



SMALLTOWN

HUNTING PROPERTIES & REAL ESTATESM

Office 769-888-2522



129.24± ACRES IN LAFAYETTE COUNTY, MS
\$599,000

Property Profile

The Lafayette 129.24

Location:

- Lafayette, MS
- Pleasant Ridge Road
- 12± Miles South of Oxford

Coordinates:

- 34.208, -89.5128

Property Information:

- 129.24± Acres
- 1200± SqFt Cabin Built In 2022
- 3 Bed/2 Bath, Kitchen-Dining Combo
- Raw Land for Recreational Development
- Hanna Creek Frontage
- Paved Frontage
- Good Hunting
- Under 20 Minutes South of Oxford

Property Use:

- Oxford Getaway
- Recreational
- Investment
- Home Place

Tax Information: Calculated at Closing

- Parcel 1: Part of 235-21-001.00
- Parcel 2: Part of 235-16-023.00



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MICHAEL OSWALT

PRINCIPAL BROKER | *Licensed in MS and AR*

C: 662-719-3967

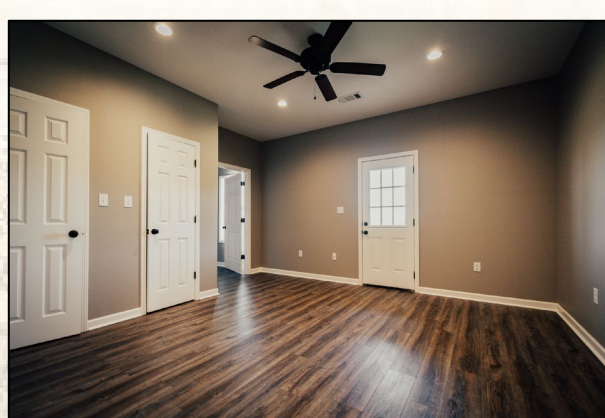
O: 769-888-2522

michael@smalltownproperties.com

P.O. Box K - Flora, MS 39071

f/15,000+ Followers

Information is believed to be accurate but not guaranteed.



Welcome to The Lafayette 129 with a brand-new cabin just 8 miles south of the Oxford City Limits! If you have been looking for a country alternative near Oxford, here you go! The property features include a brand-new cabin and 129± acres to roam and develop as you please. The 1200± square foot cypress cabin offers three bedrooms, two bathrooms, a kitchen/dining combo, and a front porch. The appliances are stainless, and the cabinetry finish is rustic. Outside, you will find big views and a blank slate.



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If you like returning to your private cabin in the country after the ball games, call Michael Oswalt for your private tour of The Lafayette 129 today!



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A high ridge road traverses the property from north to south. This area could be planted for a nice pasture area. A few wildlife plots are in place with plenty room for more. The deer and turkey hunting is good, and many deer were noted on initial inspection. Hanna Creek runs along the southwest portion with a couple other smaller tributaries for steady water sources. The access to the property is along the south side of Pleasant Ridge Road (aka CR 371). The location is perfect being just a few minutes south of Taylor and under 20 minutes south of Oxford.



