

MIDWEST LAND GROUP PRESENTS

74 ACRES

ATTALA COUNTY, MS

000 ATTALA ROAD 3053, KOSCIUSKO, MISSISSIPPI 39090



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURNKEY ATTALA COUNTY HUNTING TRACT

This 74 +/- acre recreational property in Attala County, Mississippi, is set up and ready for the upcoming hunting season. Located along Attala Road 3053, the property offers approximately 2,355 feet of road frontage on a quiet dead-end road, providing plenty of privacy and a peaceful setting. Power and water are available, adding to the property's potential for a future camp or homesite.

The property consists primarily of a well-established pine stand. A light thinning was completed in 2024 to reduce competition and provide additional growing space for the remaining pines, promoting continued growth and future timber value. The thinning also encouraged understory growth, creating quality bedding cover and browse for deer and other wildlife. Pockets of mature white oaks are scattered throughout the property, along with established chestnut trees that are already producing. A spring-fed creek runs through

the middle of the property, providing a dependable year-round water source for wildlife. An excellent interior road system provides easy access throughout the tract, with established food plots and box stands strategically positioned to allow hunters to slip in and out with minimal disturbance. For the upcoming season, much of the work has already been done—plant the food plots and hunt.

This property has a proven history of both deer and turkey, backed by years of trail camera and harvest photos. With established hunting infrastructure, diverse habitat, year-round water, excellent access, and utilities available at the road, this is a true turnkey recreational property that can be enjoyed from day one. Whether you're looking for a dedicated hunting tract, weekend getaway, or a recreational property with long-term timber value, this Attala County 74 +/- deserves a look.



PROPERTY FEATURES

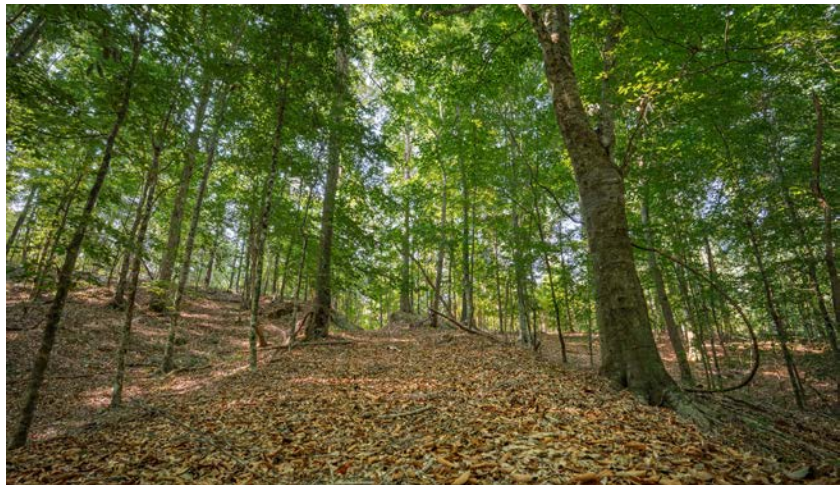
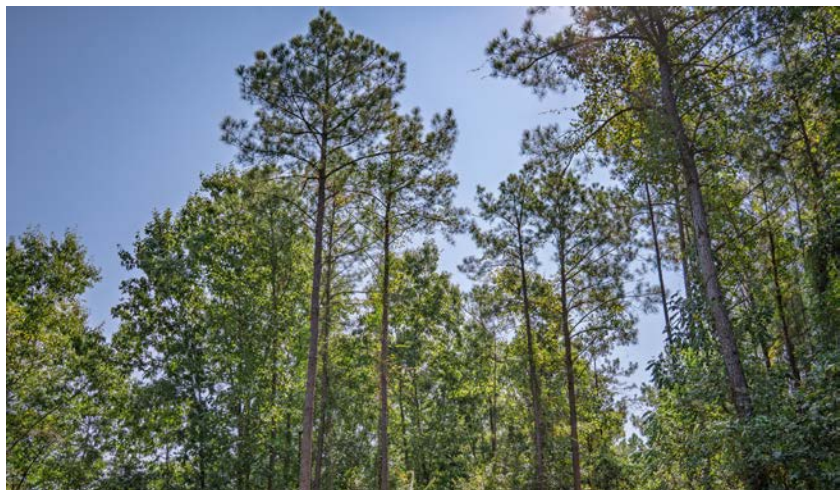
COUNTY: **ATTALA** | STATE: **MISSISSIPPI** | ACRES: **74**

