

Call Michael Oswald Today!!  
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## 83.8 ± ACRE RECREATIONAL TIMBERLAND PROPERTY IN ATTALA COUNTY, MS



- **Great Recreational Property**
- **Abundant Wildlife**
- **Timber Investment**
- **Thick Areas for Deer Bedding**
- **Nice Interior Road System**
- **Rolling Hills**

Have you been looking for a great recreational timberland property in Attala County? Look no further. Are you ready to watch your timber investment grow while you are hunting your very own secluded honey hole? This property features rolling hills of young planted pines. This tract is loaded with deer and ready to hunt. Don't let this timber investment and hunting property pass you by! Deer season is upon us!! *DIRECTIONS: From the intersection of Highway 35 and Highway 12 in Kosciusko, take Highway 35 northwest approximately 4.5 miles, take County Road 3225 north approximately 4 miles, the property will be off of the county road to the right.* This property won't last long!!! Call Michael Oswald today!!

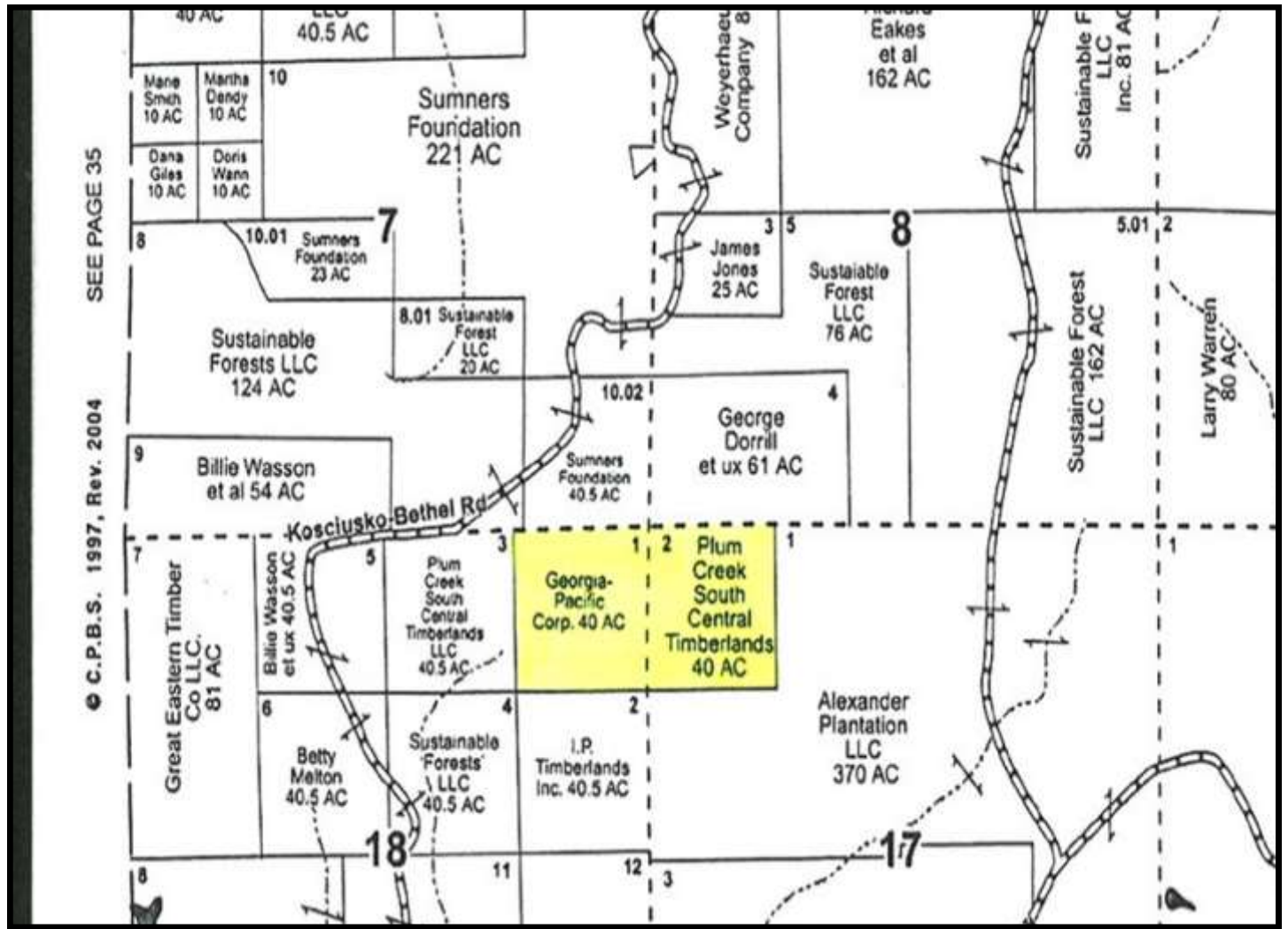


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Ownership Map



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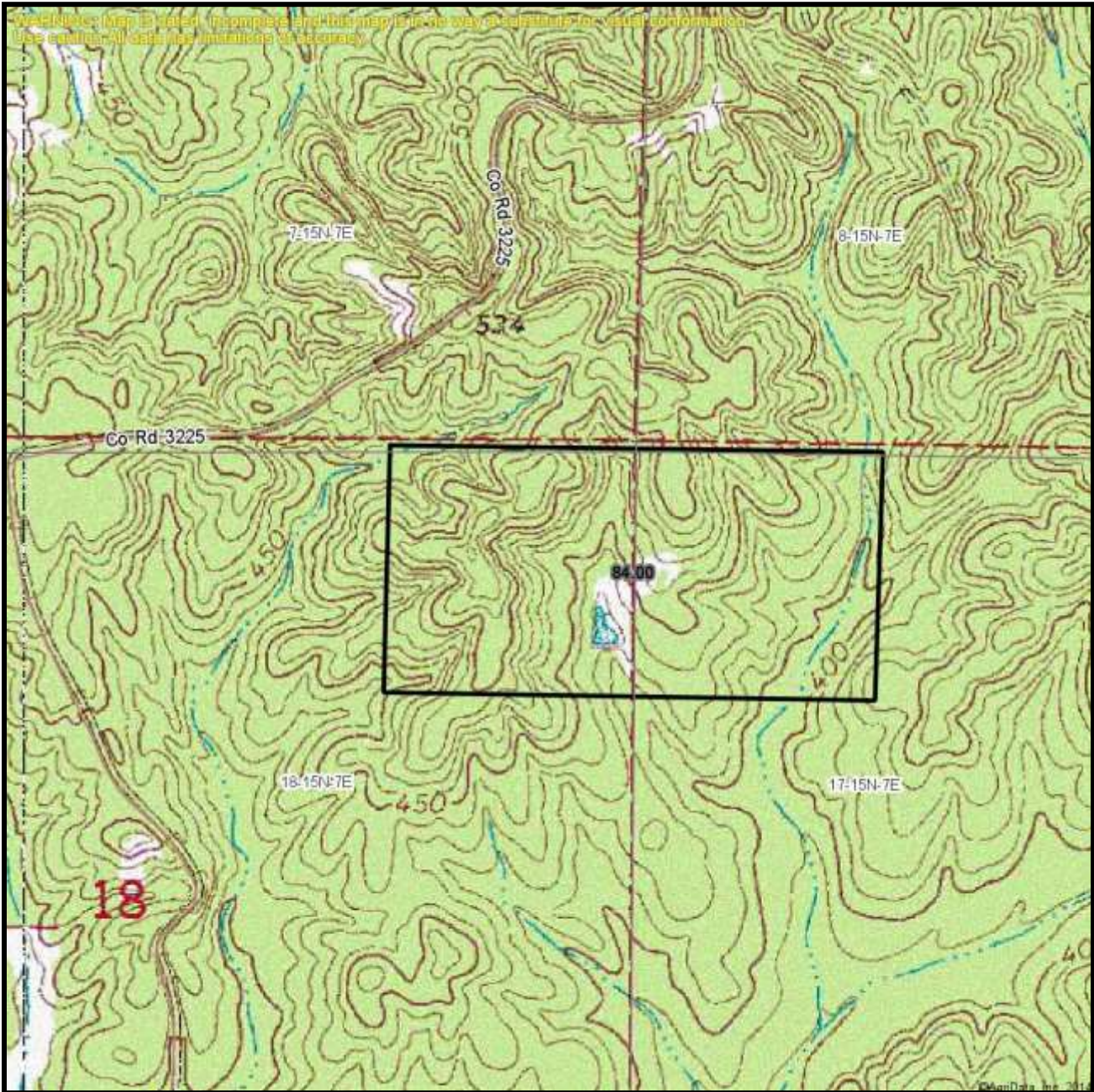
**WARNING: Map is dated, incomplete and this map is in no way a substitute for visit. Use caution All data has limitations of accuracy.**



