



SMALLTOWN

HUNTING PROPERTIES & REAL ESTATE

Office 769-888-2522

110.5± ACRES IN LAFAYETTE COUNTY, MS
\$385,000

Property Profile

The Lafayette 110.5

Location:

- Lafayette County, MS
- County Road 444
- 21± Miles Southeast of Oxford

Coordinates:

- 34.234, -89.3031

Property Information:

- 110.5± Acres
- Home/Cabin Site
- Pond
- Big Timber
- Beautiful Cypress Brake
- Good Roads Throughout
- Paved Frontage
- Under 25 Minutes Southeast of Oxford

Property Use:

- Home Site
- Hunting
- Timberland Investment
- Recreational

Tax Information: 2021 \$407.97

- Parcel 1: 2120300700 Parcel 2: 2120400700
- Parcel 3: 2120400600 Parcel 4: 2120400500



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MICHAEL OSWALT

PRINCIPAL BROKER | Licensed in MS and AR

C: 662-719-3967

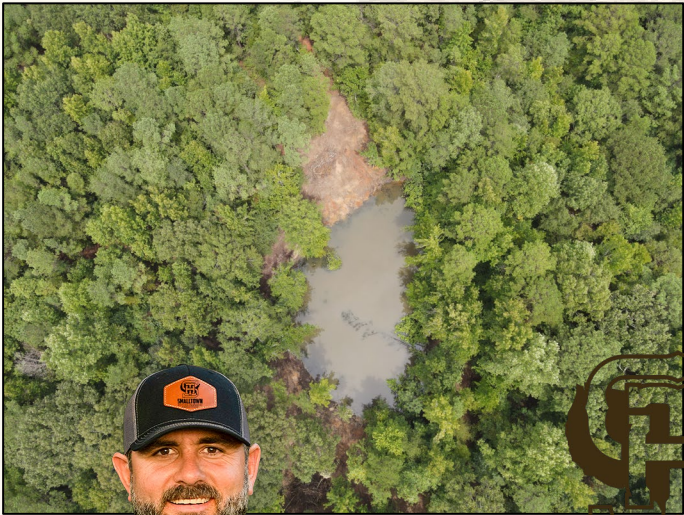
O: 769-888-2522

michael@smalltownproperties.com

P.O. Box K - Flora, MS 39071



Welcome to The Lafayette 110.5 in Lafayette County, Mississippi! If you have been looking for country living near Oxford, we need to take a ride! Home/Cabin Site, Pond, Timber, Deer, Duck, & Turkey Hunting – this one truly enjoys everything Mississippi Outdoors has to offer. On top of all that, you will be in Oxford in less than 25 minutes for all the shopping, eating, and ball games you can handle! Behind the gated entrance you will notice the cleaned home/cabin site is surrounded by woods creating the perfect country seclusion. As you leave the site there are roads that will lead you anywhere you want to go on this place. A pond is located a couple hundred yards northeast of the homesite and is ready to be stocked.



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As you ride through the big timber and near the northeast portion of the property you will find a beautiful cypress brake ready for that big duck blind (jumped wood ducks on initial inspection). With the northern portion of the property being in the Yocona River bottom, you know the deer, duck, and turkey hunting will be great. The river is less than a quarter mile to the north and provides a natural travel corridor for the wildlife. The property has paved road frontage along the north side of County Road 444.



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f/15,000+ Followers

Information is believed to be accurate but not guaranteed.