- 2,355 +/- feet of road frontage on Attala Road 3053
- Three access points from Attala Road 3053
- Quiet, dead-end road location
- Turnkey recreational & hunting property
- Majority pine timber, thinned in 2024
- Pockets of mature white oaks
- Producing chestnut trees
- Established food plots
- Strategically placed box stands
- Excellent interior road system
- Spring-fed creek with year-round water
- Proven deer & turkey history
- Trail camera & harvest history
- Power & water available
- Approximately 8 minutes northwest of Kosciusko
- Approximately 1 hour 20 minutes from Jackson
- Approximately 1 hour 10 minutes from Madison

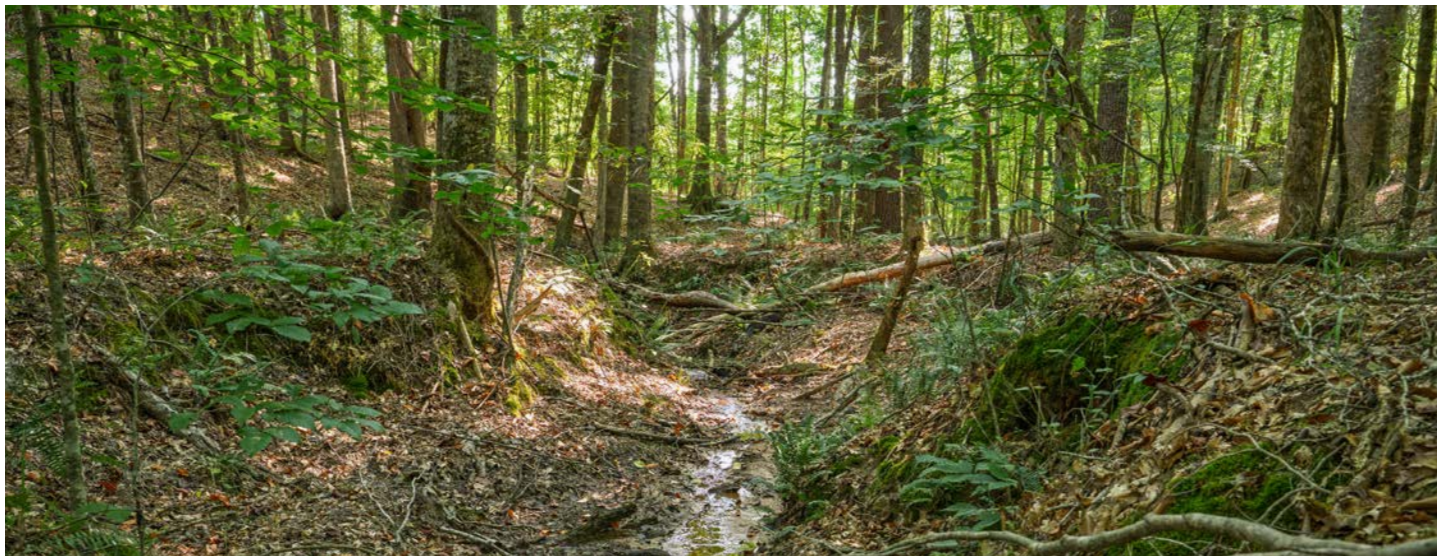


MATURE TIMBER

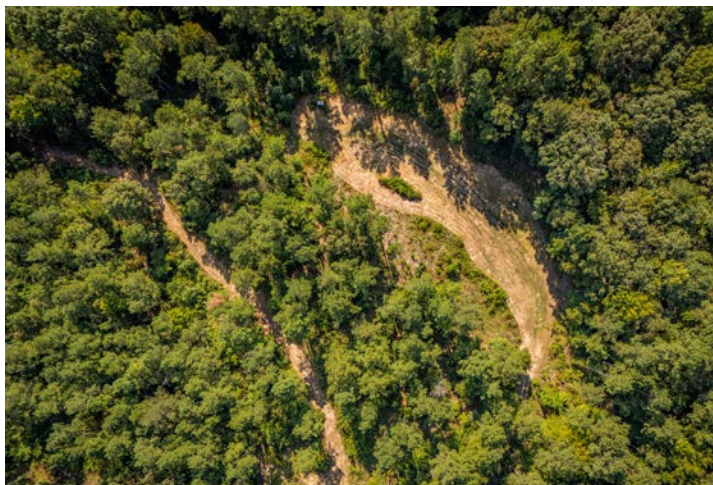
The property consists primarily of pine timber, much of which was thinned in 2024, creating excellent bedding and browse while also providing future timber value. Pockets of mature white oaks are scattered throughout the property, along with established chestnut trees that are already producing.



