



ATTALA 97

97 ac. +/-

Attala County, MS



Big Black River Basin deer genetics and habitat at a very affordable price only 13 miles from the Durant exit off I-55 and 12 miles from Downtown Kosciusko.

CR 4210 runs through this property with approximately 60 acres of cutover to the north and 37 acres of pine and hardwood natural regeneration to the south, providing significant flexibility on how you develop this property going forward.

There are lots of deer on this property with plenty of existing stand locations for elevated bow hunting, several food plot locations in the 37 already and easily made food plot locations in the 60 and the 37. In addition to deer, numerous quail were heard singing in the cutover on June 27!

Property is very remote but an electricity distribution line runs approximately 1100 feet from the east property line. Put in your own well for water and a septic system for sewage.

\$1510 per acre

CONTACT:

T. LOGAN RUSSELL
601.259.4789

lrussell@sartainsheritage.com

Sartain's Heritage Properties
106 First Choice Drive
Madison, MS 39110
Phone: 601-856-2720
Fax: 601-853-6765
www.SartainsHeritage.com

