

Recreational Getaway

109.38 | ± Acres in Lafayette County, MS



\$3,100/ACRE

DIRECTIONS FROM INTERSECTION OF HWY 7 N AND HWY 30 E IN Oxford, MS: Travel east on Hwy 30 E for 15.4 miles. Turn left onto Co Rd 244 and travel for 4.6 miles. Turn right onto Co Rd 243 and in 0.3 miles the property is located on the left. [GOOGLE MAP LINK](#)



Call the land man today!

TOM SMITH, ALC[®], BROKER
Tom@TomSmithLand.com
601.898.2772 **office** | 601.454.9397 **cell**



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Welcome to your new recreational getaway under 25 minutes from Oxford, Mississippi! This property consists of 109.381± acres and sits just south of the Little Tallahatchie River Bottom in northeast Lafayette County. This area is known for an abundance of wildlife, including deer, turkey, ducks, and small game. Approximately 89.381± acres was placed in a conservation easement to conserve the natural state of the property, which in turn offers the perfect mix of diversity to succeed any outdoorsman's expectations. There is a 15± acre area on the west side and a 5± acre area on the east left unencumbered for all your building needs. You will find two paved entrances along County Road 267 on the property's west side, leading into the planted pines area (a great place to build a cabin or pole barn) and eventually back to the slough. The slough has open water and thick timbered areas with the looks of producing some good duck hunts in the winter months. Good deer sign was noted throughout the property during the initial inspection, and Lafayette County, in general, is loaded with turkeys. The property also has access along County Road 243 on the east side (another good area to build a camp or pole barn). With two access points, you should be able to slip right into your favorite hunting spot without disturbing the whole place. You will also find thousands of acres of public land within just a few minutes from this tract if you have too many hunting buddies. The utility providers in this area include Sanders Water Assn (which looks to join the south end of the property) and Northeast MS EPA. If you have been looking for a great recreational tract in Lafayette County, call Tom to view these 109.381± acres today!

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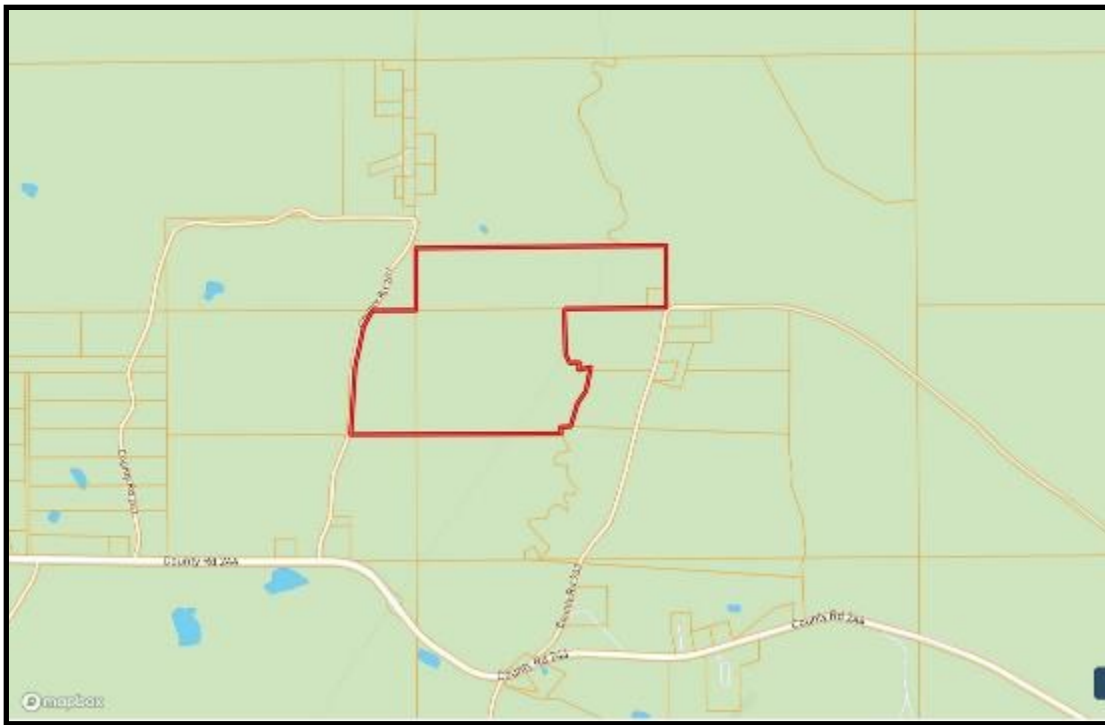
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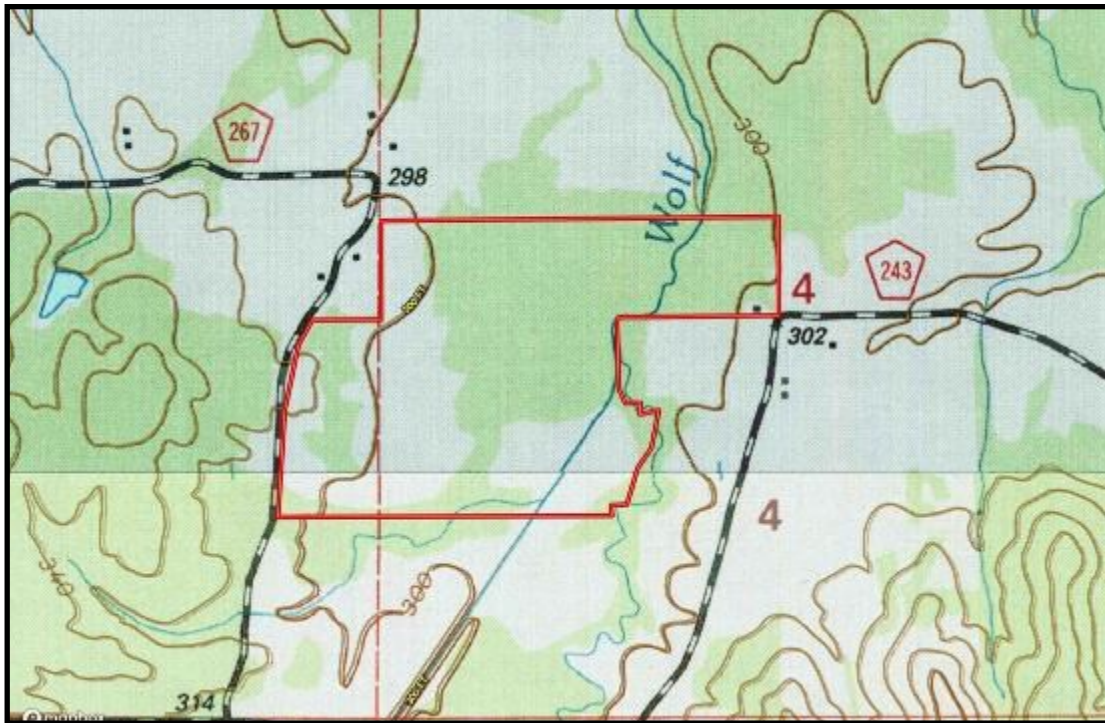
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OWNERSHIP MAP