SPRING-FED CREEK

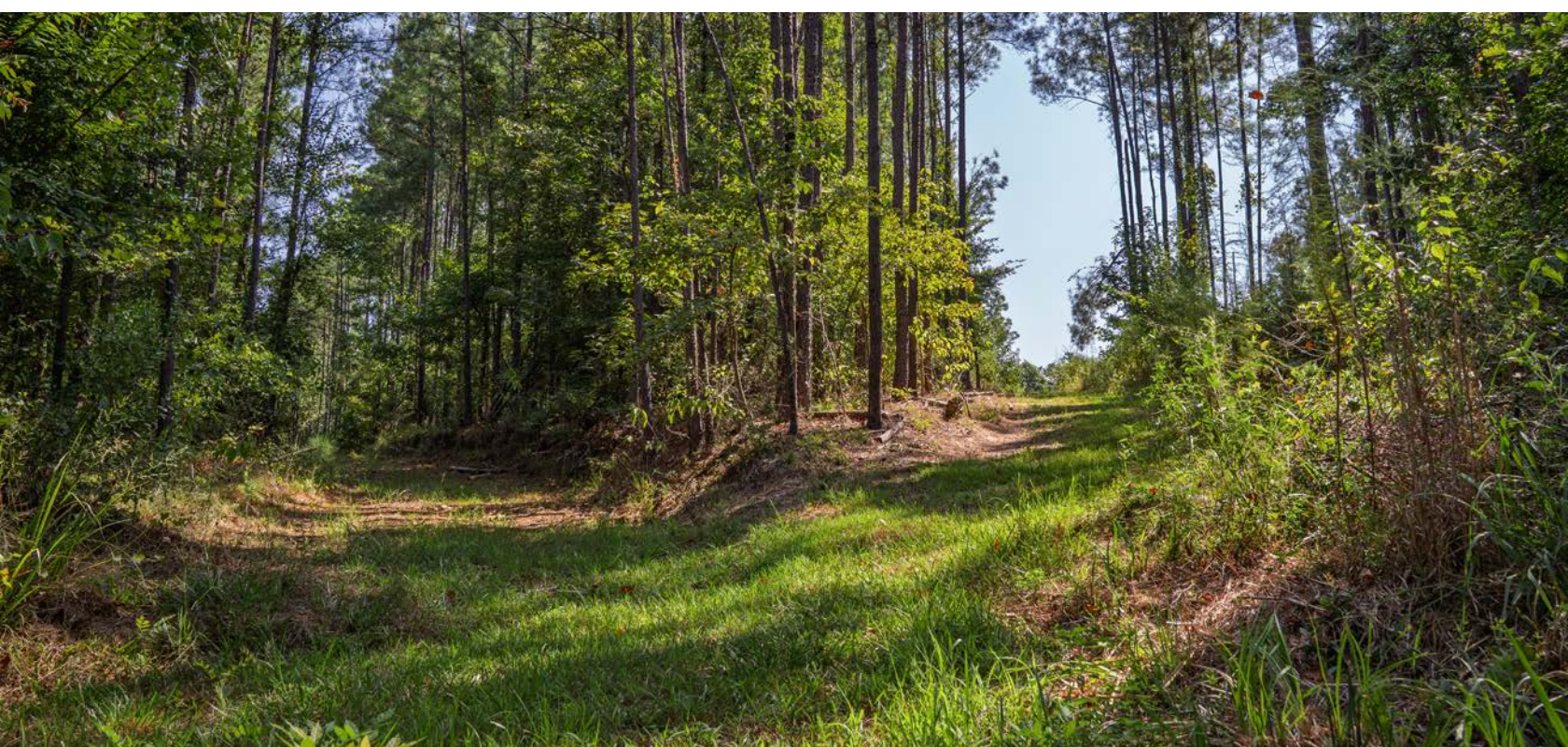


ESTABLISHED FOOD PLOTS



EXCELLENT INTERIOR ROAD SYSTEM

An excellent interior road system provides easy access throughout the tract, with established food plots and box stands strategically positioned to allow hunters to slip in and out with minimal disturbance.