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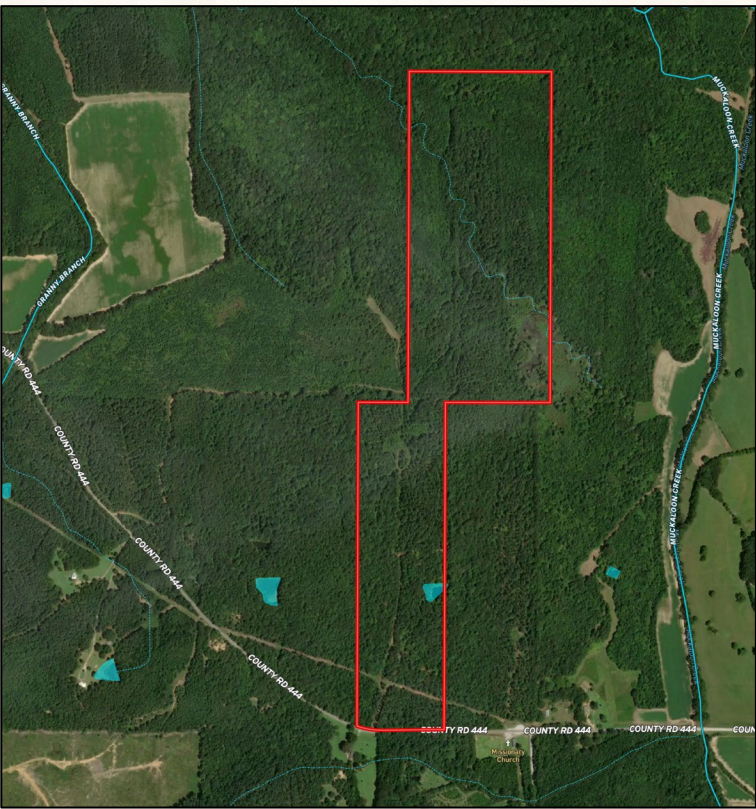
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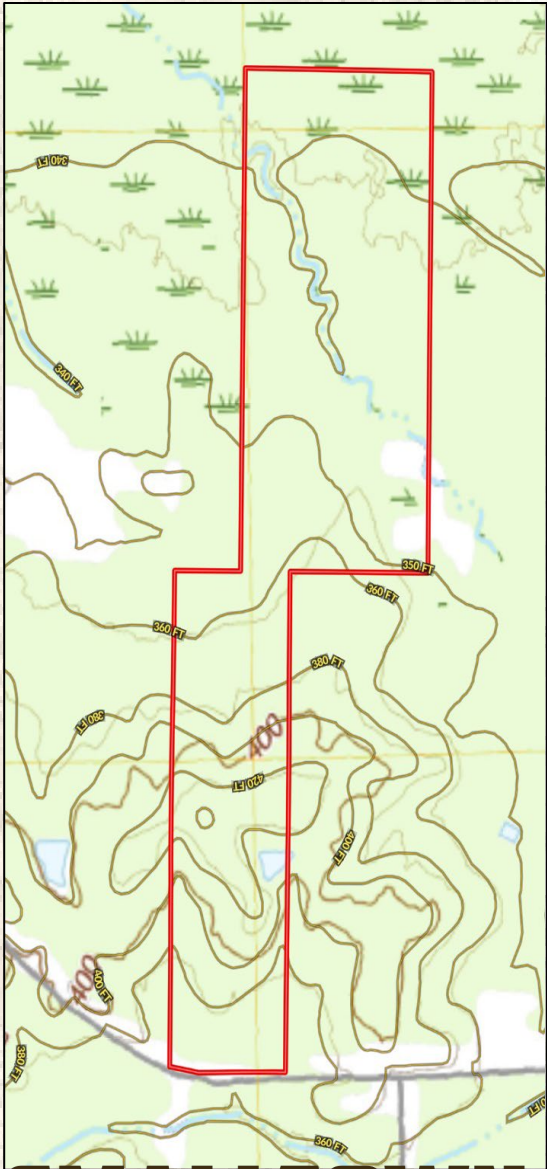
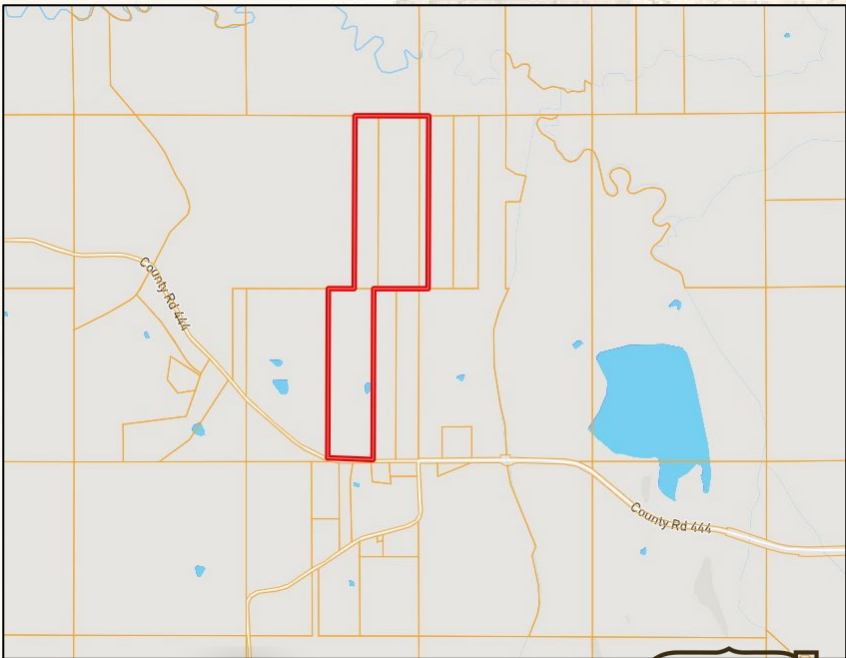
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The location is perfect being just 21 miles southeast of Oxford. If you have been on the hunt for a place to build in Lafayette County with all the country recreation you can stand, call Michael Oswalt for your private tour of The Lafayette 110.5 today! 2021 Taxes \$407.97

