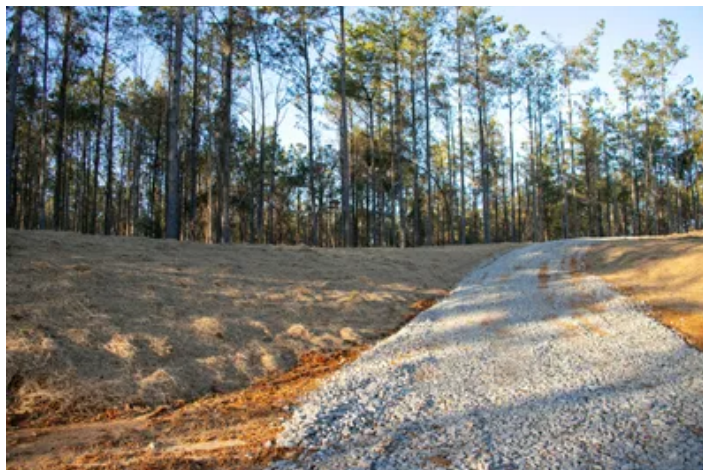
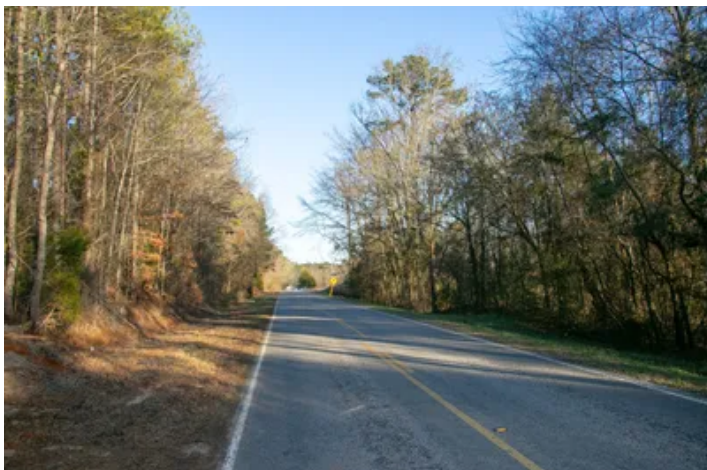


The Farm to Market 40
CR 3122
Carmack, MS 39192

\$118,000
40± Acres
Attala County



The Farm to Market 40
Carmack, MS / Attala County

SUMMARY

Address

CR 3122

City, State Zip

Carmack, MS 39192

County

Attala County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.2653 / -89.6141

Acreage

40

Price

\$118,000

Property Website

<https://swapaland.com/property/the-farm-to-market-40-attala-mississippi/98244/>



The Farm to Market 40

Carmack, MS / Attala County

PROPERTY DESCRIPTION

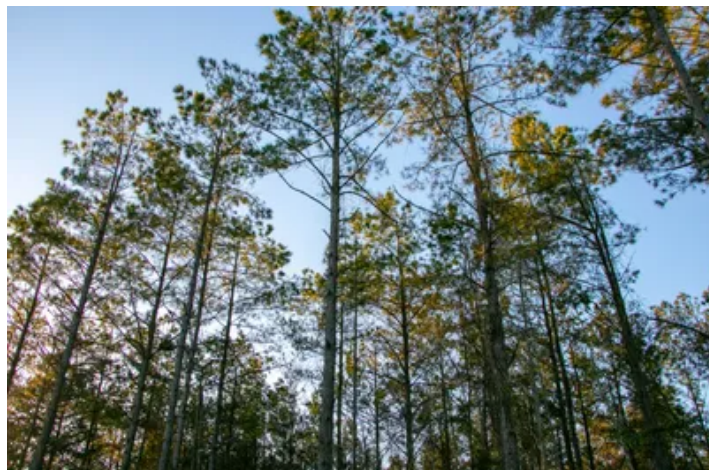
Located on County Road 3122, also known as "Farm to Market Road," this 40+/- acre tract in Attala County, Mississippi, offers a great opportunity to own a manageable piece of land in a quiet country setting. The property is conveniently located roughly 18 miles north of Kosciusko and just 11 miles southeast of Vaiden, offering an easy drive while still providing the privacy most buyers are looking for.

