



**Jane Guyton offers a blend of natural features and strategic location. Here's a detailed overview:**

**Location:** Situated in Section 34, Township 13 North, Range 9 East, Attala County, Mississippi, the property is conveniently located just west of Highway 25. It boasts frontage on two sides of gravel County Road 5005 and is approximately one and half miles south of Highway 19.

**Size:** The property spans approximately 72.59 acres, providing ample space for various recreational activities.

**Terrain:** Characterized by hilly terrain, the land comprises 55 acres of 8-year-old pine trees and an additional 15 acres designated as hardwood Stream-side Management Zones, bordering a branch of Myers Branch Creek. This diverse landscape offers both recreational and investment opportunities.

**Accessibility:** With its frontage on County Road 5005 and close proximity to major highways like Highway 25 and Highway 19, the property is easily accessible, enhancing its value and potential uses.

**Surroundings:** Surrounded by large timberlands, the property is in a prime location for hunting and timber investment. Its proximity to Kosciusko (approximately 17 miles southeast) and the Jackson Metro area (about 60 miles north) adds to its appeal, providing access to amenities while maintaining a rural setting.

**\$2995 per acre / \$217,407.00**

Contact:

J. Parker Sartain - 601-506-2398

**"Guiding Your Land Decisions for Over 60 Years"**

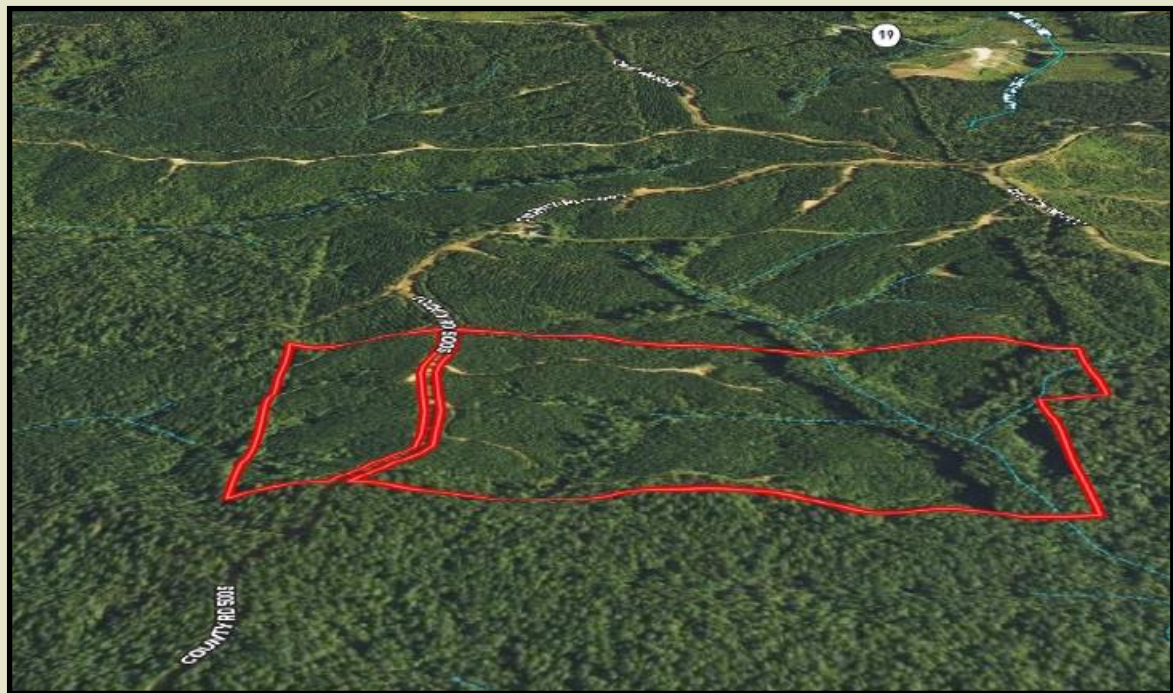
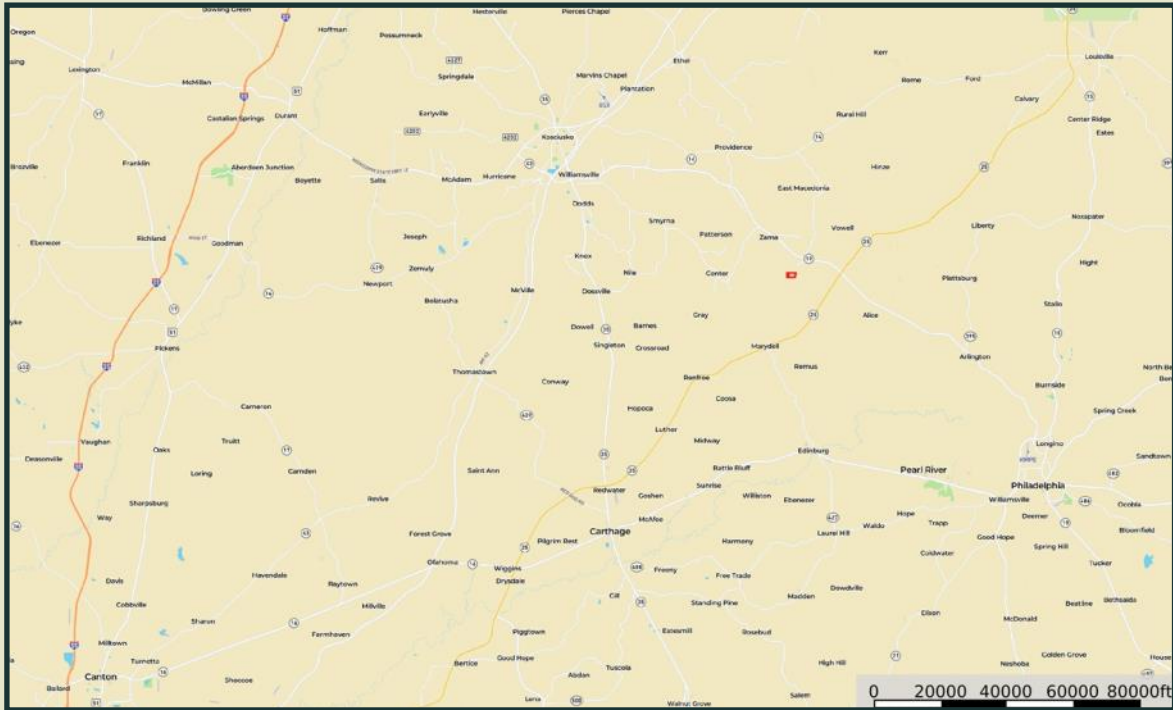
**FARM | TIMBER | HUNTING**

**Sartain's Heritage Properties, LLC**

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