

107.3± Acres in Lafayette County, MS  
\$337,995



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE

Office 769.888.2522



# Property Profile

## The Tula 107.3

### Location:

- Oxford, MS
- Lafayette County
- 9± Miles Southwest of the Oxford City Limits

### Coordinates:

- 34.23725, -89.37275

### Property Information:

- 107.3± Acres
- Natural Regenerated Timber Harvested 2012/13 and Larger Timber Along Small Streams
- Pastureland and 2.5± Acre Stocked Pond
- Located at the End of County Road 446
- Perimeter and Interior Road System in Place
- Great Deer and Turkey Hunting
- Electricity Provided by North East Mississippi EPA
- Water (Mt Comfort Water Association) Available

### Property Use:

- Residential/Recreational
- Timberland
- Hunting
- Investment

### Tax Information:

- Parcel #: 221-02-009.00
- 2022 Taxes: \$392.62



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE <sup>SM</sup>

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522


[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



 /21,000+ Followers



Welcome to The Tula 107.3 located just 9 miles southwest of the Oxford City Limits in Lafayette County, MS! If you have been looking for a secluded getaway not too far from the city, this 107.3 surveyed acres might be it! The property features a majority of natural regenerated timber from a 2012/2013 harvest, bigger timber along the small streams, pasture, and a 2.5± 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. 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 almost anywhere you want to go on the property. The secluded property is located at the end of paved County Road 446. The public utilities include water (Mt Comfort Water Association) and power (North East Mississippi EPA) at the road. The deer and turkey hunting should be great in this area...look at the mounts from over the years. If you have been searching for a Lafayette County recreational tract, call Michael Oswalt for your private tour of The Tula 107.3 today! Offered at \$3,150 per acre.



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER


C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

 /21,000+ Followers

Information is believed to be accurate but not guaranteed.





**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER


C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

 21,000+ Followers

Information is believed to be accurate but not guaranteed.





**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

/21,000+ Followers

Information is believed to be accurate but not guaranteed.





**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER


C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

 21,000+ Followers

Information is believed to be accurate but not guaranteed.





# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER


C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

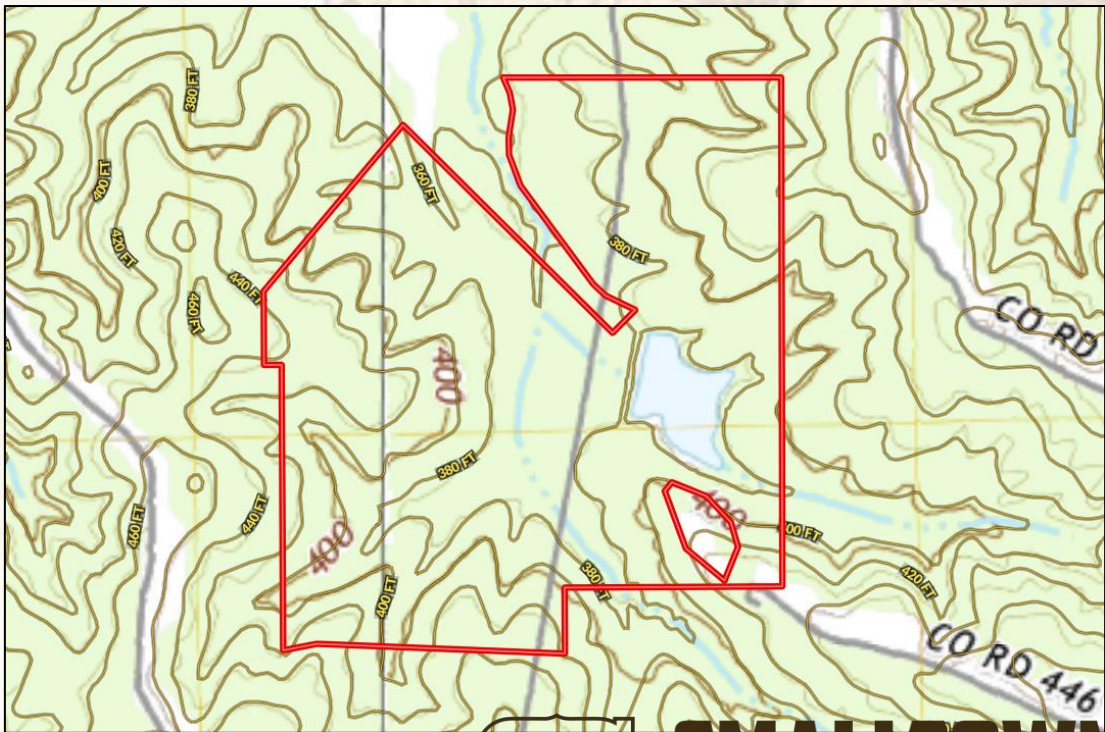
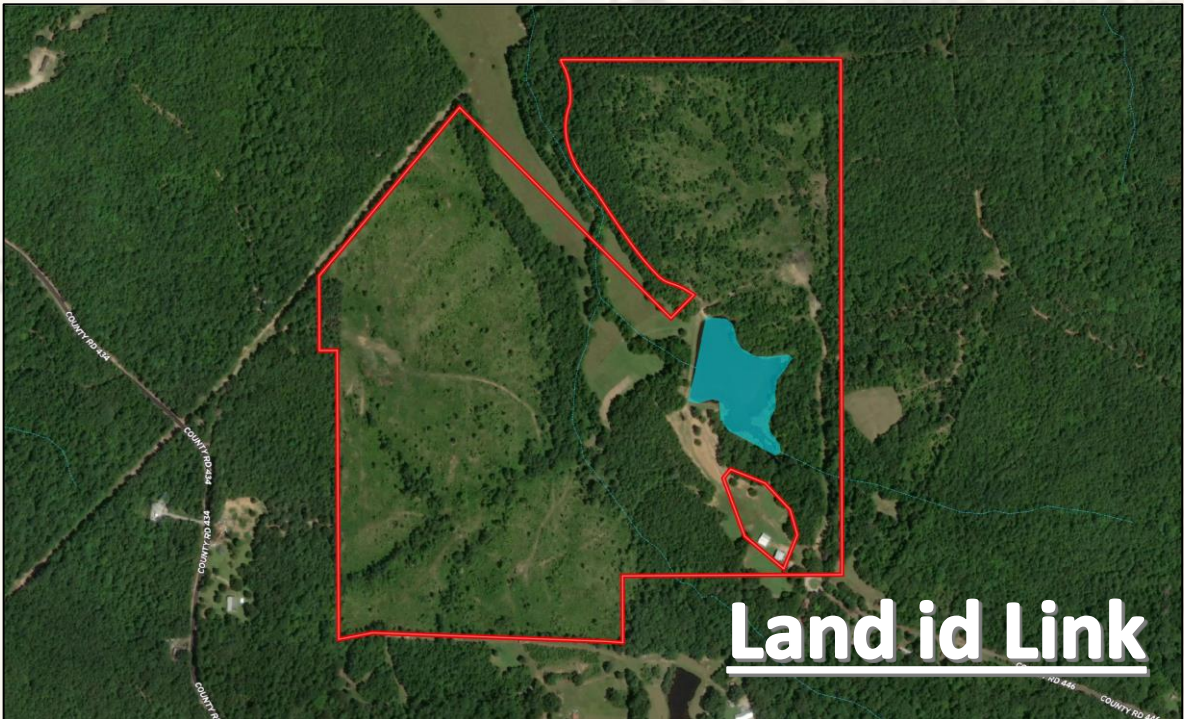
[smalltownproperties.com](http://smalltownproperties.com)

 /21,000+ Followers

Information is believed to be accurate but not guaranteed.



