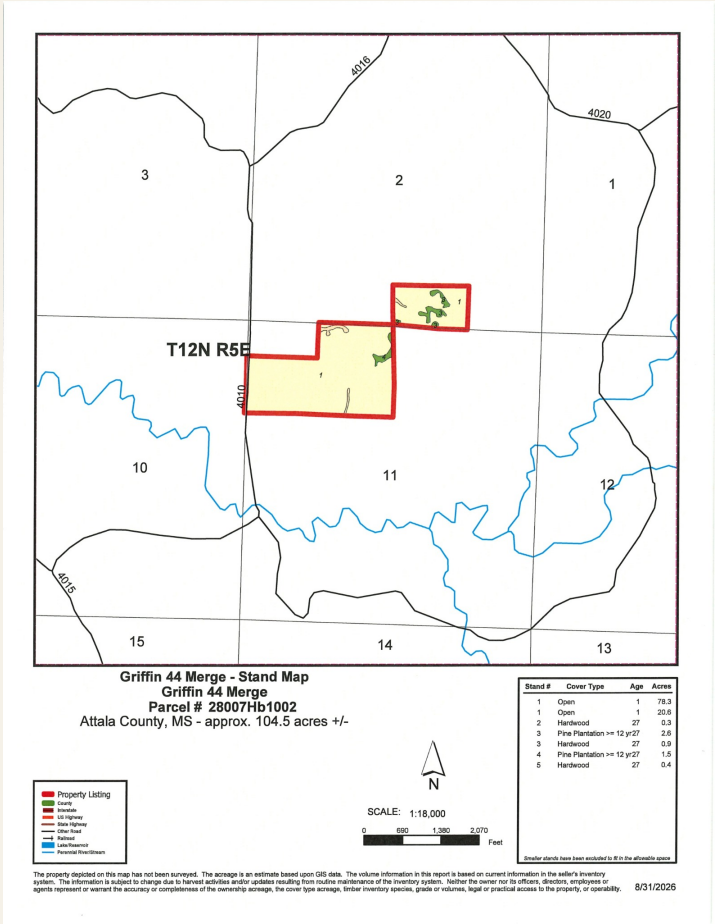
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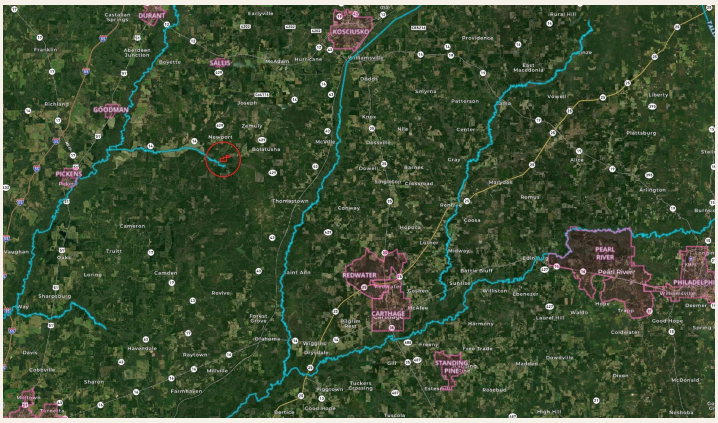
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SARTAIN'S HERITAGE PROPERTIES, LLC

EXPLORE GRIFFIN 44

105 ± acres | Access, habitat & investment opportunity





PROPERTY HIGHLIGHTS

- Whitetail deer and eastern wild turkey hunting potential
- Future pine plantation opportunity
- Food plot and habitat improvement options
- Rural setting with good accessibility
- Sections 2 & 11, T12N, R5E
- Latitude/Longitude: 32.9118, -89.7646

ROOM TO SHAPE YOUR LAND INVESTMENT

The recently harvested acreage creates opportunities to establish a future timber asset while tailoring wildlife habitat to your goals. Attala County's surrounding mix of hardwoods, pine stands, bottomland corridors, and agricultural fields supports the appeal of this manageable recreational tract.

LOCATION & ACCESS

Approximately 14 miles from the intersection of Highways 12 and 35 in Kosciusko. From I-55 Exit 146, travel east on Highway 14 approximately 12.5 miles. Turn right onto County Road 4016 and continue approximately 1.7 miles. Bear slightly right onto County Road 4010 and continue approximately 0.70 miles. The property will be on the left.

$334,554.00 / $3200 per acre

SCAN FOR MAP

Acreage and boundaries are approximate. Aerial cover image is AI generated. Maps are for reference and are not a survey. Supplied stand map reports approximately 104.5 acres; marketed acreage is 105±.

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