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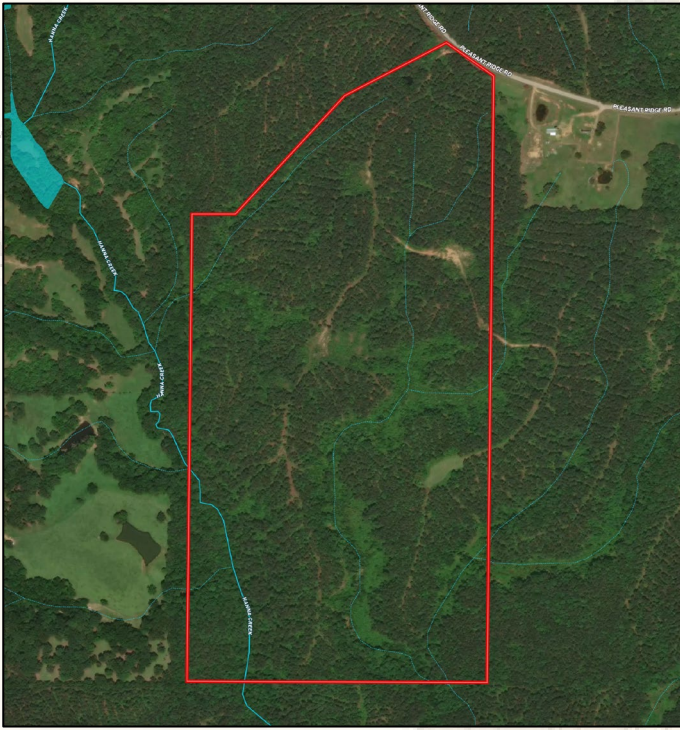
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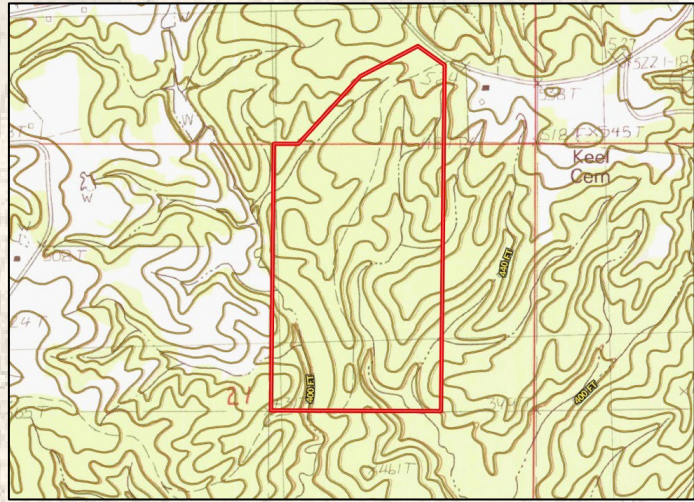
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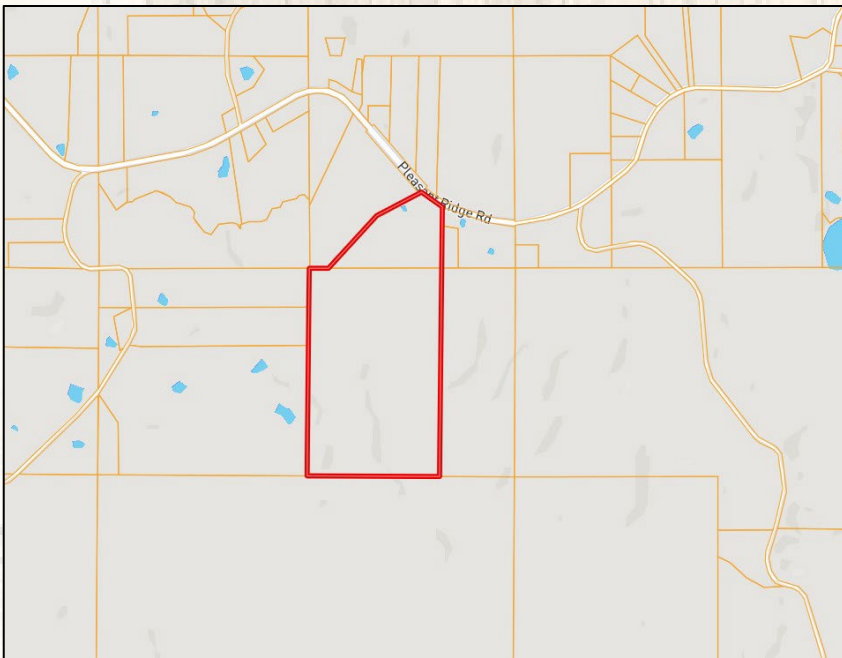
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- Boundary Consists of 129.24± Acres
- Paved Frontage
- Hanna Creek Frontage
- Under 20 Minutes South of Oxford



