



**Patrick Gibson**  
 patricklgibson@gmail.com  
 Office: (601) 250-0017  
 Cell: (601) 248-9232  
 SouthernStatesRealty.com



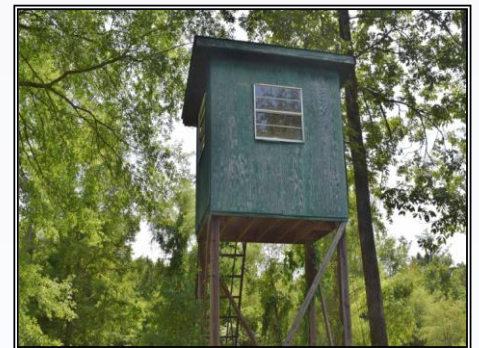
# SOUTHERN STATES REALTY



Are you looking for your own sportsman's paradise? This +/- 540 acre hunting and timberland property has everything you are looking for. The target rich environment has had very little hunting pressure and wildlife harvest opportunities include: mature bucks, various species of ducks including mallards, turkeys and an abundance of small game. The property has a nice 3 bedroom/2 bath house, a large metal shop, dog kennels and other covered areas all on +/- 2 well-manicured acres. Drive your side by side just under the Natchez Trace Bridge on a gravel road through the gate to your hunting sanctuary. The timber on this tract is mostly river bottom hardwoods and cypress sloughs. There are a few acres of pines also. The hunting is exceptional in the 2 planted duck holes with a total of over 30 acres to hunt mallards, wood ducks, gadwall and other types of ducks. The habitat has been managed to hold mature whitetail bucks with a number of strategically placed food plots.

2261 Attala Road 1026, Kosciusko

30.943467, -91.268799 GPS



**\$1,095,000**

540 Acres  
 MLS #20-2552  
 UC #23042-02552

