

324 Attala
2295 Attala Rd 3115
West, MS 39192

\$1,500,000
324± Acres
Attala County



324 Attala
West, MS / Attala County

SUMMARY

Address

2295 Attala Rd 3115

City, State Zip

West, MS 39192

County

Attala County

Type

Recreational Land, Horse Property, Hunting Land

Latitude / Longitude

33.214035 / -89.675936

Bedrooms / Bathrooms

3 / 2

Acreage

324

Price

\$1,500,000

Property Website

<https://swapaland.com/property/324-attala/attala/mississippi/100004/>



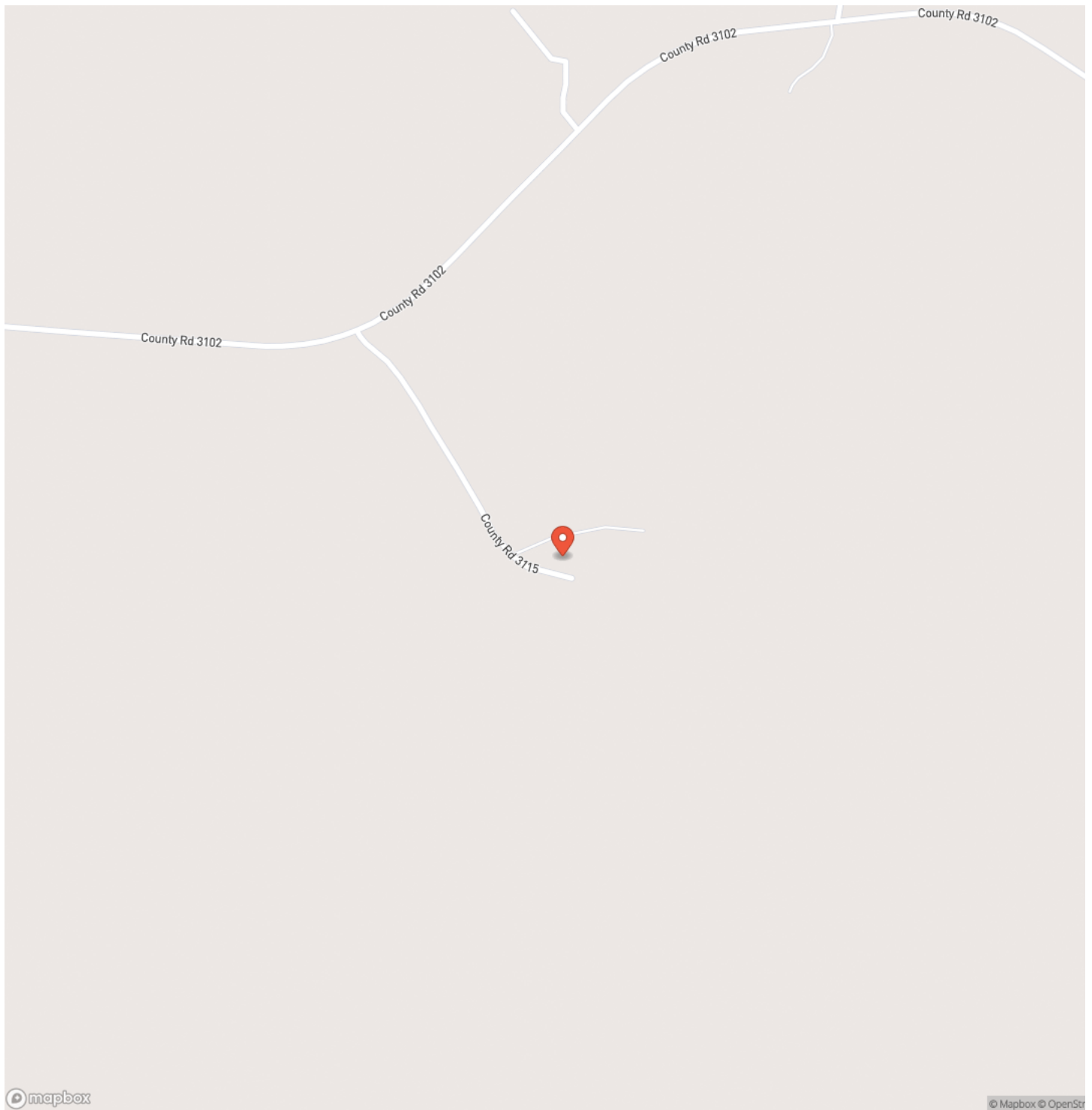
PROPERTY DESCRIPTION

This 324+/- acres in Attala County, MS is one of the most diverse properties available. This property consists of 120+/- acres of pasture, approximately 85+/- acres of 27 year old pines and the rest is two-year old cutover that has been sprayed, burned, and replanted. When you first turn down the dead end road where the property is located, you will notice the rolling hills of pasture and the home. The house is a three-bed, two-bath home that overlooks a majority of the land. Next to the house is two large buildings. One is a 90x60 that makes a great equipment shed, and the other is 80x40, a turn key horse stable. In the heart of the property, there is a beautiful home site that overlooks the entire tract, if the new owner wanted to build their dream home. There are roads and trails all over the property, giving access to all this property has to offer. The four stocked ponds are scattered throughout the property with three of them being located in the pasture and one hidden in the woods. These ponds could be used for fishing or watering holes for horses or cattle. A 9+/- acre lake site lays out naturally on this tract, allowing the owner to make this property even more custom. This property has a history of producing great deer for the area and some unique genetics. The land owner is leaving three custom metal shooting houses, that are spread around the property in proven spots. Turkeys and all other game sign was present on the property during inspection. There are two points of access to this tract, one coming from the north on Attala Road 3115 and the other on the south end off County Road 3106.

