



SMALLTOWN

HUNTING PROPERTIES & REAL ESTATESM

Office 769-888-2522

126± ACRES IN LAFAYETTE COUNTY, MS
\$359,100

Property Profile

The Lafayette 126

Location:

- Lafayette County, MS
- Located in Tula
- Approximately 9 Miles Southwest of the Oxford City Limits

Coordinates:

- 34.2352, -89.3693

Property Information:

- 126± Acres
- Secluded Getaway
- 3+ Acre Stocked Pond
- Great Hunting
- Paved Frontage on a Dead-End Road

Property Use:

- Oxford Getaway
- Recreational
- Investment

Tax Information:

- Parcel #: 2210200900
- 2022 Taxes: \$392.62



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MICHAEL OSWALT

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smalltownproperties.com

15,000+ Followers

Information is believed to be accurate but not guaranteed.

Welcome to The Lafayette 126 located just 9 miles southwest of the Oxford City Limits in Tula, MS! If you have been looking for a secluded getaway, this might be it! The property features majority naturally regenerated timber from a 2012/2013 harvest, bigger timber along the small streams, pasture, and 3+ acre stocked pond. The thickly timbered area is a breeding ground for big bucks and a great nesting area for Lafayette County's well-known turkey population.



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The pasture areas would make excellent wildlife plots while the stocked pond is great for year-round fishing opportunities for bass, bream, and catfish. A perimeter and interior road system is in place leading you to most anywhere you want to go. The secluded property is located at the end of paved County Road 446. The public utilities include water (Mt Comfort) and power at the road. The deer and turkey hunting should be great in this area...look at the mounts from over the years.



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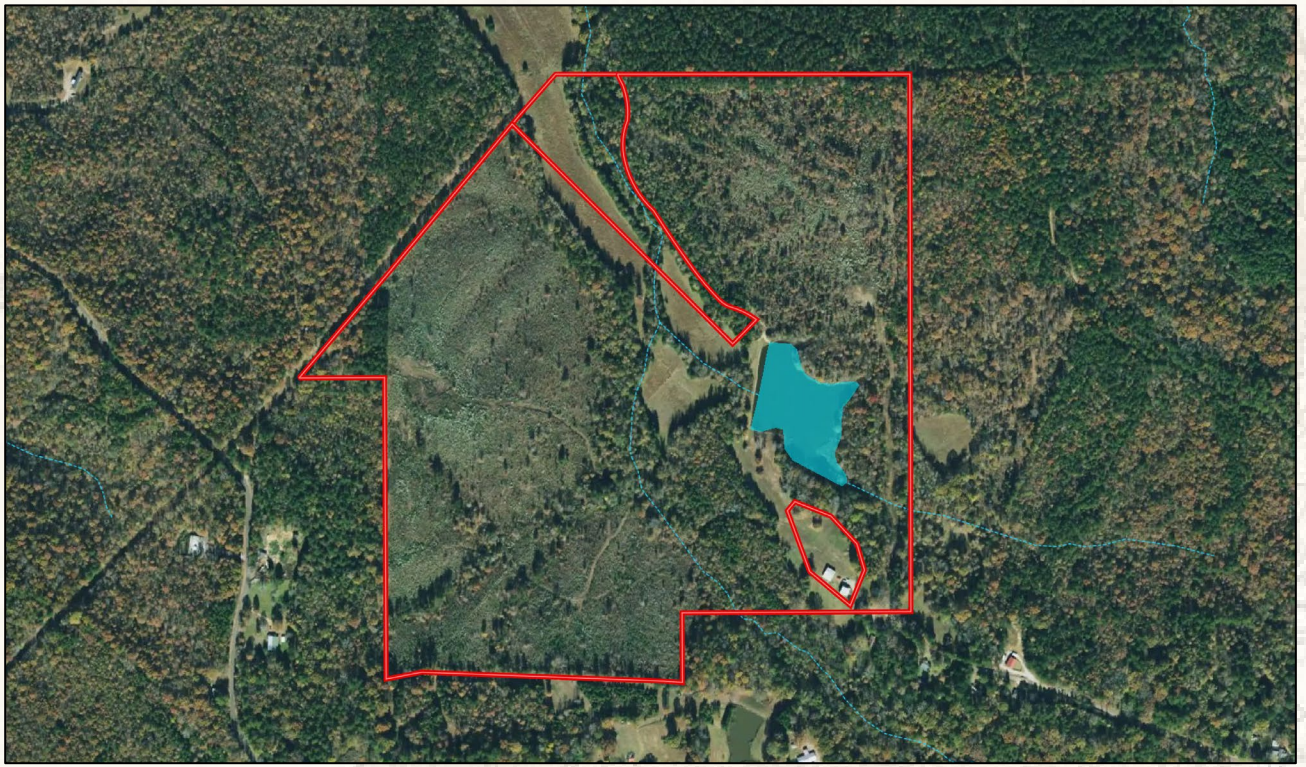
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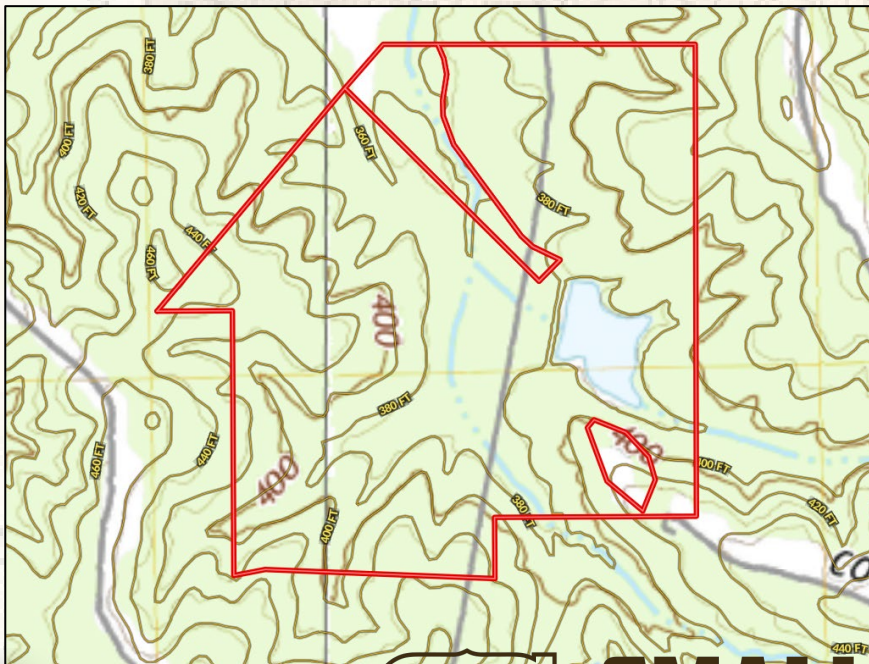
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[MapRight Link](#)



