

MIDWEST LAND GROUP PRESENTS

73 ACRES IN

ATTALA COUNTY MISSISSIPPI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PROMISING OPPORTUNITY IN ATTALA COUNTY

If you've been searching for a place where potential meets opportunity, this 73-acre tract in Attala County is it. With over 1,500 feet of paved road frontage and a well-laid internal road system, this property is as accessible as it is versatile. The two-year-old natural regrowth is already creating thick, healthy cover that draws and holds wildlife, making it an ideal setup for hunters and outdoor enthusiasts. The land features a mix of gently rolling terrain and open ground, perfect for carving out food plots, building a secluded cabin, or setting up your dream hunting camp.

Every acre of this property tells a story of opportunity — whether it's developing a private recreational retreat, planting timber for future investment, or building your forever home in the peace and quiet of rural Mississippi. With its combination of strong wildlife habitat, convenient access, and endless improvement potential, this 73-acre cutover is truly a blank canvas ready for your vision. Properties with this much promise and accessibility don't come around often — don't miss your chance to make it yours.



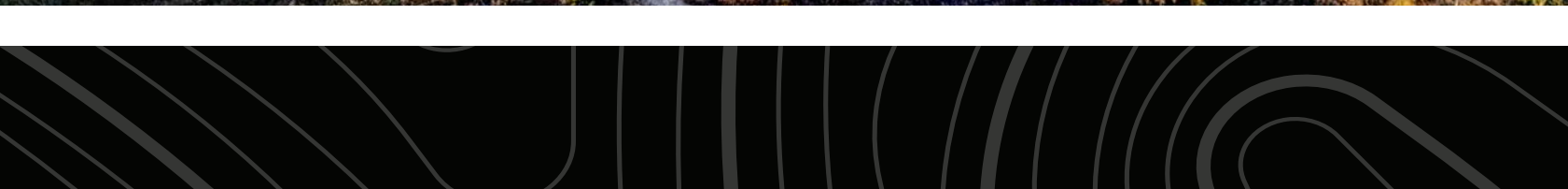
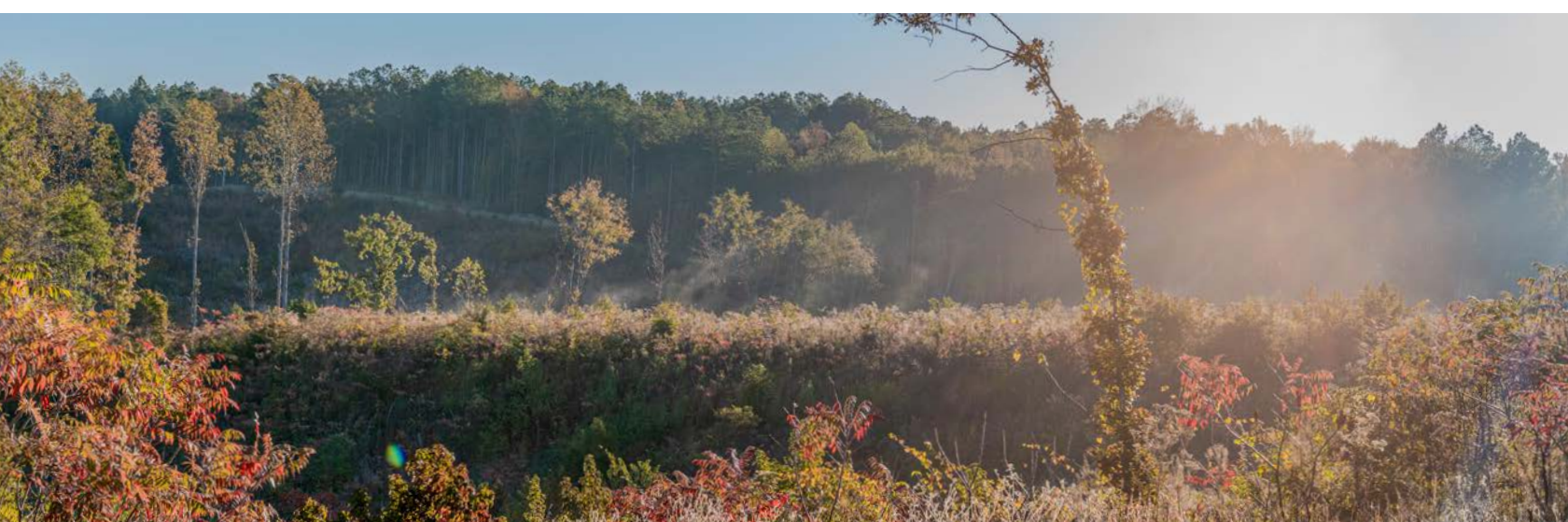
PROPERTY FEATURES

