



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**119± ACRES**  
**ATTALA COUNTY, MS**  
**\$189,500**



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# THE ATTALA 119

## PROPERTY PROFILE

### LOCATION:

- Attala CR 4026/McVille Road  
Kosciusko, MS 39090
- Attala County
- 10± Miles S of Kosciusko
- 21± Miles NW of Carthage

### COORDINATES:

- 32.930692, -89.635294

### PROPERTY USE:

- Hunting
- Potential Cabin/Home Site

### PROPERTY INFORMATION:

- 119± Total Acres
- Gently Rolling Terrain
- Cutover
- Scattered Remaining Timber
- Road Frontage
- Old Home on Site
- Pond

### TAX INFORMATION:

- 2024 - \$722.46
- Parcel: 1907-360-0009000



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**ADAM HESTER, ALC**

ASSOCIATE BROKER


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[adam@smalltownproperties.com](mailto:adam@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

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# WELCOME TO THE ATTALA 119

**IF YOU ARE LOOKING FOR THE PERFECT HUNTING RETREAT OR A PEACEFUL COUNTRY ESCAPE, THE ATTALA 119 SHOULD BE ON YOUR LIST!** The 119± acre Attala County, MS property consists of recent cutover and is conveniently located to Kosciusko and Carthage. With scattered pockets of remaining timber and an old home offering no current value, this property is a blank slate. It's time to put your vision to life!

Ideal for hunters and outdoor enthusiasts, the Attala 119 provides excellent opportunities for deer, turkey, and small game hunting along gently rolling terrain. With a partially established trail system in place and plenty of room for large food plots or additional trails, you can customize the land to fit your needs. There is a small pond that can be used for fishing or a water source for the wildlife. Choose to renovate the existing home or build a new cabin or your forever dream home; this property offers multiple locations.

**Take advantage of this versatile piece of land! Call Adam Hester today to schedule a private tour; the Attala 119 is ready for you!**



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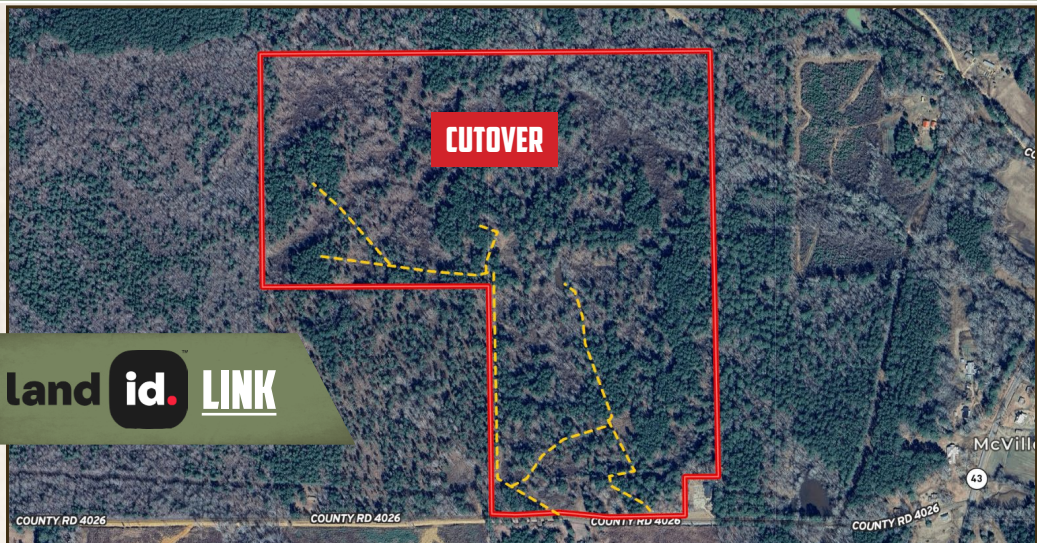
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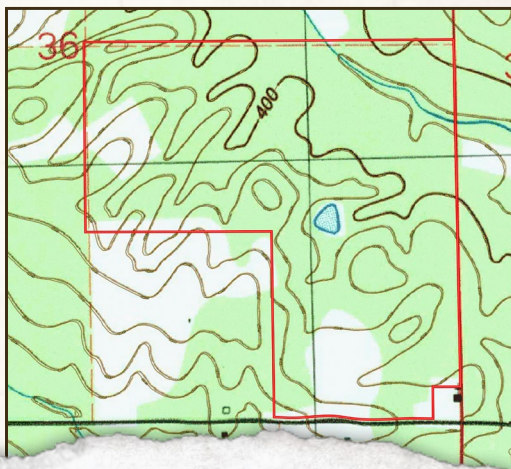