With paved road frontage and community water and electricity available along the county road, this tract is well-suited for a future home, cabin, or weekend getaway. One of the standout features is the excellent home or cabin site in the middle of the property, offering a secluded setting with excellent privacy and a true "off the road" feel.

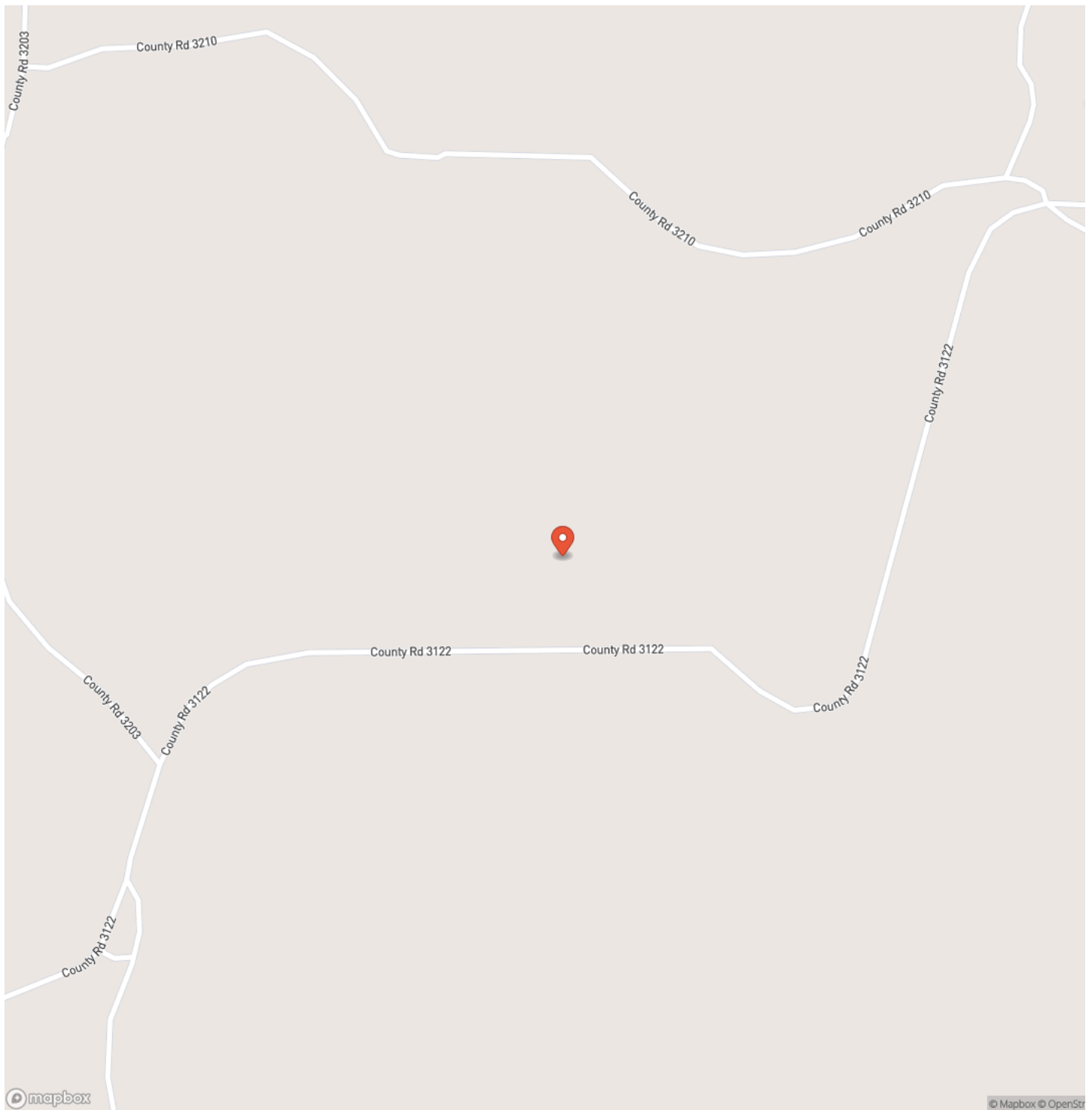
For the outdoor enthusiast, this area is known for abundant wildlife, including whitetail deer, wild turkeys, and a variety of small game. Whether you're looking for a hunting tract, recreational property, or a peaceful place to build and enjoy the country, this land checks all the boxes.