PROVEN DEER & TURKEY HISTORY

This property has a proven history of both deer and turkey, backed by years of trail camera and harvest photos.



AERIAL MAP



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Maps Provided By:



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Boundary Center: 33° 5' 8.49, -89° 36' 30.38

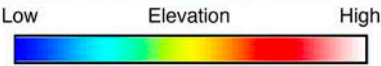
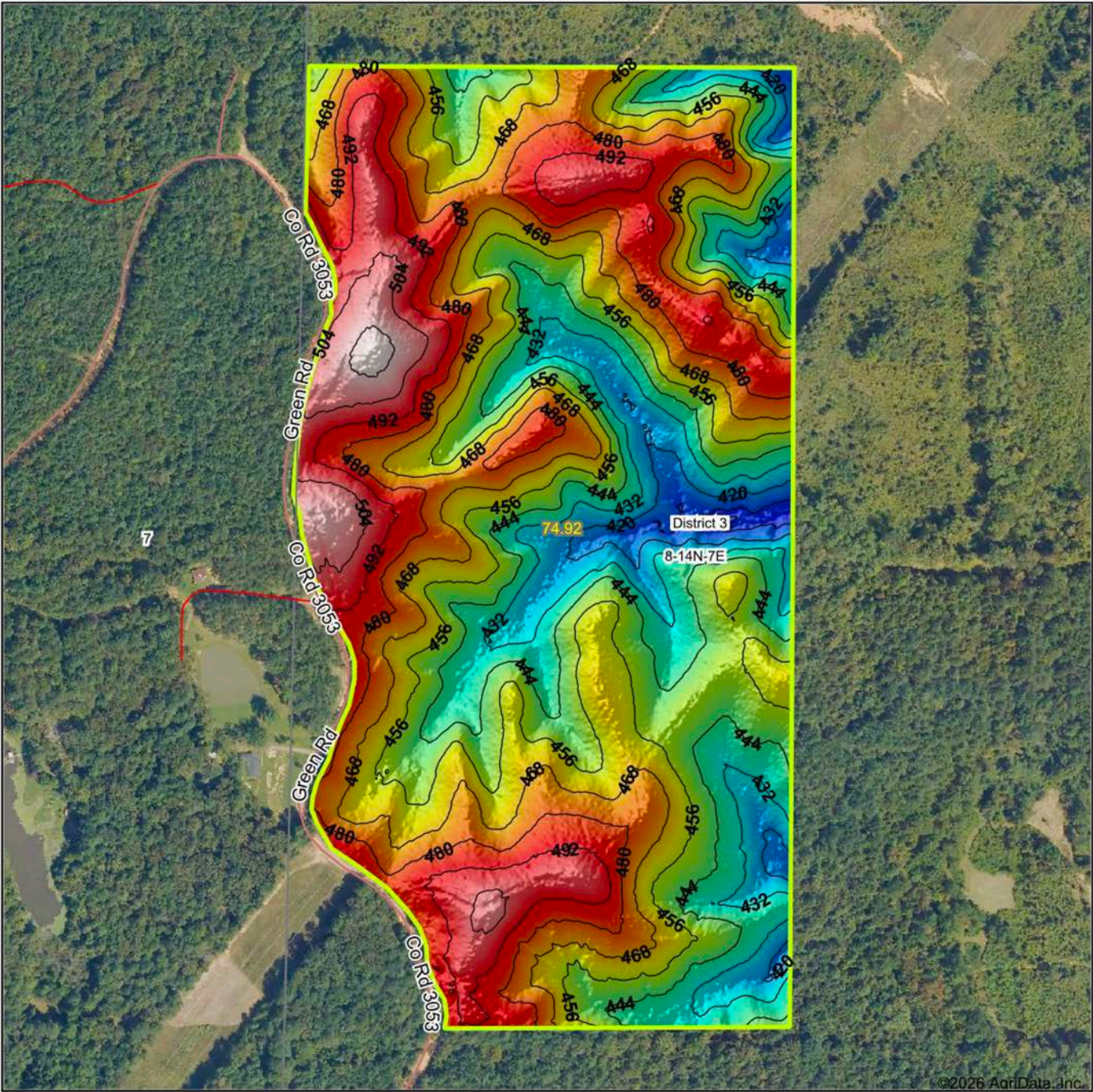
8-14N-7E
Attala County
Mississippi

