



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

9± ACRES WITH A BARNDOMINIUM
ATTALA COUNTY, MS
\$285,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE ATTALA 9

PROPERTY PROFILE

LOCATION:

- 4421 Attala Road 4202
Sallis, MS 39160
- Attala County
- 12± Miles West of Kosciusko
- 60± Miles North of Madison

COORDINATES:

- 33.07311, -89.77981

PROPERTY USE:

- Residential
- Weekend Getaway

PROPERTY INFORMATION:

- 9± Total Acres
- 2 Bed/2 Bath
Barndominium/Shop
- 1,660± SF of Living Space
- Insulated Shop with
Roll-up Door
- 6± Year-Old Cutover

TAX INFORMATION:

- TBD



ADAM HESTER, ALC | ASSOCIATE BROKER
C: 601-506-5058 | adam@smalltownproperties.com

JIMMY GENTRY | LAND SPECIALIST
C: 601-421-8500 | jimmy@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE ATTALA 9

WELCOME TO THE ATTALA 9, AN IDEAL PLACE FOR WEEKEND GETAWAYS OR A SPOT TO SETTLE DOWN IN THE COUNTRY. Located near Sallis in Attala County, MS, this 9± acre turn-key property is situated off County Road 4202 just twelve miles west of Kosciusko.

A one and a half story barndominium/shop combo is the focal point of this property. The 2± year-old building features a covered porch, shop and approximately 1,660± square feet of living space. The open floor plan barndominium offers a comfortable living room, two bedrooms, two baths, a kitchen with stainless appliances, and a spacious loft. On the other side of the building is an insulated shop. A roll up door allows for easy access for your ATVs and yard equipment. The shop offers ample room for storage and all of your hobby projects. The land offers a combination of open ground and 6± year old cutover. A long driveway leads to the residence giving you a secluded feel.

Turn-key tracts in this area on minimal acreage can be hard to find. Take advantage of what the Attala 9 has to offer!

**Give Jimmy Gentry or Adam Hester
a call today to schedule a private tour.**



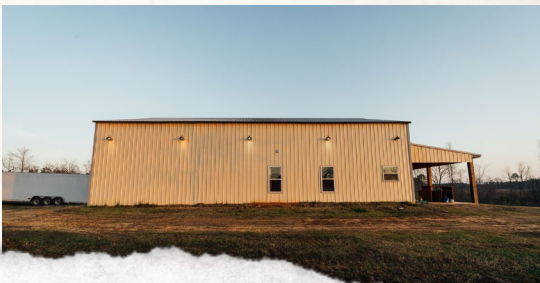
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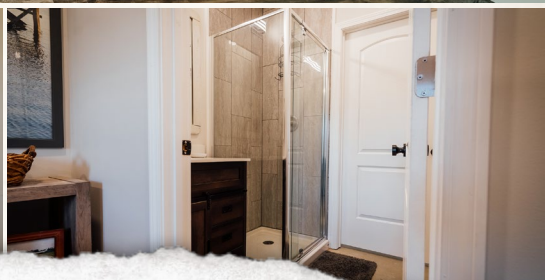
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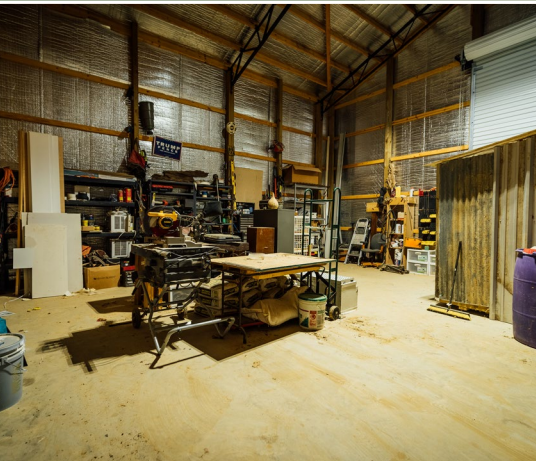
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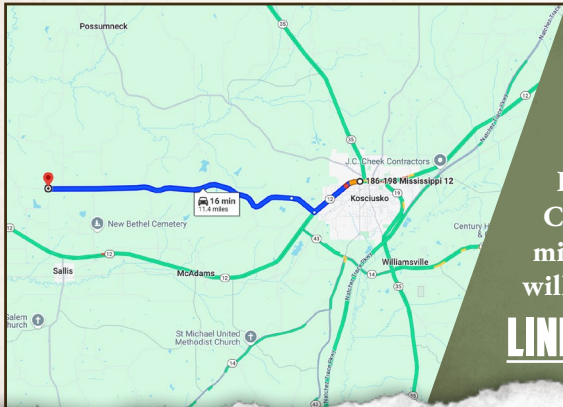
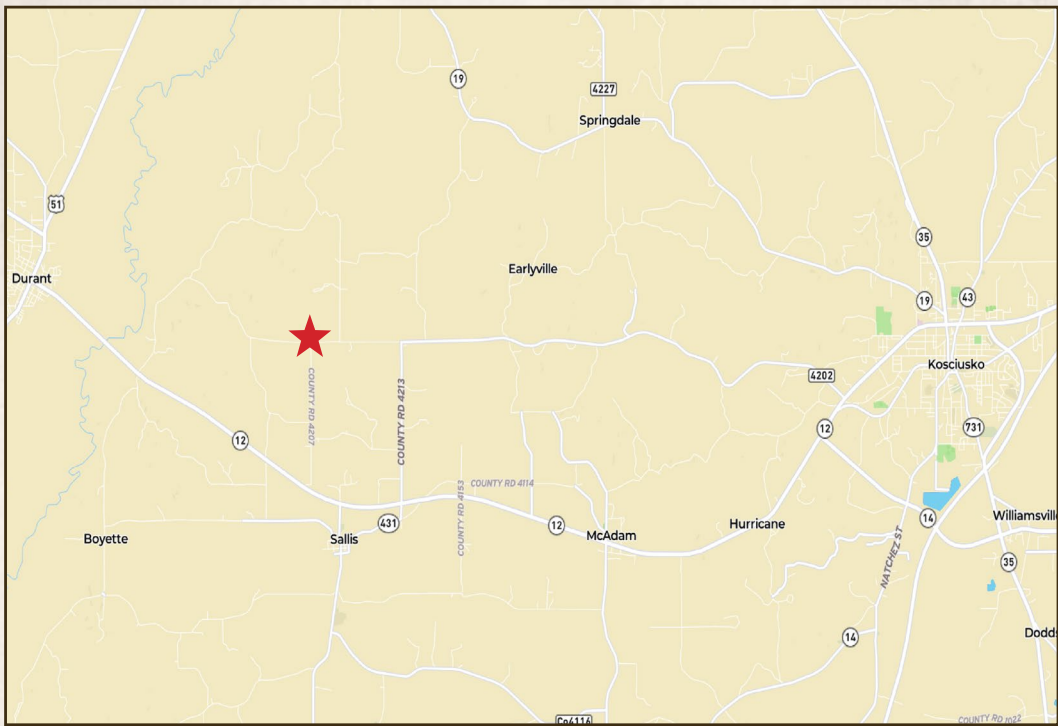
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Directions From the Intersection of Hwy 35 and Hwy 12 in Kosciusko, MS: Travel southwest on Hwy 12 for 2.1 miles. Turn right onto County Road 4202 (also known as Youth Center Road) and continue for 11.5 miles. The property entrance and gate will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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