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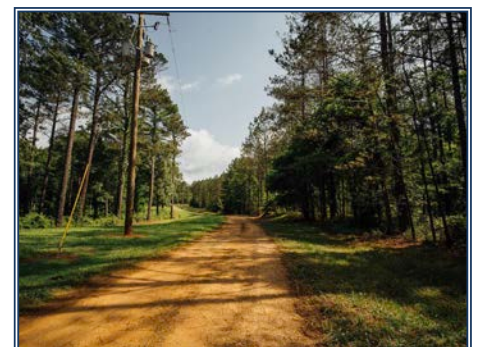
**Southern  
States Realty**



Located just outside Kosciusko in Attala County, MS, this turnkey mini farm offers the perfect blend of rural lifestyle and modern infrastructure. The property features four well-built structures, including a 3BR/2.5BA bardominium, a renovated guest cottage, a temperature-controlled storage building, and a fully equipped 5,000± SF barn with horse stalls, kennels, and a riding pen. Five fenced pastures, working pens, and a stocked fishing pond make it ideal for livestock, equestrian use, or simply enjoying the countryside. With high-speed internet, 240V power, and water run throughout, this versatile property is ready for farming, recreation, or a peaceful retreat—all just minutes from Kosciusko.

**2388 Attala Road 5238, Ethel, MS**

33.0949, -89.5065 GPS



**\$675,000**

**25± Acres  
MLS #25-1099**