PRICE: **\$142,350** | COUNTY: **ATTALA** | STATE: **MISSISSIPPI** | ACRES: **73**

- 73 +/- acres
- Ideal homesite
- Two year old natural regrowth
- Over 1,500 feet of paved road frontage
- Established internal road system
- Endless improvement potential
- Great habitat for deer and small game
- 1.25 hours from Starkville
- 1 hour from Jackson
- 50 minutes from Grenada



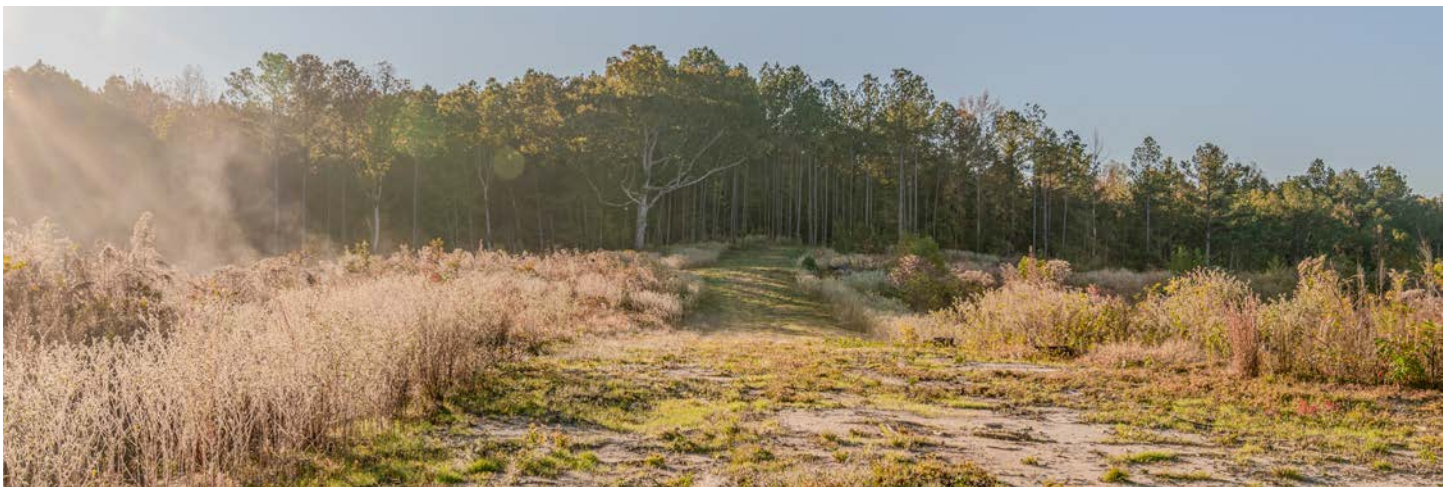
73 +/- ACRES



ENDLESS IMPROVEMENT POTENTIAL

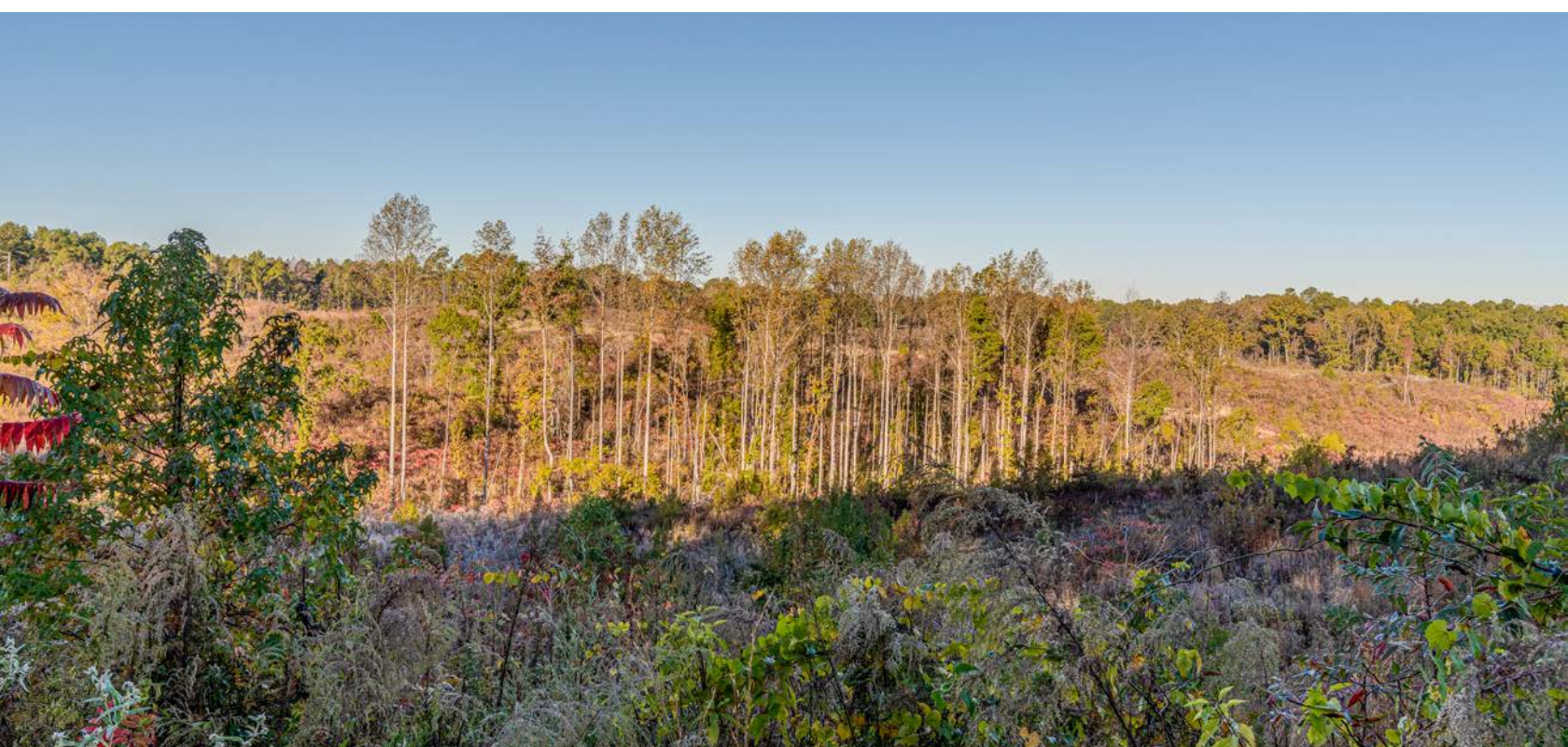