If you've been searching for a private tract with utilities available and a great building site in a desirable part of Attala County, this 40+/- acre property deserves a look. Call Tyler Alldread today to schedule a showing.

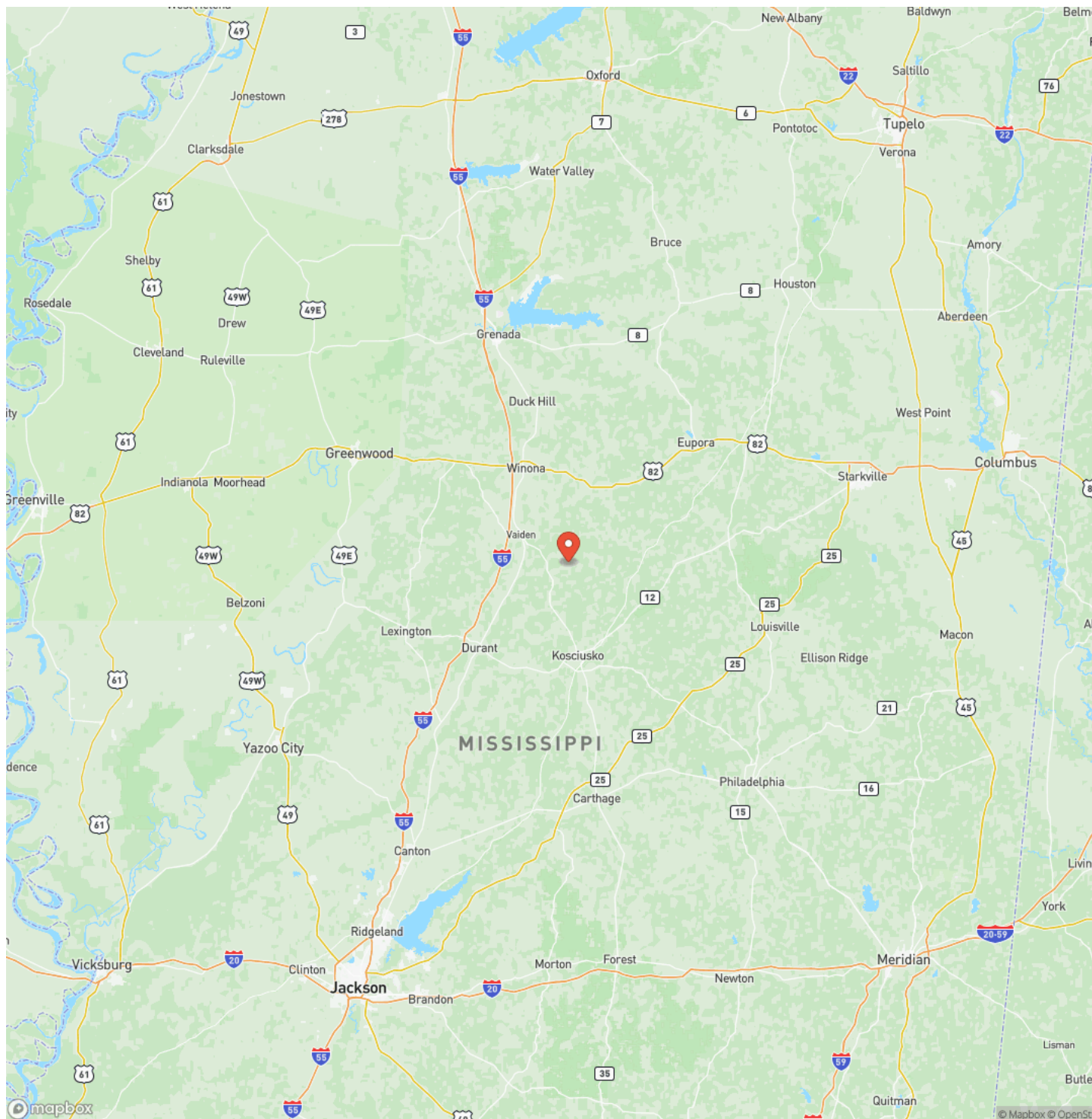




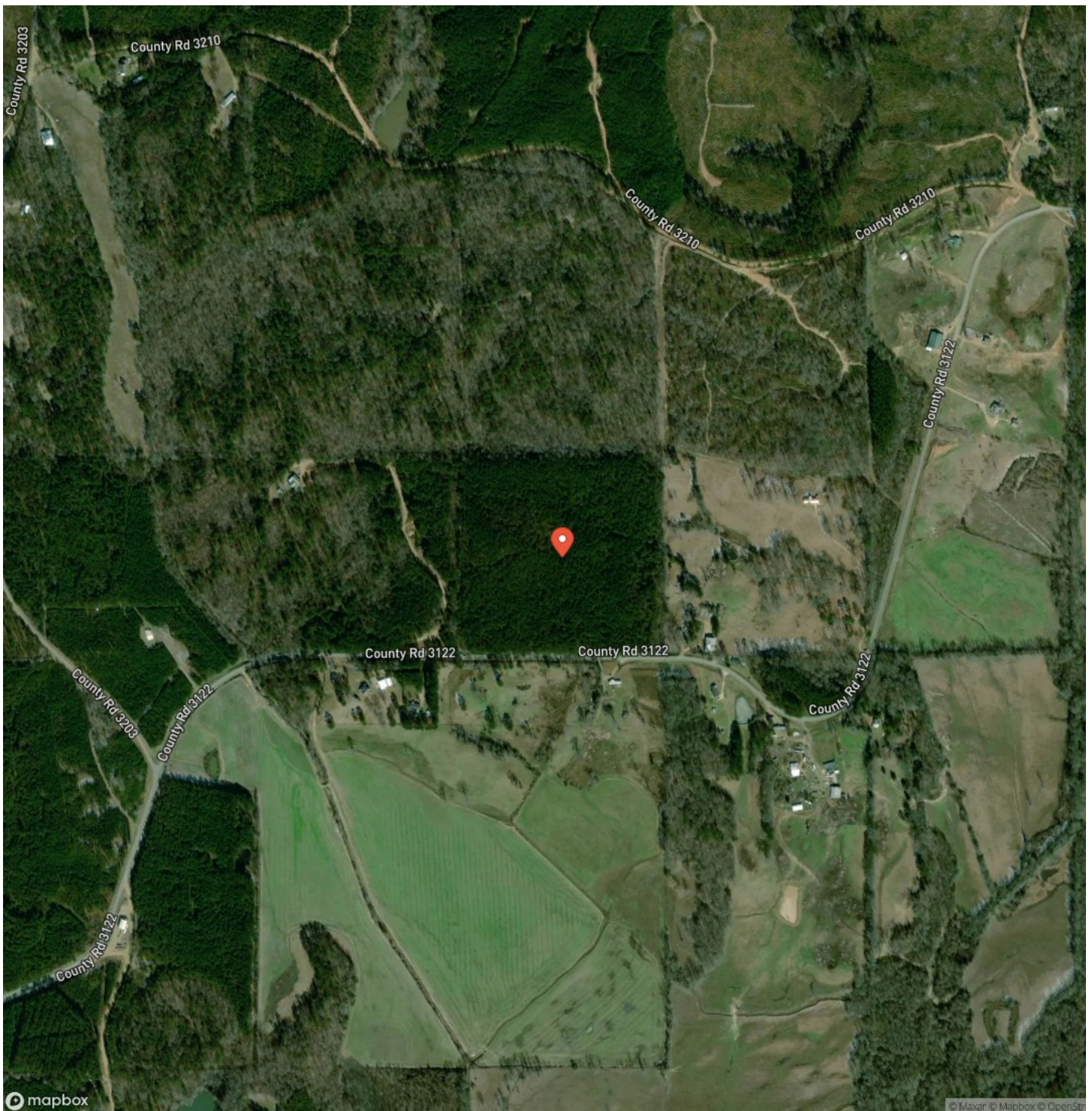
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Tyler Alldread

Mobile

(662) 230-7322

Email

Tyler.Aldread@swapaland.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a guide for writing. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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