

107± ACRES IN LAFAYETTE COUNTY, MS

\$418,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

The Lafayette 107

Location:

- Lafayette County, MS
- 5.7 ± Miles North of Lafayette Springs
- Approximately 25 Minutes from Oxford
- 20± Miles from New Albany, Pontotoc, and Oxford Walmart's

Coordinates:

- 34.3879, -89.2632

Property Information:

- 107± Acres Comprised of Two Tracts- 101± Acres and 6± Acres
- Great Place for Home/Cabin
- Excellent Deer and Turkey Hunting
- Tracts can be Sold Separately

Property Use:

- Home/Cabin
- Secluded Oxford Getaway
- Recreational
- Timber Investment

Tax Information:

- Parcel 1#: 1161300100 2021 Taxes: \$311
- Parcel 2#: 1161300200 2021 Taxes: \$210



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MICHAEL OSWALT

PRINCIPAL BROKER

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15,000+ Followers

Information is believed to be accurate but not guaranteed.



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You will also find a beaver pond in the southeast portion of the property. One of the best features of the property is the fact that it joins the Upper Sardis WMA to the north and east meaning the hunting opportunities can be much greater than 107 acres. The deer and turkey numbers are great in this area. With a little work, you can have a tucked away, off the grid cabin/home with all the hunting you could ever want. The access is a gated gravel drive from Lafayette Springs Road (no deeded easement in place but road has been used for 25+ years to access the properties). The public utilities providers include Mud Creek Water Association and Northeast Mississippi EPA.



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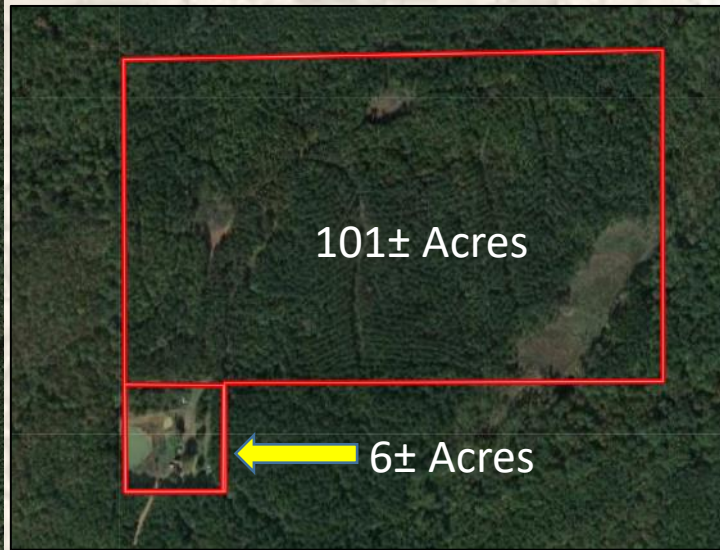
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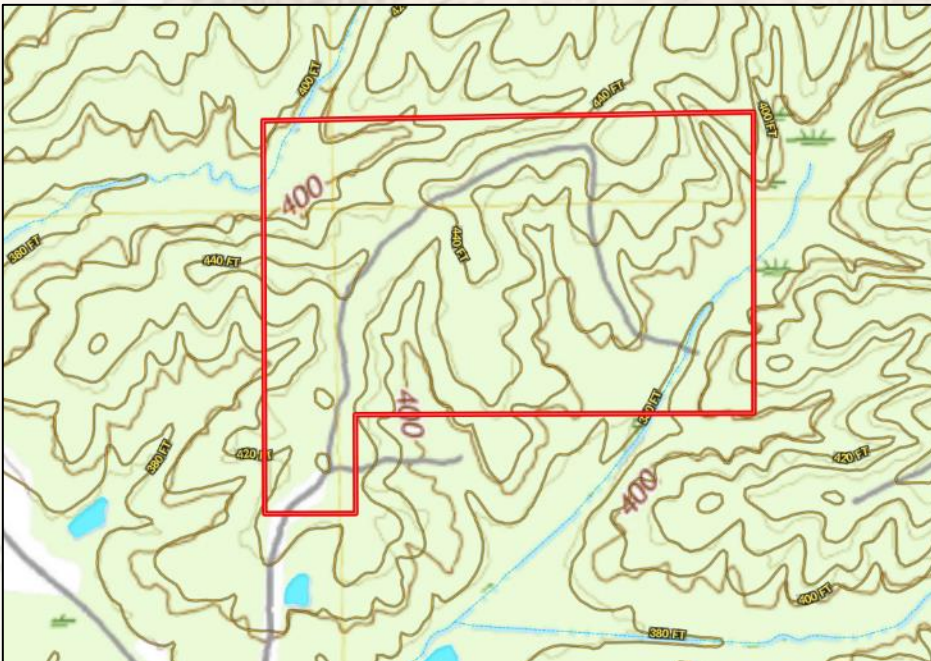
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- Boundary Consists of 107+/-Acres
- Accessed Via Gated Gravel Drive From Lafayette Springs Road
- 12± Miles NE of Oxford City Limits
- Tracts can be Sold Separately