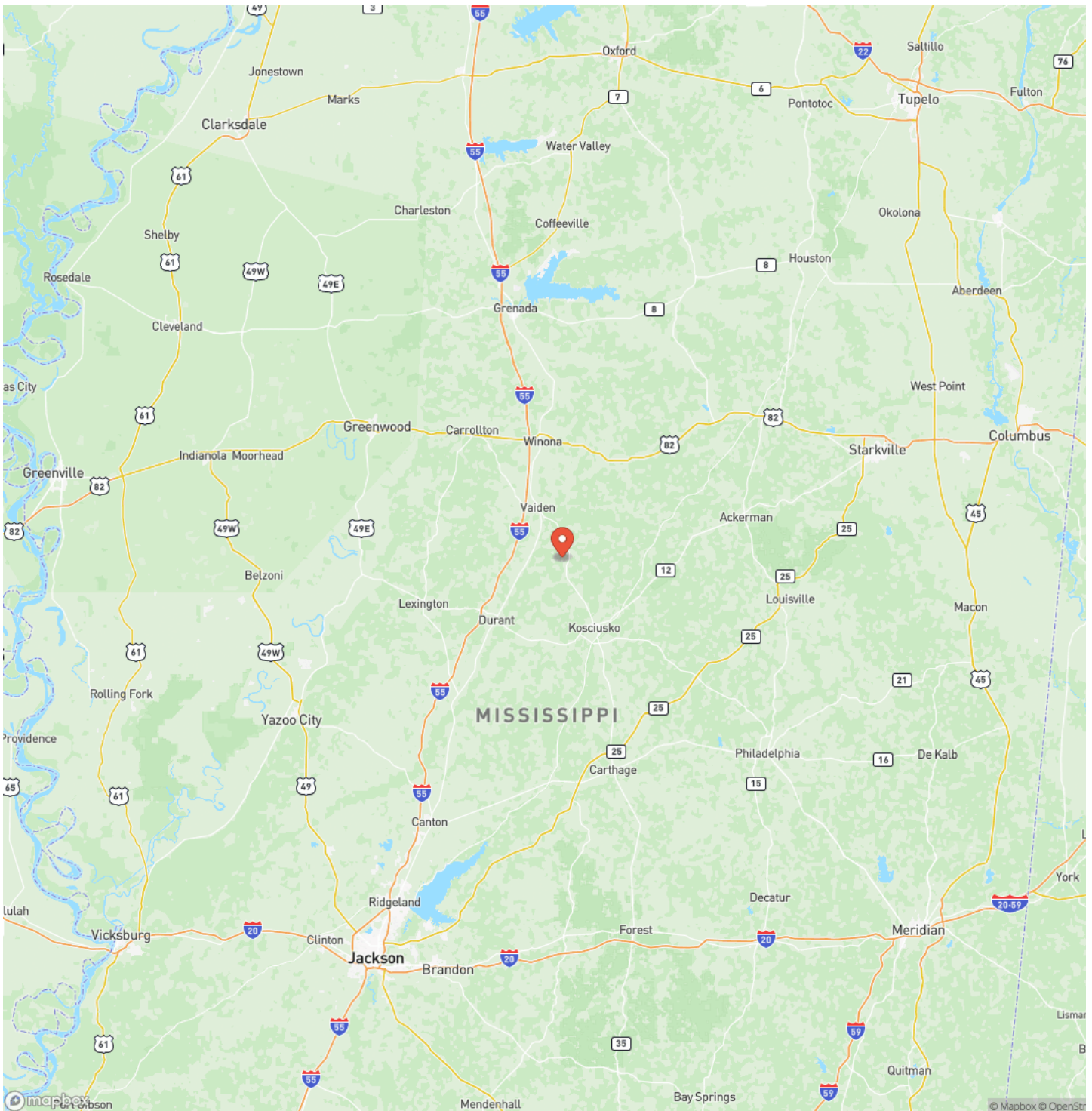




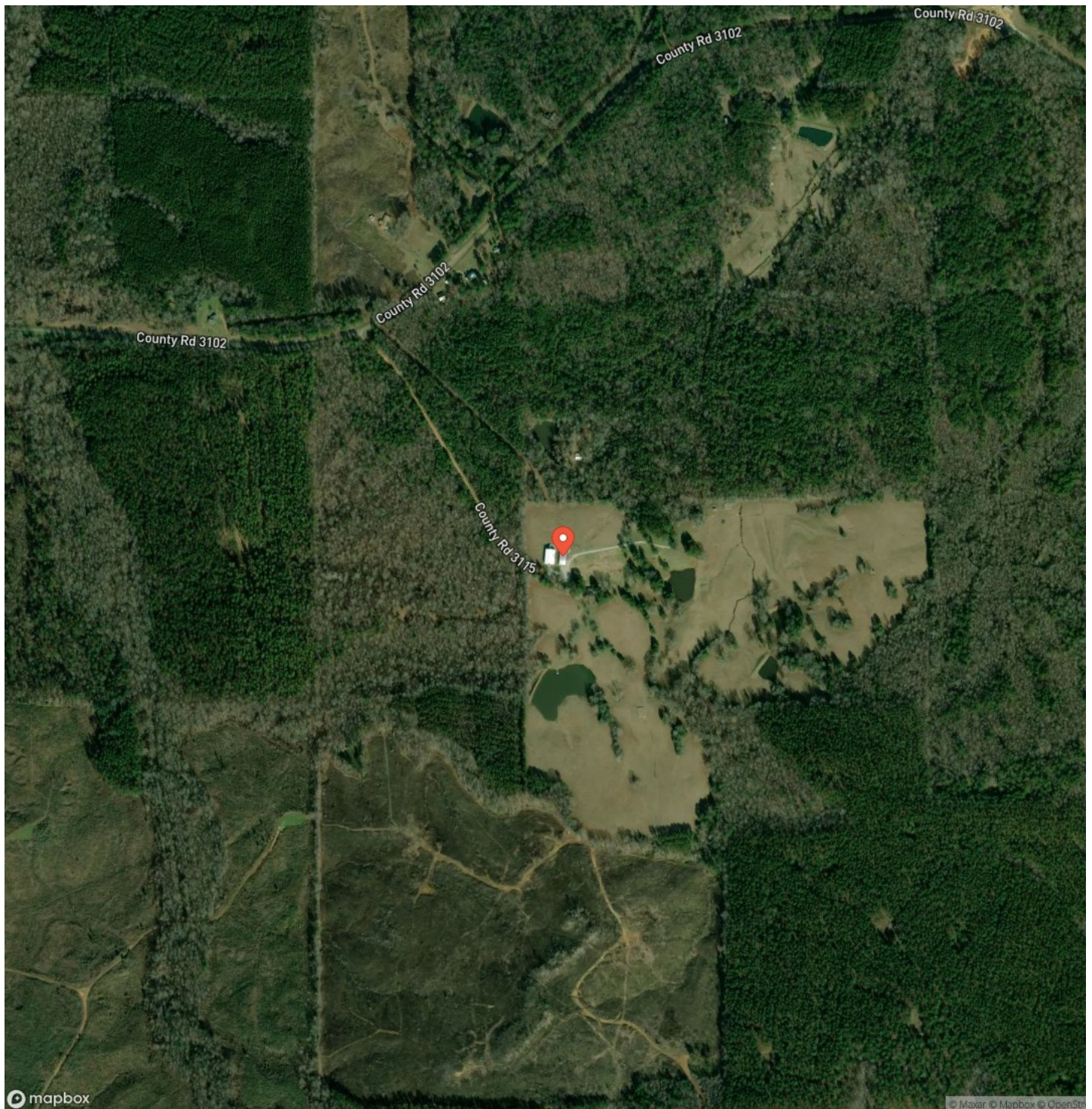
Locator Map



Locator Map



Satellite Map



324 Attala
West, MS / Attala County

LISTING REPRESENTATIVE

For more information contact:



Representative

Walker Trantum, ALC

Mobile

(662) 769-1442

Email

Walker.Tranum@SwapaLand.com

Address

City / State / Zip

Starkville, MS 39759

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. 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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