ESTABLISHED INTERNAL ROAD SYSTEM

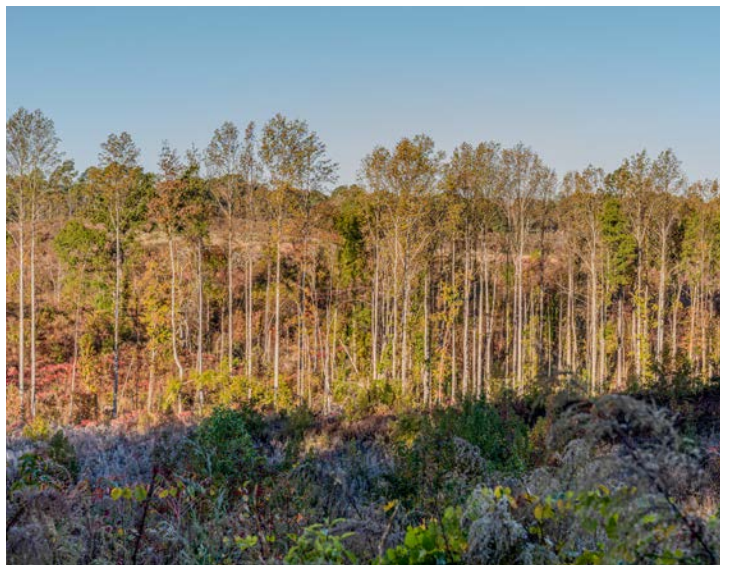


IDEAL HOMESITE

The land features a mix of gently rolling terrain and open ground, perfect for carving out food plots, building a secluded cabin, or setting up your dream hunting camp.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 33° 10' 41.6, -89° 44' 7.44

0ft 615ft 1230ft

12-15N-5E
Attala County
Mississippi



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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11/2/2025