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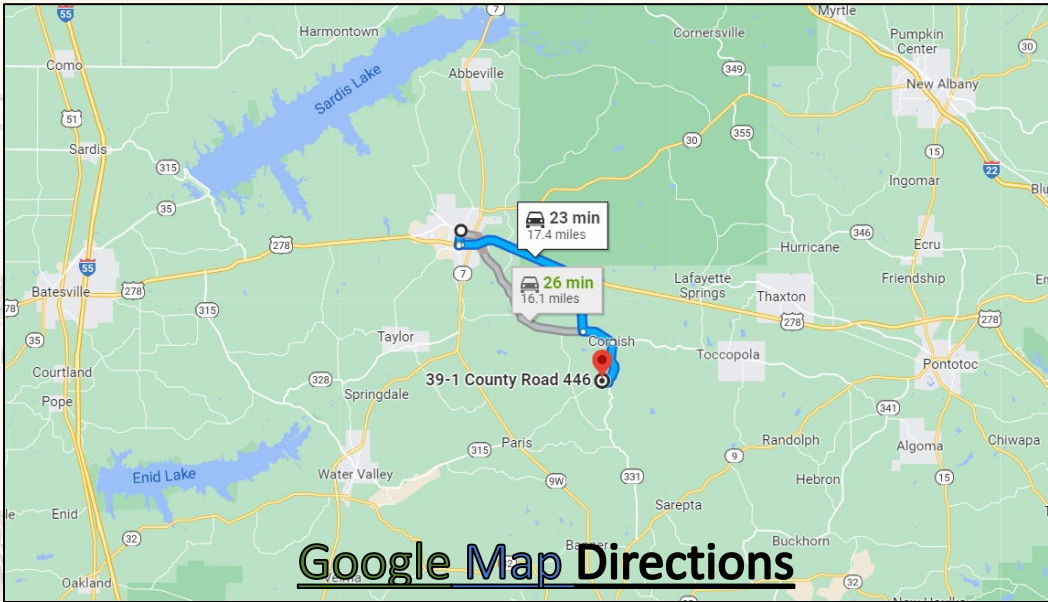
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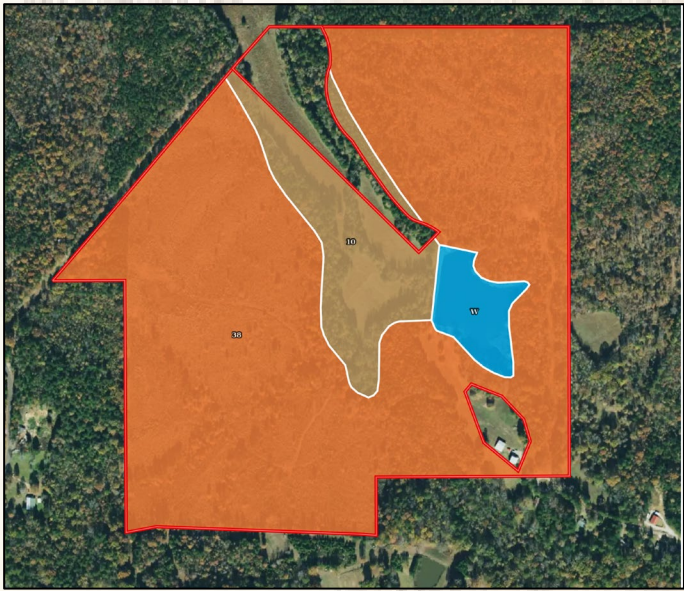
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Google Map Directions



If you have been on the hunt for a Lafayette County getaway, call Michael Oswalt for your private tour of The Lafayette 126 today!

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
38	Maben-Smithdale-Tippah association, hilly	96.25	83.92	0	33	7e
10	Chenneby silt loam, 0 to 2 percent slopes, occasionally flooded	14.06	12.26	0	79	2w
W	Water	4.38	3.82	0	-	-
TOTALS		114.69(*)	100%	-	37.38	6.36



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