### Aerial Map



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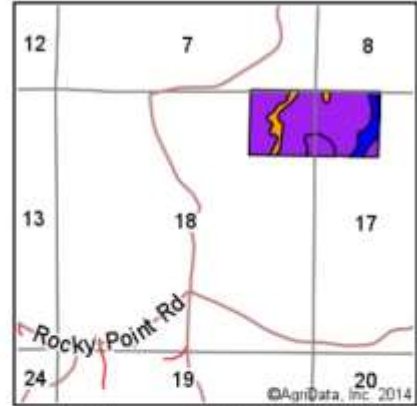
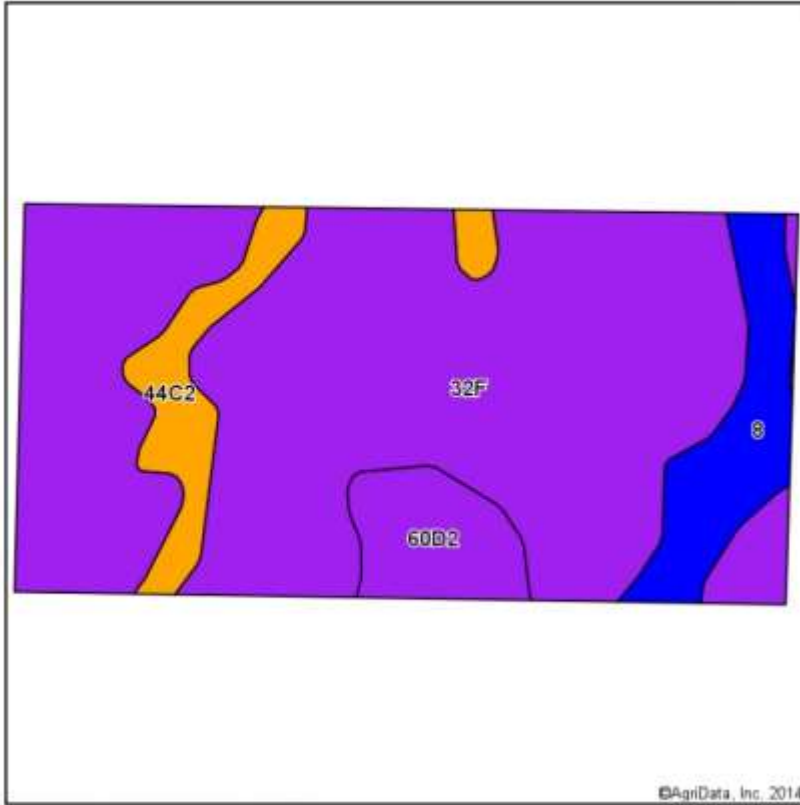


Topographical Map



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## Soil Map



State: **Mississippi**  
 County: **Attala**  
 Location: **18-15N-7E**  
 Township: **District 3**  
 Acres: **84**  
 Date: **12/23/2014**



Soils data provided by USDA and NRCS.