MapRight Link



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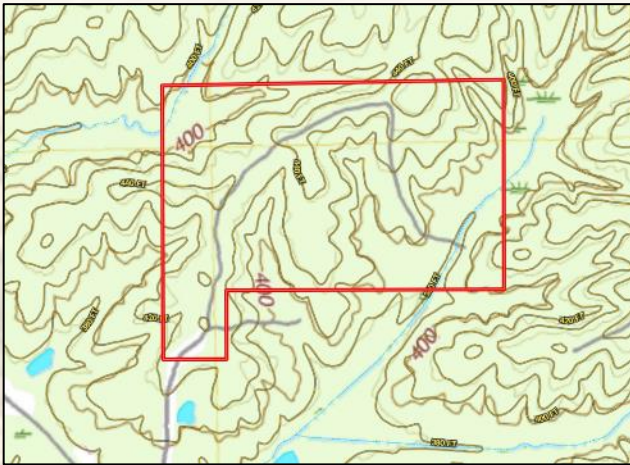
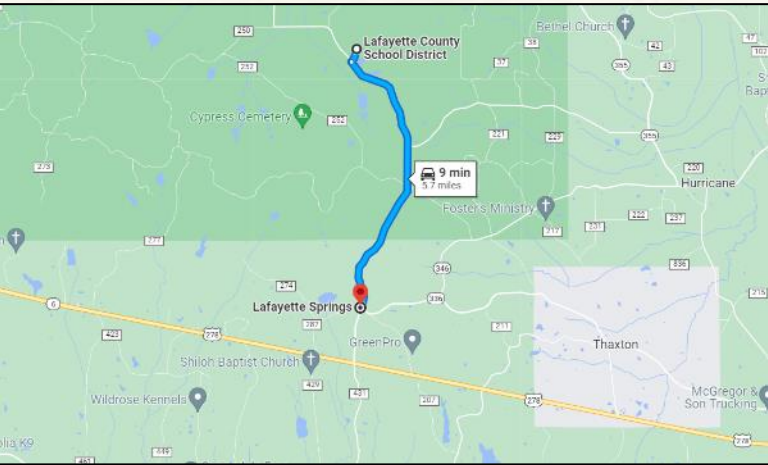
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Google Map Directions



If you have been looking for a secluded home/cabin place with endless hunting opportunities in Lafayette County, call Michael Oswalt for your private tour of The Lafayette 107 today!

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
38	Maben-Smithdale-Tippah association, hilly	94.86	91.64	0	33	7e
10	Chenneby silt loam, 0 to 2 percent slopes, occasionally flooded	4.95	4.78	0	79	2w
50	Maben fine sandy loam, 12 to 25 percent slopes	3.7	3.57	0	16	7e
TOTALS		103.5 1(*)	100%	-	34.59	6.76



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