Check out this great deer and turkey hunting tract. This 32+/- acre tract in Attala County offers great hunting, a good road system, utilities available, a pond, and much more!!! Don't miss out on this property that is priced right!!!

Directions: From Jackson, Take I-55 North, get off at the West exit. Go right onto Highway 19 South and drive 4.7 miles and turn on Hwy 440 North; drive 7.3 miles and turn onto a gravel road, CR 3027 drive (fork after 1.1 miles keep right) 2.2 miles and the property is on the left.

call me today!

PRESTON SMITH, MANAGING BROKER
Preston@TomSmithLand.com
601.990.5070 **office** | 601.209.7150 **cell**
128 W. Monticello St. | Brookhaven, MS 39601

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

32+/- Acres Attala County

- **Deer Hunting**
- **Turkey Hunting**
- **Interior Road System**
- **Established Food Plot Areas**
- **Good Road Frontage**
- **Creek**
- **Utilities Available**
- **Stocked Pond**
- **Rolling Hills**
- **Multiple Camp/Home Sites**

call me today!

PRESTON SMITH, MANAGING BROKER
Preston@TomSmithLand.com
601.990.5070 office | 601.209.7150 cell
128 W. Monticello St. | Brookhaven, MS 39601

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

call me today!

PRESTON SMITH, MANAGING BROKER
Preston@TomSmithLand.com
601.990.5070 **office** | 601.209.7150 **cell**
128 W. Monticello St. | Brookhaven, MS 39601

Tom Smith LAND AND HOMES
Expect More. Get More.

2011-2018 BEST BROKERAGES

REALTORS® LAND INSTITUTE
RLI MISSISSIPPI CHAPTER

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

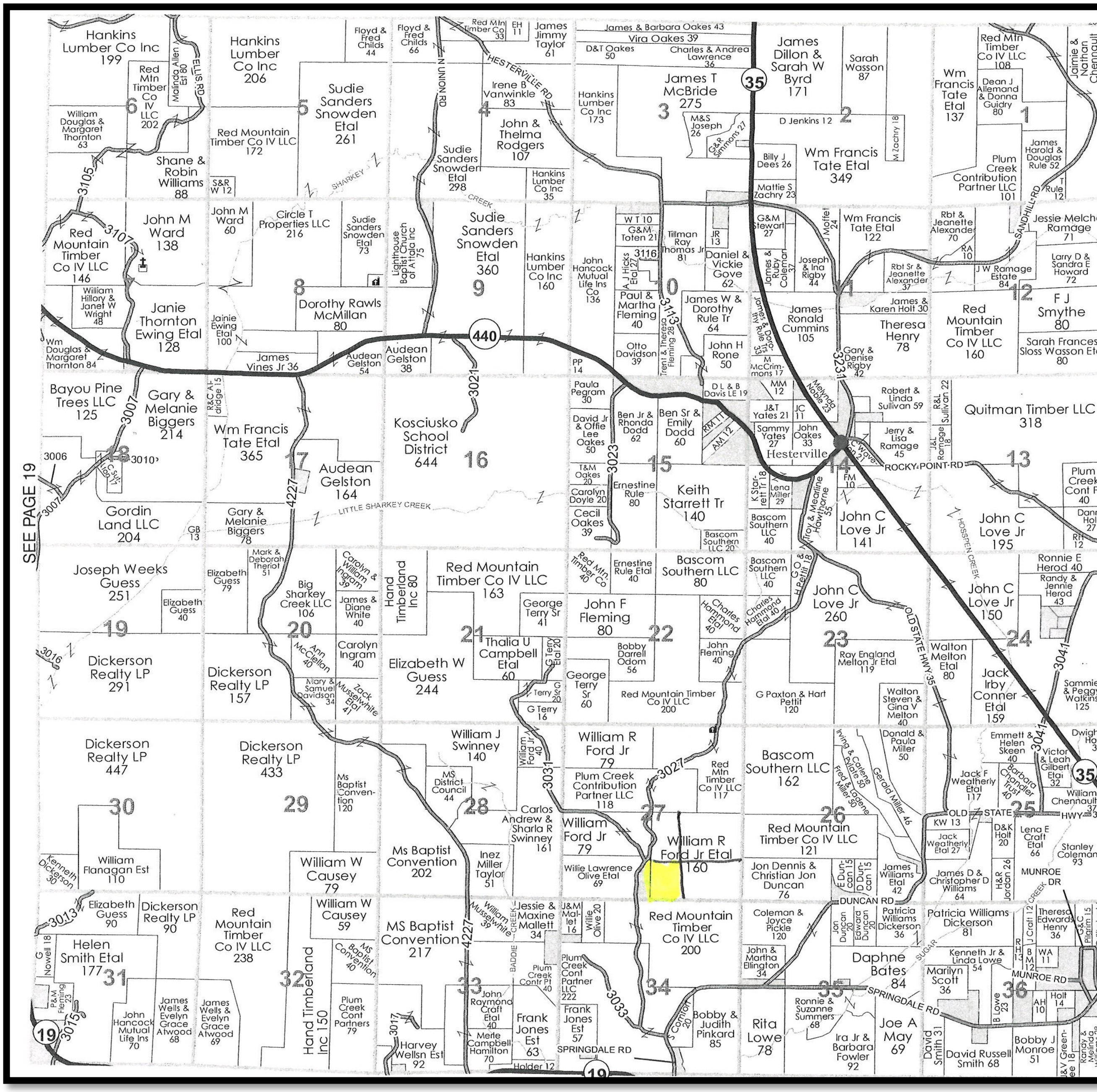
call me today!