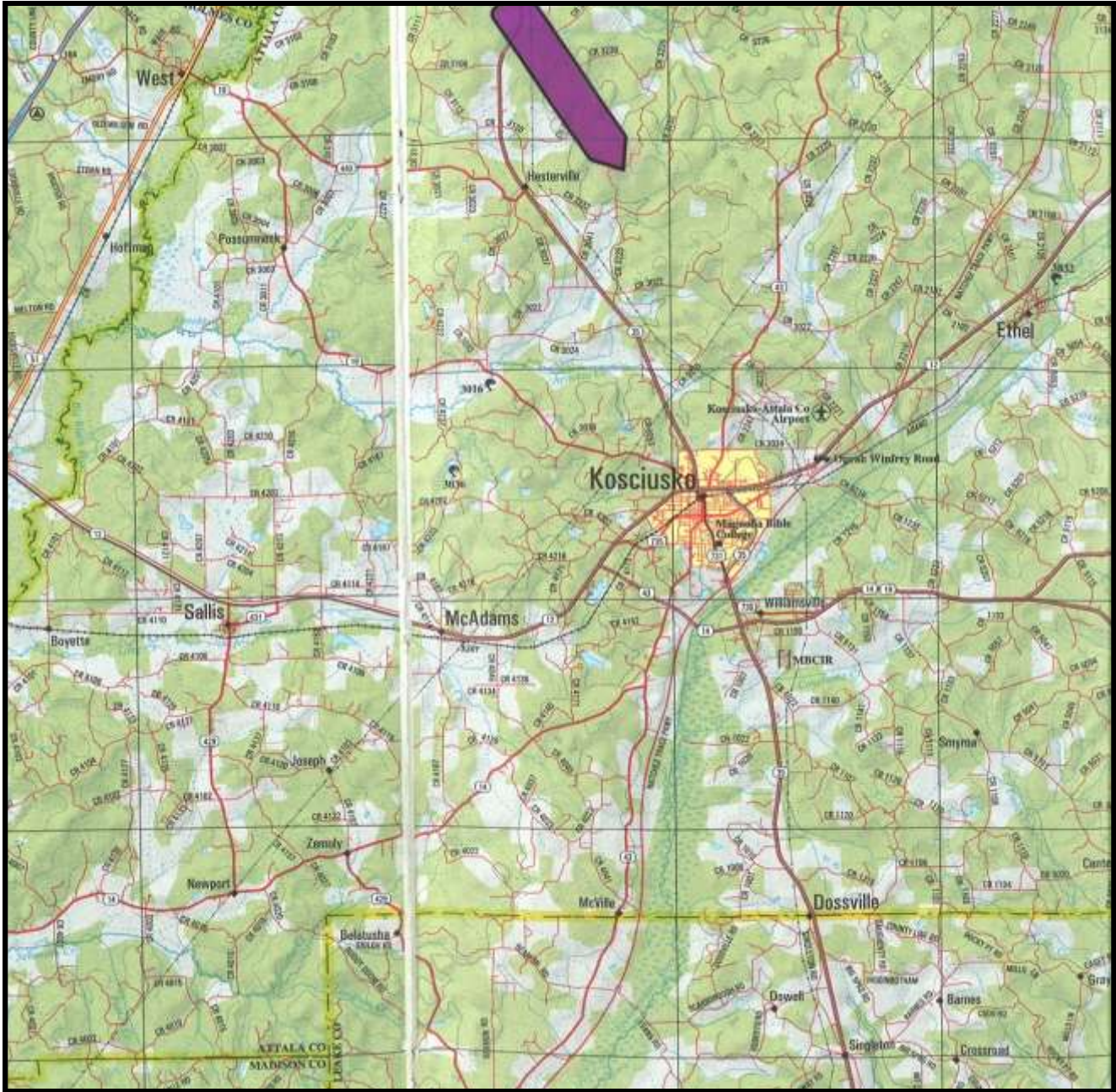
Area Symbol: MS007, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Bahiagrass	Corn	Cotton lint	Improved bermudagrass	Soybeans	Tall fescue	Warm season grasses	Wheat		
32F	Smithdale fine sandy loam, 15 to 40 percent slopes	64.83	77.2%		Vile	Vile										
8	Mantachie loam, 0 to 2 percent slopes, occasionally flooded	7.52	9.0%		IIw			10	90	650		35	10	9 40		
44C2	Providence silt loam, 5 to 8 percent slopes, eroded	6.17	7.3%		IIIe			8	80	675	9	35	7.5	35		
60D2	Smithdale-Sweatman complex, 8 to 15 percent slopes, eroded	5.48	6.5%		Vile											
<b>Weighted Average</b>								<b>1.5</b>	<b>13.9</b>	<b>107.8</b>		<b>0.7</b>	<b>5.7</b>	<b>1.4</b>	<b>0.8</b>	<b>6.2</b>

## Soil Map



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### Directional Map

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