

SOLD



## Hunting & Investment Property in Prime Location

367.5 +/- Acres | Attala County, MS



### ADDRESS

0 Hwy 19 W & CR 3036/Irving Rd  
Kosciusko, MS 39090

### LOCATION

Hwy 19 W & CR 3036/Irving Rd

### PROPERTY SUMMARY

Location, location, location!! That phrase definitely fits this property. The tract lies behind the Kosciusko Golf Course and comes out on Hwy 19 West. There is plenty of road frontage from two directions for great access. The property is made up of mostly Pine Chip N Saw & Pulpwood, thinned once, along with some mixed pine & hardwood. There is a small stand of younger pines and some regenerated timber. There are 6 food plots with potential for more, an old lake site, interior trails and some beautiful sites for a cabin or lodge. The topography is moderately rolling hills to flat in places. The hunting here is excellent as witnessed by those that have knowledge of the property and the surrounding area. Attala County has an abundant population of deer, turkey, and other small game. The future for timber income potential along with the hunting, the lake site that could be reclaimed, beautiful building sites and the location, make this an outstanding opportunity. The property can easily be managed for timber and wildlife with the diversity it affords. This property is being offered for sale after many years in the same family.

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