land **id.** LINK

## INFRARED MAP



## TOPOGRAPHY MAP



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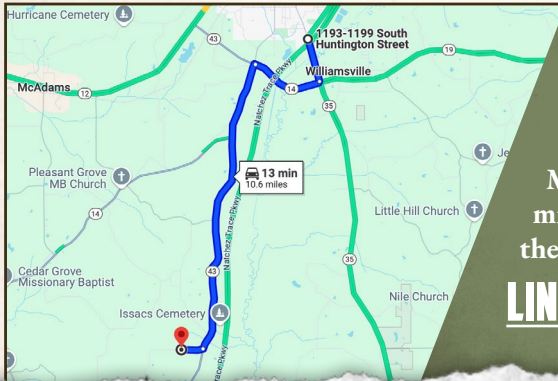
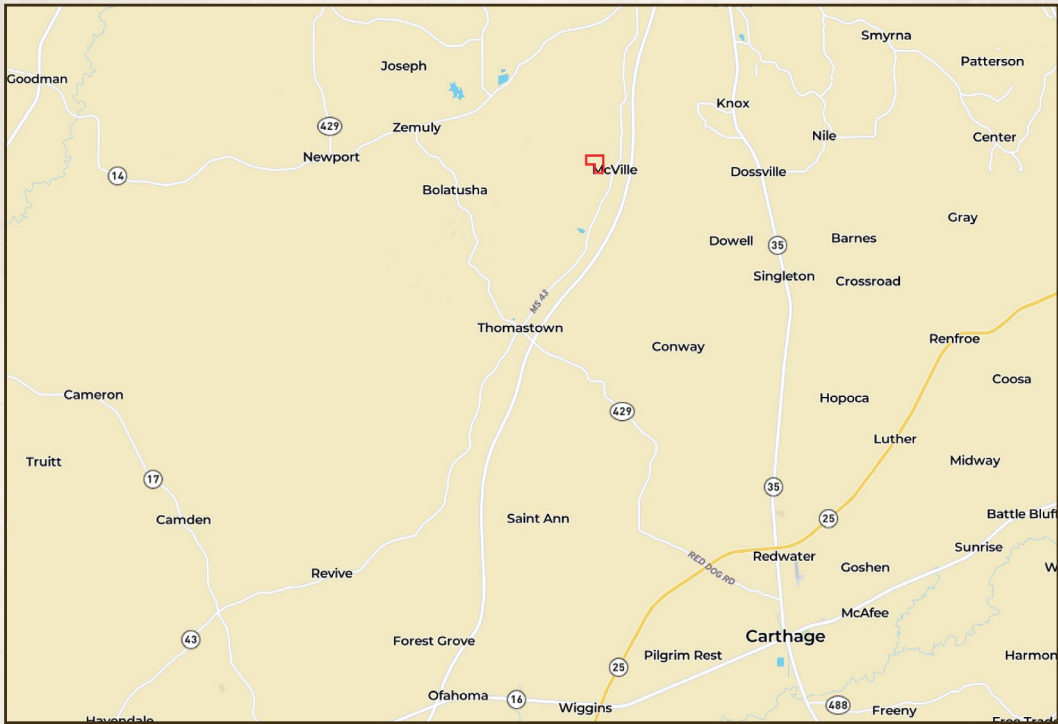
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**Directions From Kosciusko, MS:**  
Travel 1.1 miles south on MS-19 S/  
MS-35 S. Turn right onto MS-14 W  
and continue 1.8 miles. Turn left onto  
MS-14 W/MS-43 S and proceed 7.2  
miles. Turn right onto McVille Road and  
the property will be on the right.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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