TOPOGRAPHY MAP



Source: USGS 1 meter dem

Interval(ft): 12.0

Min: 346.7

Max: 441.3

Range: 94.6

Average: 393.8

Standard Deviation: 21.1 ft

0ft 463ft 926ft



11/2/2025

12-15N-5E
Attala County
Mississippi

Boundary Center: 33° 10' 41.6, -89° 44' 7.44

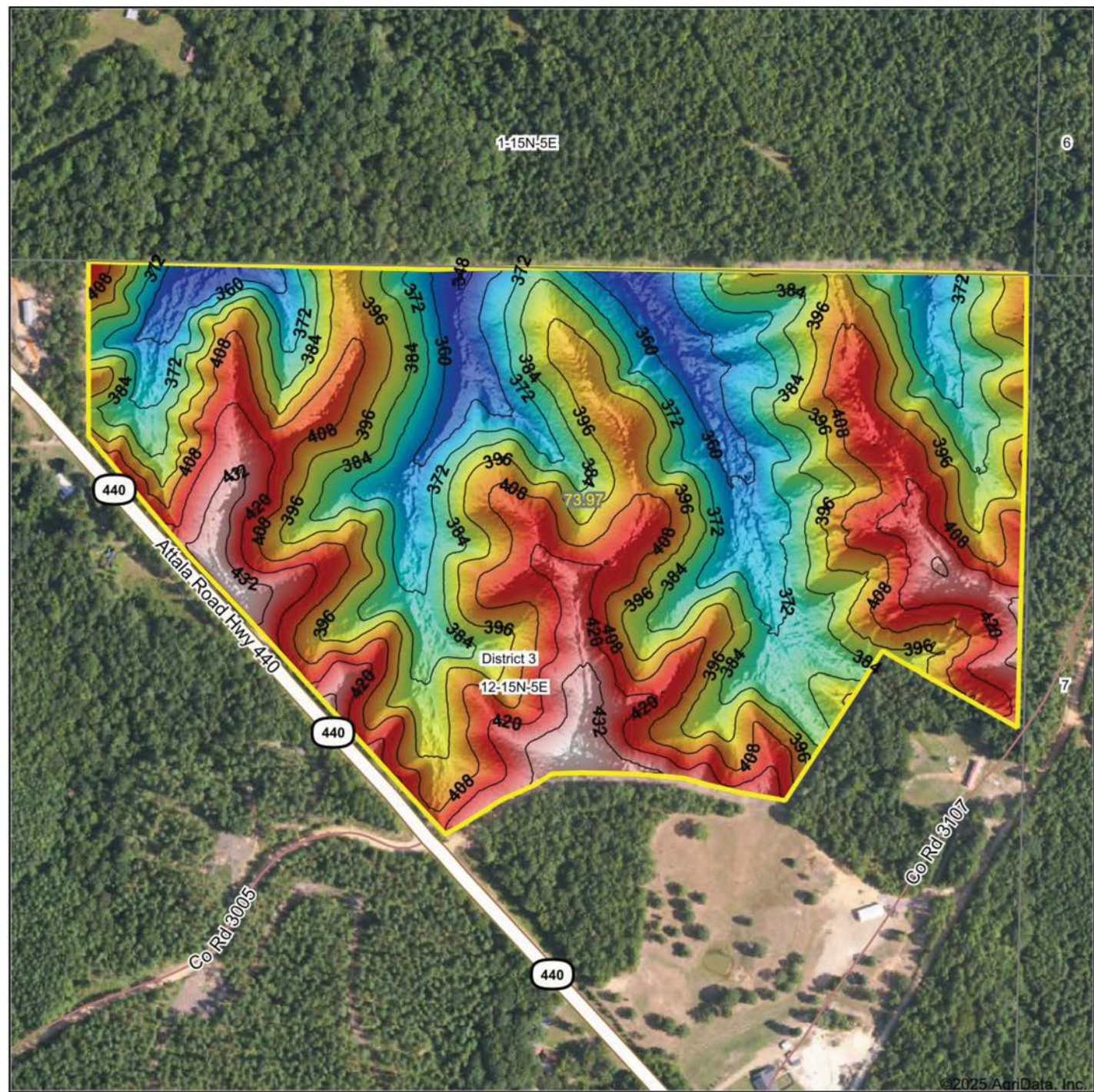
Maps Provided By:



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HILLSHADE MAP



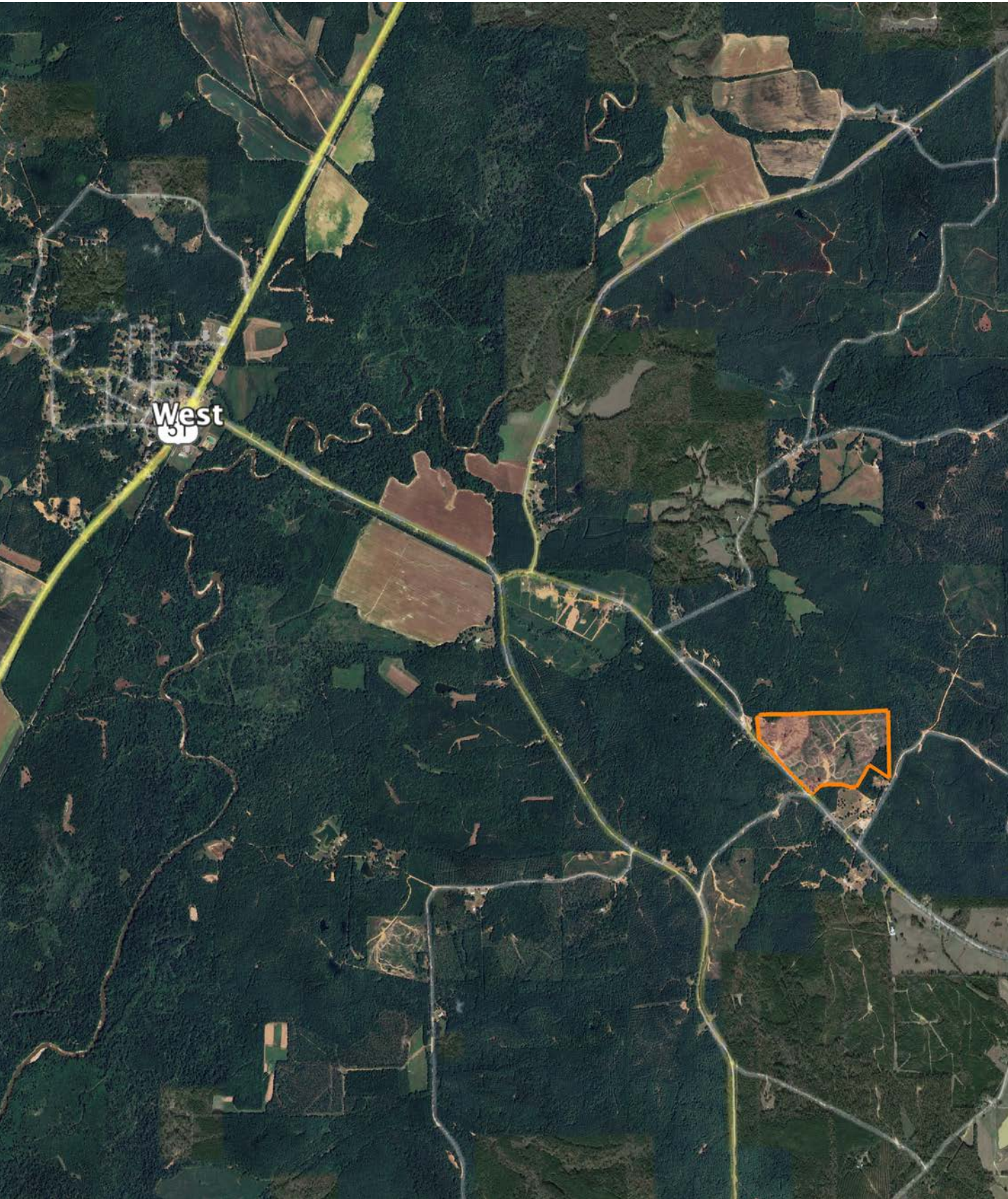
Source: USGS 1 meter dem
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12-15N-5E
Attala County
Mississippi

Boundary Center: 33° 10' 41.6, -89° 44' 7.44

OVERVIEW MAP



AGENT CONTACT

Will Russell Ward grew up with dirt on his boots and a deep respect for the land beneath them. Some of his earliest memories were made on his grandfather's farm. Walking beside him, learning to appreciate not just the beauty of the outdoors but the responsibility of stewarding it for generations to come.

Today, that sense of care and purpose defines how Will approaches every land deal. He's hunted whitetails, managed habitat, and spent years improving his family's farm with the help of trusted mentors and land consultants. Those experiences shaped his eye for opportunity, his patience in the process, and his commitment to doing things the right way.

Based in Jackson and serving clients across Mississippi, Will brings honesty, clarity, and a calm, client-first approach to every transaction. His years in the field and his passion for the outdoors are matched by a steady focus on helping people make confident, well-informed decisions.

Whether you're selling a legacy property or looking for the perfect hunting ground to call your own, Will brings a trusted perspective and a genuine desire to help others find land that means something, just like it always has to him.



WILL WARD, LAND AGENT
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