# Aerial Map and Topo Map



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

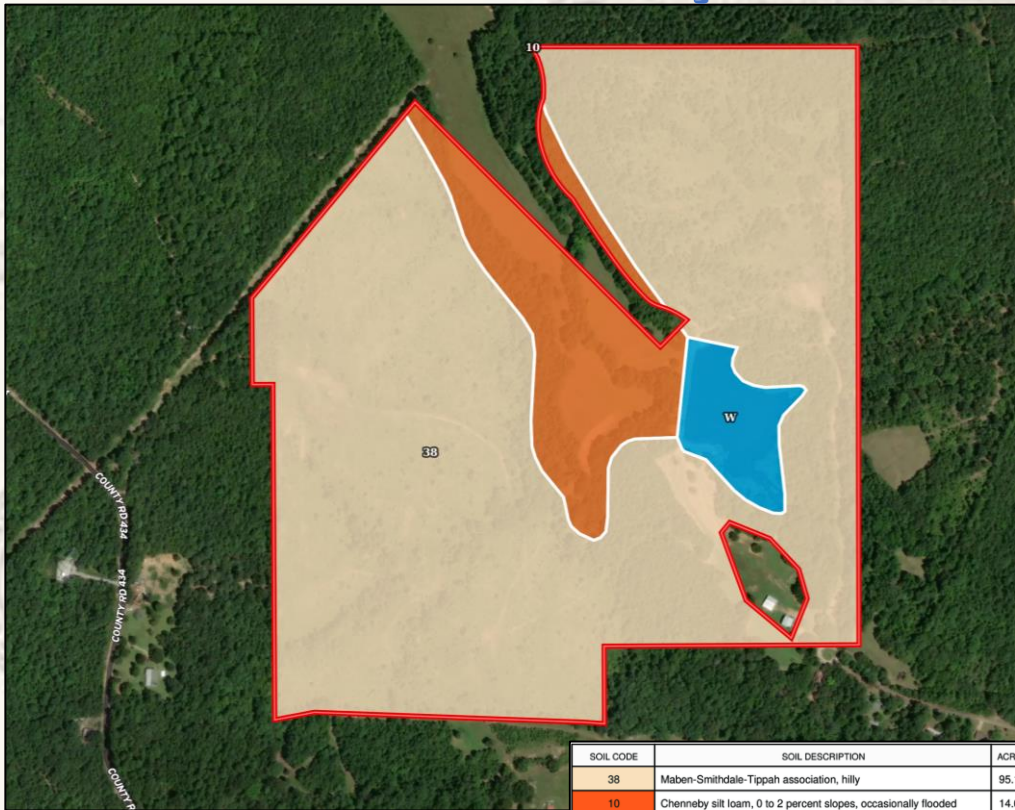
[smalltownproperties.com](http://smalltownproperties.com)

21,000+ Followers

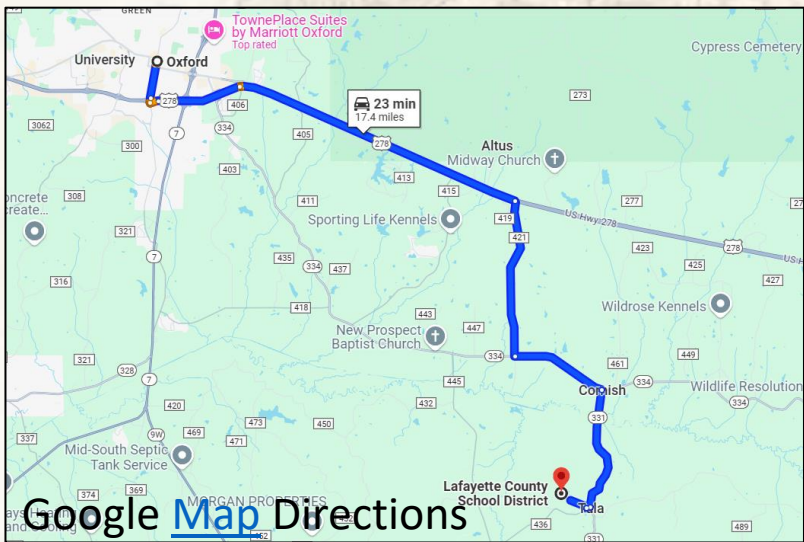
Information is believed to be accurate but not guaranteed.



# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
38	Maben-Smithdale-Tippah association, hilly	95.13	83.76	0	33	7e
10	Chenney silt loam, 0 to 2 percent slopes, occasionally flooded	14.06	12.38	0	79	2w
W	Water	4.38	3.86	0	-	-
TOTALS		113.57 (*)	100%	-	37.42	6.36



Google Map Directions



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

f/21,000+ Followers

Information is believed to be accurate but not guaranteed.