MapRight Link



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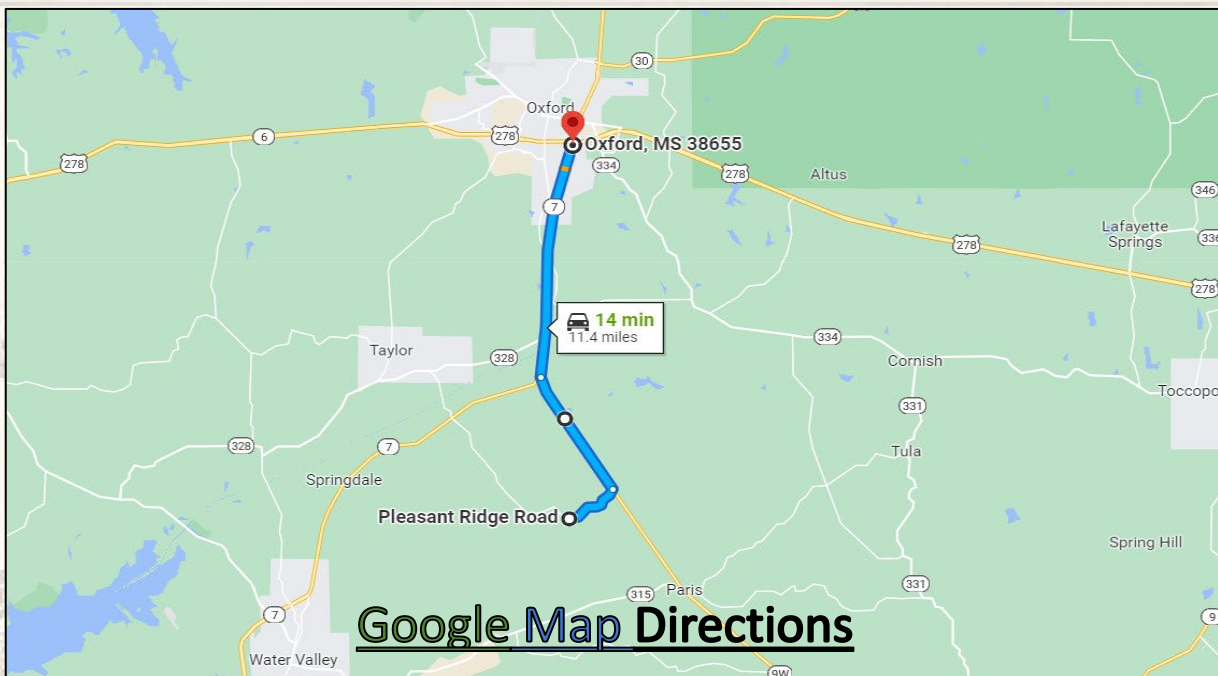
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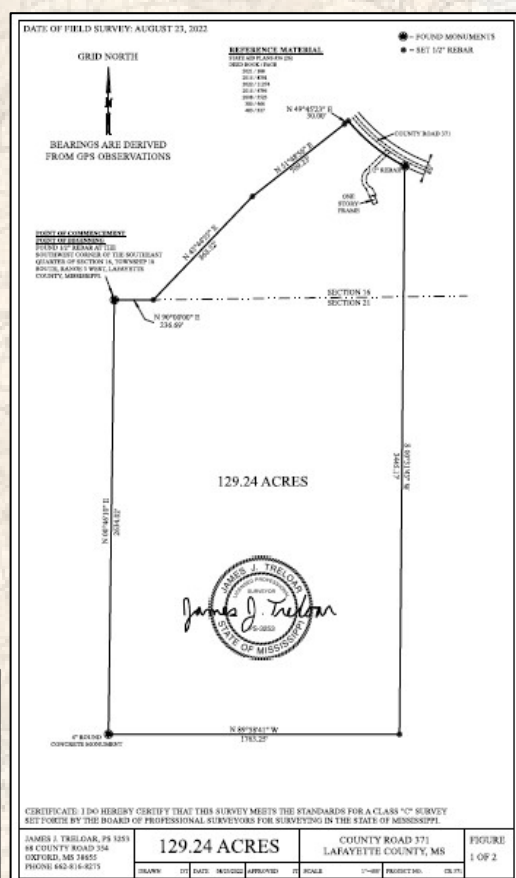
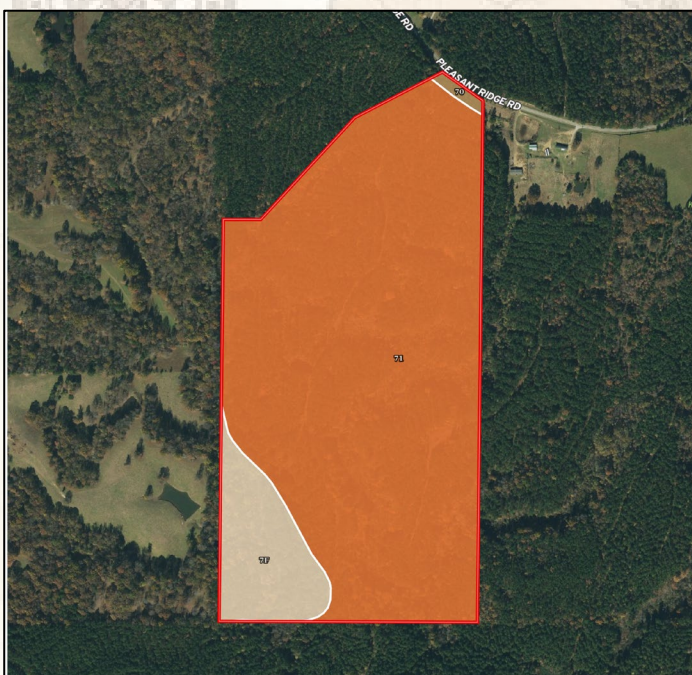
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Google Map Directions



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|-----------|-------|-----|-------|-----|
| 71 | Smithdale-Udorthents association, gullied | 109.36 | 88.51 | 0 | 6 | 7e |
| 7F | Smithdale sandy loam, 15 to 35 percent slopes, eroded | 13.48 | 10.91 | 0 | 16 | 7e |
| 70 | Smithdale-Toinette association, 12 to 40 percent slopes | 0.72 | 0.58 | 0 | 13 | 7e |
| TOTALS | | 123.56(*) | 100% | - | 7.13 | 7.0 |



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