PRESTON SMITH, MANAGING BROKER
Preston@TomSmithLand.com
601.990.5070 **office** | 601.209.7150 **cell**
128 W. Monticello St. | Brookhaven, MS 39601

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Ownership Map

call me today!

PRESTON SMITH, MANAGING BROKER
Preston@TomSmithLand.com
601.990.5070 **office** | 601.209.7150 **cell**
128 W. Monticello St. | Brookhaven, MS 39601

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Aerial Map

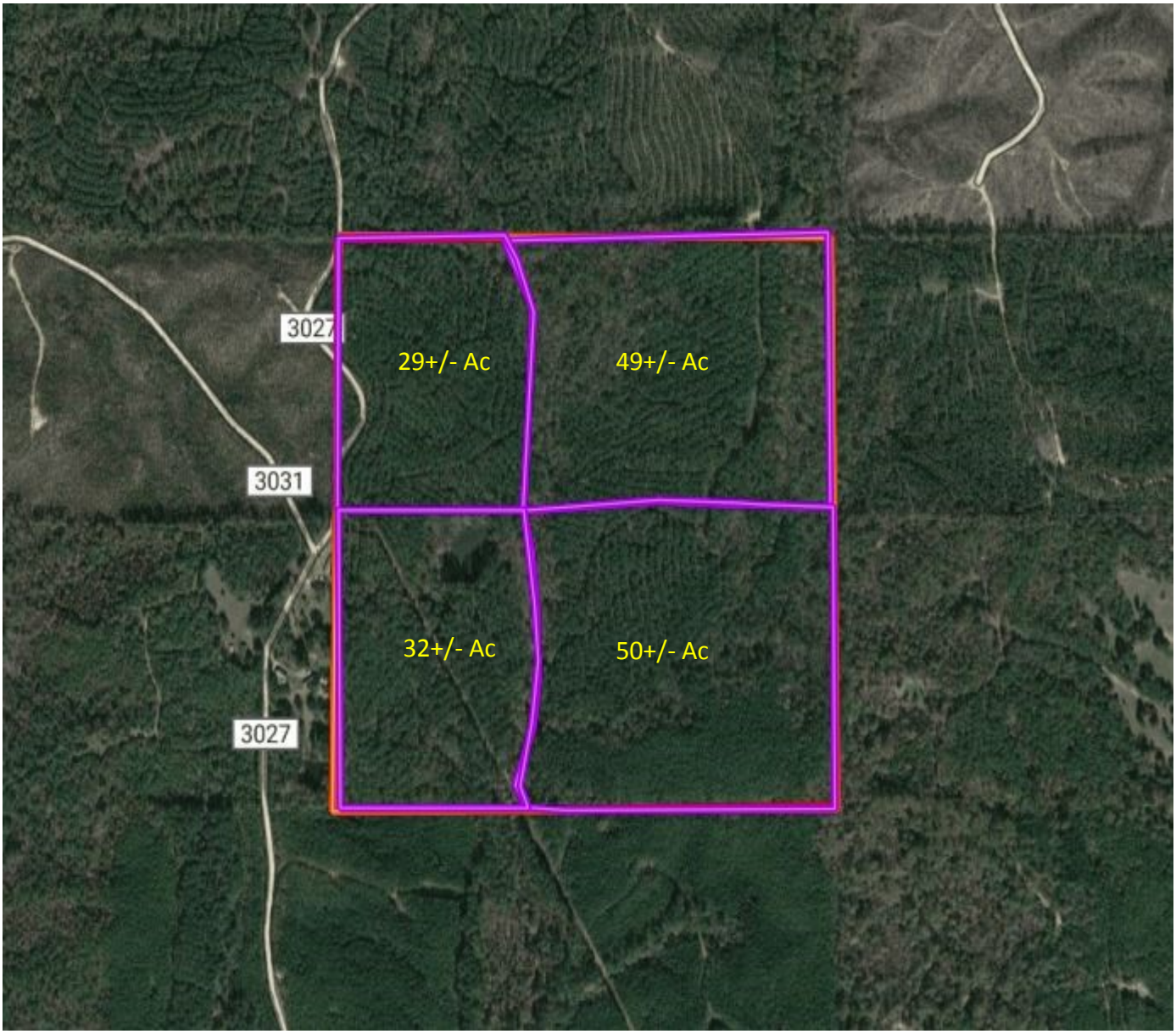
call me today!

PRESTON SMITH, MANAGING BROKER
Preston@TomSmithLand.com
601.990.5070 office | 601.209.7150 cell
128 W. Monticello St. | Brookhaven, MS 39601

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Additional Acreage Available

call me today!

PRESTON SMITH, MANAGING BROKER
Preston@TomSmithLand.com
601.990.5070 **office** | 601.209.7150 **cell**
128 W. Monticello St. | Brookhaven, MS 39601

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Topo Map

call me today!

PRESTON SMITH, MANAGING BROKER
Preston@TomSmithLand.com
601.990.5070 **office** | 601.209.7150 **cell**
128 W. Monticello St. | Brookhaven, MS 39601

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate, but not guaranteed.

Information is believed to be accurate but not guaranteed.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
44C2	Providence silt loam, 5 to 8 percent slopes, eroded	10.0	32.05	3e
8	Mantachie loam, 0 to 2 percent slopes, occasionally flooded	0.1	0.3	6w
32F	Smithdale fine sandy loam, 15 to 40 percent slopes	21.1	67.65	7e
TOTALS		31.1	100%	5.71