MapRight Link

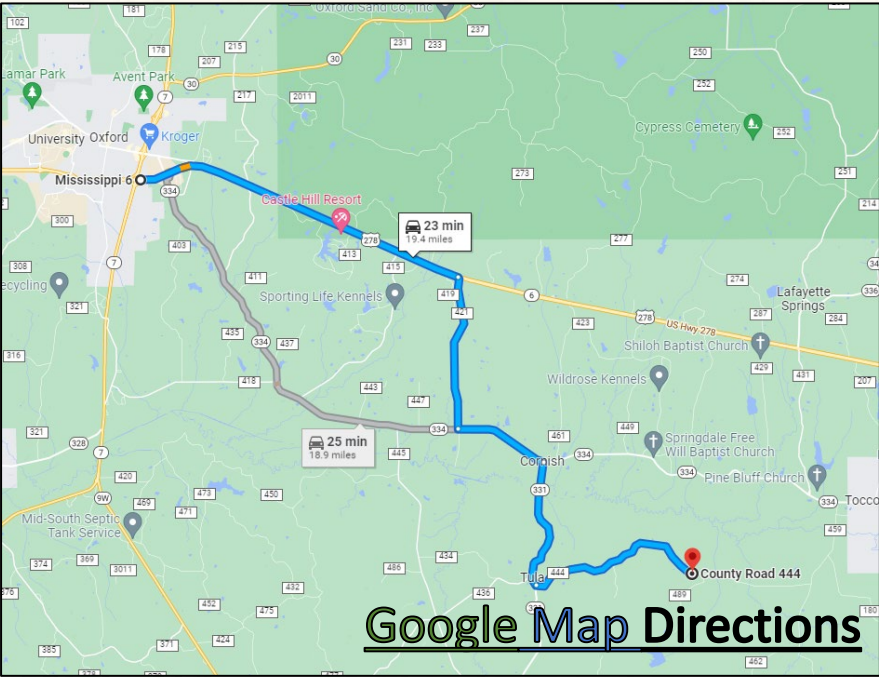


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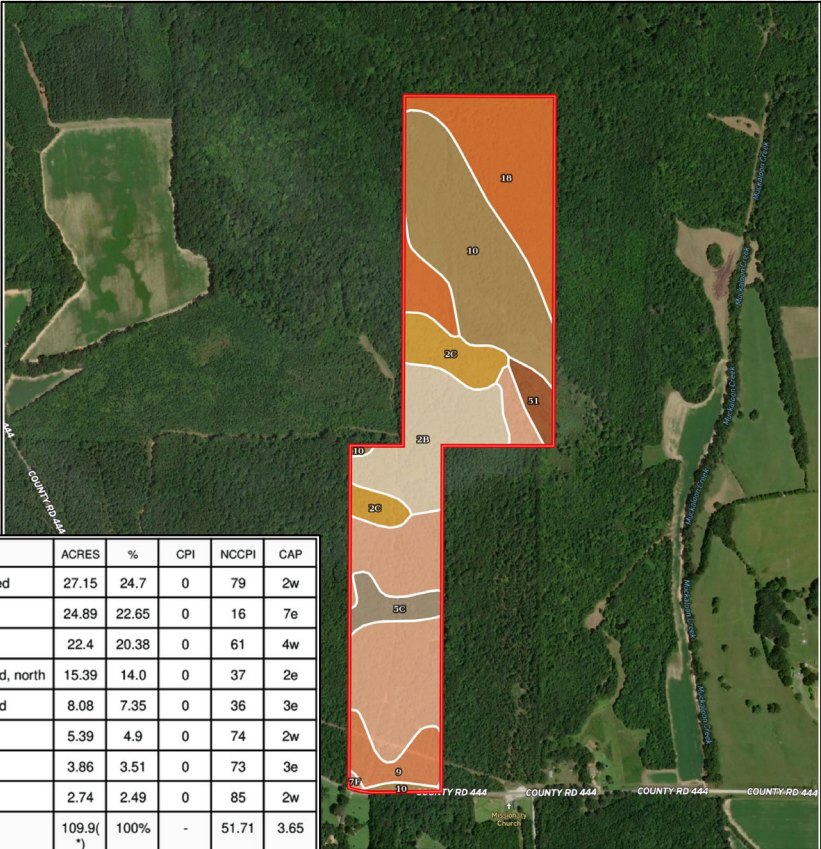
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Directions from the Intersection of Highway 7 & Highway 6 in Oxford, MS: Travel east on Highway 6 for 7.2 miles. Travel south on County Road 421 for 3.3 miles. Travel east on Highway 334 for 2 miles. Travel south on MS 331 S and travel for 2.9 miles. Continue east on County Road 444 and travel for 4 miles. The property will be on the left.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10	Chenneby silt loam, 0 to 2 percent slopes, occasionally flooded	27.15	24.7	0	79	2w
7F	Smithdale sandy loam, 15 to 35 percent slopes, eroded	24.89	22.65	0	16	7e
18	Arkabutla-Chenneby association, frequently flooded	22.4	20.38	0	61	4w
2B	Providence silt loam, 2 to 5 percent slopes, moderately eroded, north	15.39	14.0	0	37	2e
2C	Providence silt loam, 5 to 8 percent slopes, moderately eroded	8.08	7.35	0	36	3e
9	Ochlockonee sandy loam, occasionally flooded	5.39	4.9	0	74	2w
5C	Tippah silt loam, 5 to 8 percent slopes, eroded	3.86	3.51	0	73	3e
51	Arkabutla silt loam, occasionally flooded	2.74	2.49	0	85	2w
TOTALS		109.9(7)	100%	-	51.71	3.65



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