



**63± ACRES**  
**ATTALA COUNTY, MS**  
**\$107,000**



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

**OFFICE (769) 888-2522**

# THE ATTALA 63

# PROPERTY PROFILE

## LOCATION:

- Kosciusko, MS 39090
- Attala County, MS
- 3.6± Miles S of Kosciusko
- 57± Miles NE of Madison
- Borders the Natchez Trace Parkway & HWY 14 West

## COORDINATES:

- 33.0268, -89.58682

## PROPERTY USE:

- Hunting
- Recreational

## PROPERTY INFORMATION:

- 63± Total Acres
- The Yockanookany River Bisects Property
- Natural Duck Hole/Slough
- No Deeded Access
- Mixed Hardwoods and Cypress
- Transmission Line
- Bottomland
- FEMA Flood Plain
- Deer/Duck

## TAX INFORMATION:

2023 - \$173.51

- Parcel 1308-330-0017000



ADAM HESTER, ALC | ASSOCIATE BROKER  
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DEREK EAVES | LAND SPECIALIST  
C: 662-803-2001 | derek@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 63

NESTLED JUST SOUTH OF KOSCIUSKO, MS, AND ADJACENT TO THE ICONIC NATCHEZ TRACE PARKWAY, THIS REMARKABLE BOTTOMLAND TRACT IN ATTALA COUNTY IS A DREAM COME TRUE FOR OUTDOOR ENTHUSIASTS AND HUNTERS ALIKE. The 63± acres naturally feature lush bottomland along the Yockanookany River, which bisects the tract and offers a perfect habitat for wildlife. Mixed hardwoods provide a beautiful canopy, while the cypress thickets offer perfect bedding areas for deer. Well-worn deer trails crisscross the property, supported by year-round water, food, and cover. There is also one duck hole/slough on the property that will typically host wood ducks.



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# MORE ABOUT THE ATTALA 63

Bordering the historic Natchez Trace Parkway and the Yockanookany River, this property is a prime location for hunting, recreational activities, or simply escaping into the beauty of unspoiled nature. Whether you're looking to hunt, fish, or create lasting memories surrounded by pristine wilderness, this premium piece of land is ready to become your outdoor sanctuary. Kosciusko is less than four miles away, and Madison is approximately 57 miles south. *DISCLAIMER: There is no deeded access.*

To schedule a private showing of the Attala 63,  
call Derek Eaves or Adam Hester today.



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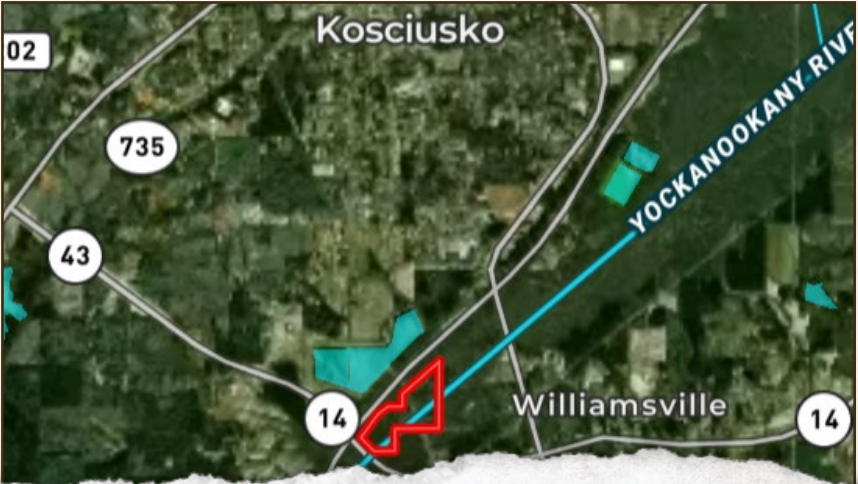
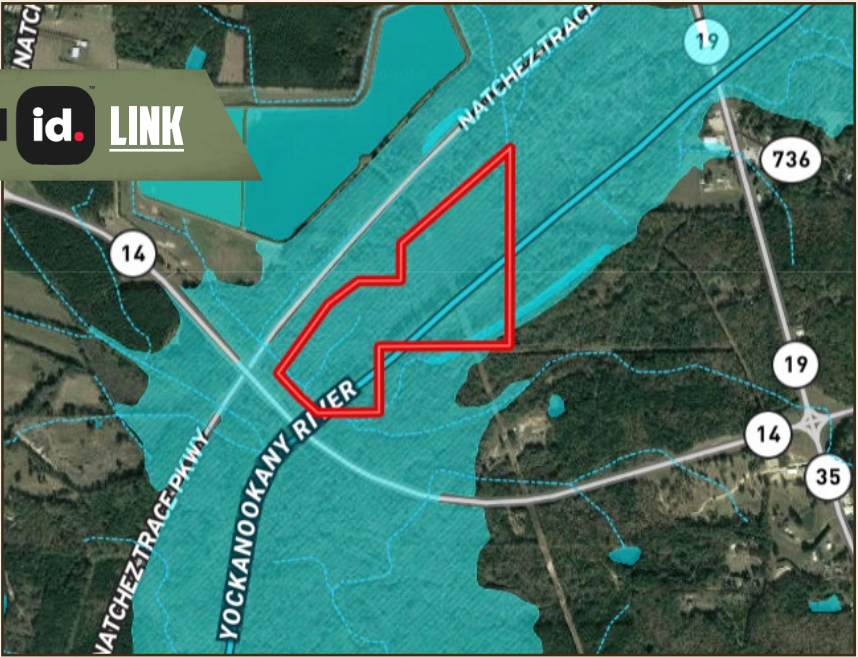


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land id. LINK



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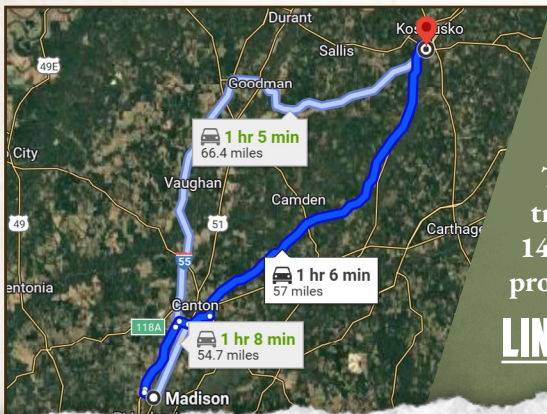
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Directions From Madison, MS:  
 Travel 0.2 miles east on Main Street, turn left onto Highway 51 north and proceed 9.1 miles. Turn right onto Canton Parkway and travel 2.8 miles. Turn left onto Highway 43 north and travel 42 miles. Turn right onto Highway 14 east and continue 0.7 miles. The property and sign will be on the left.

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



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