0ft 417ft 834ft



9/1/2026

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 12
Min: 401.8
Max: 519.6
Range: 117.8
Average: 462.2
Standard Deviation: 23.88 ft

0ft 424ft 848ft

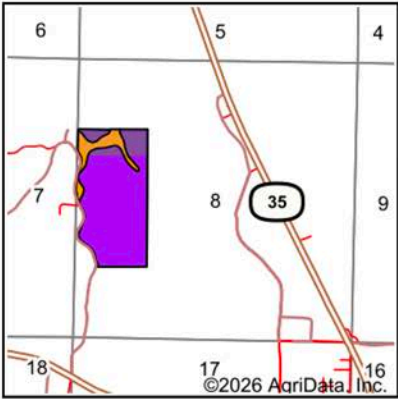
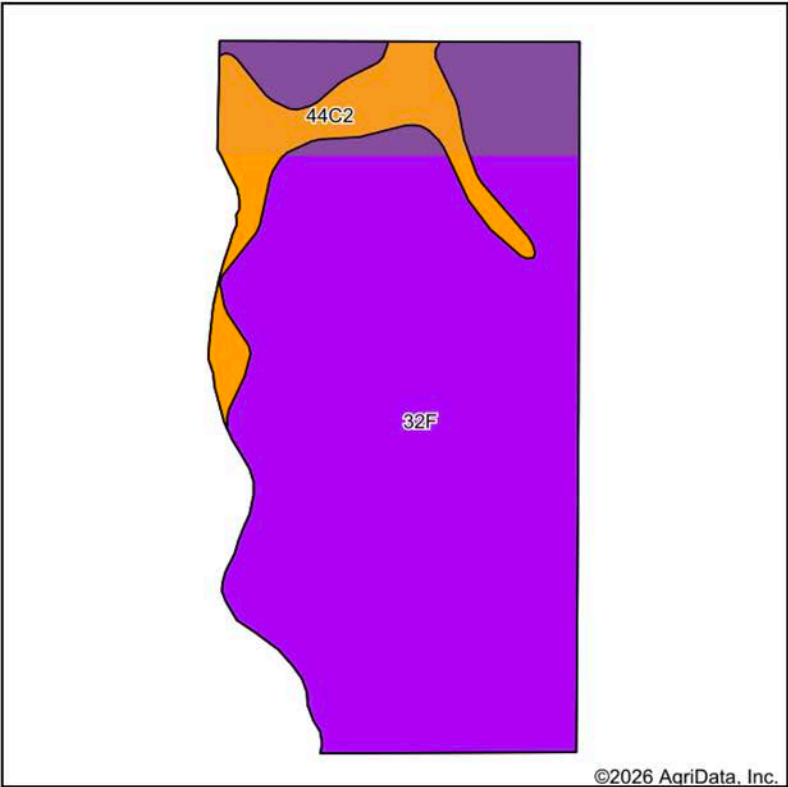


9/1/2026

8-14N-7E
Attala County
Mississippi

Boundary Center: 33° 5' 8.49, -89° 36' 30.38

SOILS MAP



State: **Mississippi**
County: **Attala**
Location: **8-14N-7E**
Township: **District 3**
Acres: **74.92**
Date: **9/1/2026**



Maps Provided By:



Area Symbol: MS007, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
32F	Smithdale fine sandy loam, 15 to 40 percent slopes	67.07	89.5%		> 6.5ft.	Well drained	VIIe	VIIe	51
44C2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	7.85	10.5%		1.5ft. (Fragipan)	Moderately well drained	IIIe	IIIe	34
Weighted Average							6.58	6.58	*n 49.2

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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