Soil Map

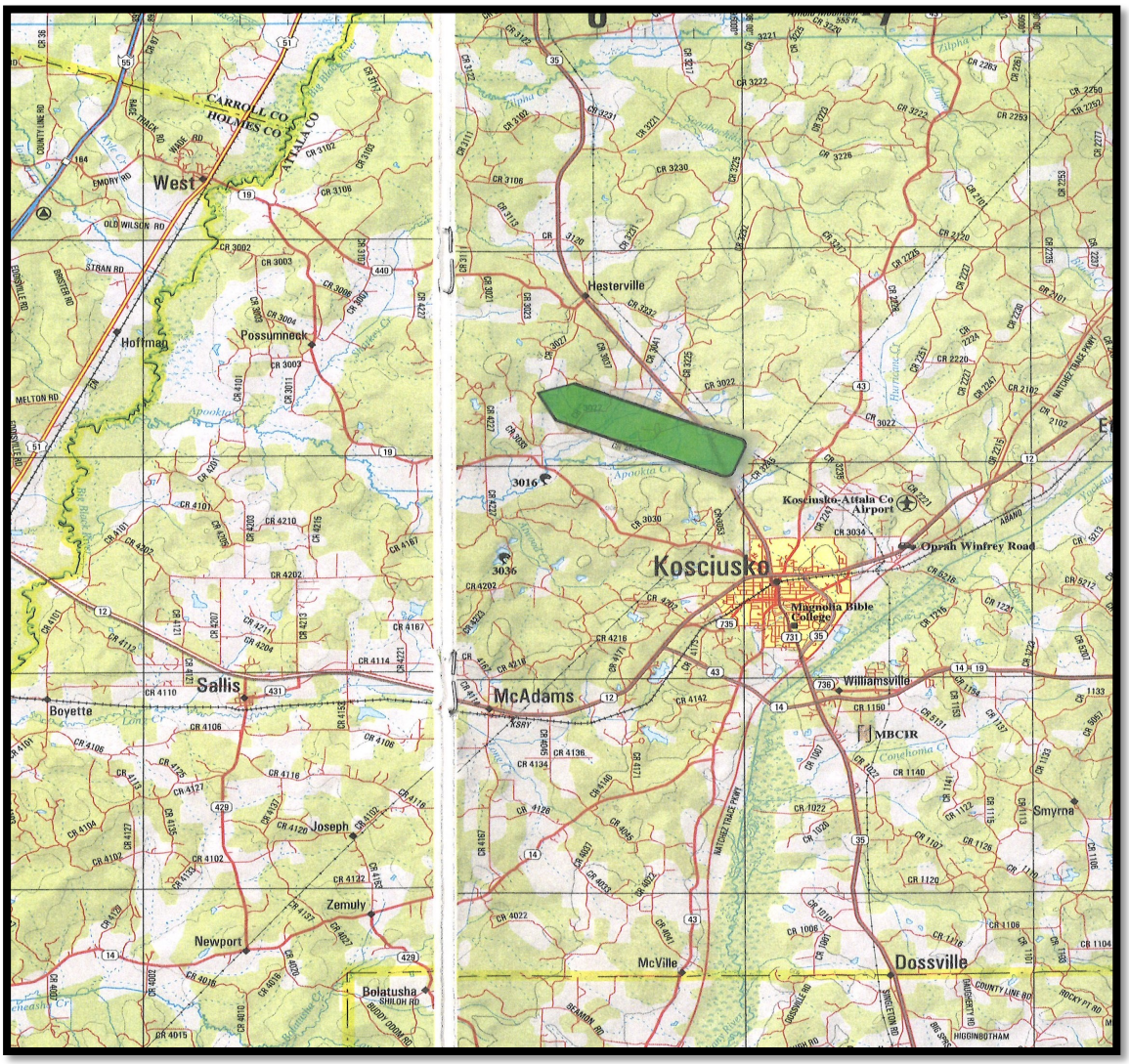
call me today!

PRESTON SMITH, MANAGING BROKER
Preston@TomSmithLand.com
601.990.5070 **office** | 601.209.7150 **cell**
128 W. Monticello St. | Brookhaven, MS 39601

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Directions: From Jackson, Take I-55 North, get off at the West exit. Go right onto Highway 19 South and drive 4.7 miles and turn on Hwy 440 North; drive 7.3 miles and turn onto a gravel road, CR 3027 drive (fork after 1.1 miles keep right) 2.2 miles and the property is on the left.

call me today!

PRESTON SMITH, MANAGING BROKER
Preston@TomSmithLand.com
601.990.5070 **office** | 601.209.7150 **cell**
128 W. Monticello St. | Brookhaven, MS 39601

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.