TOPO MAP

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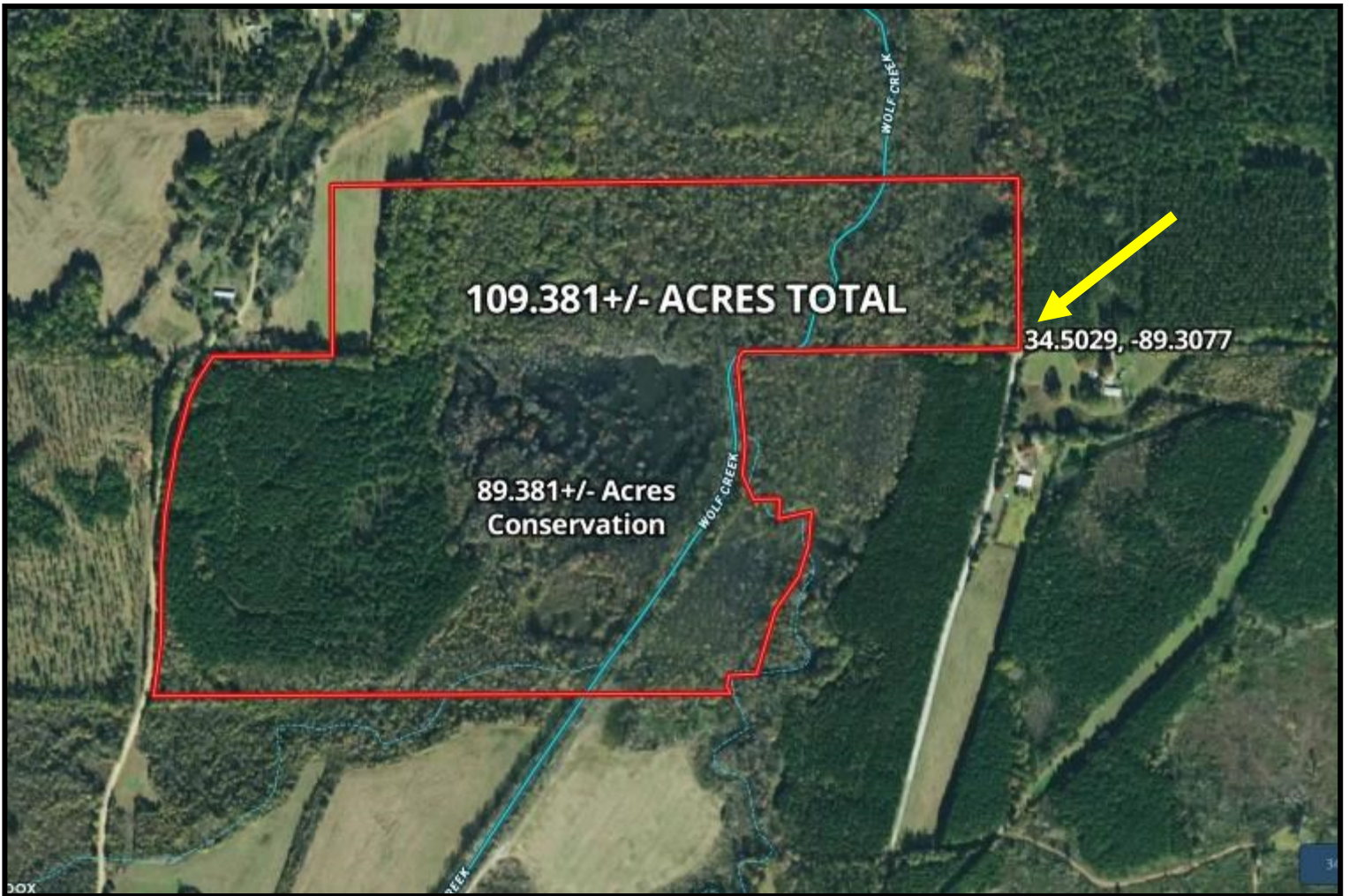


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AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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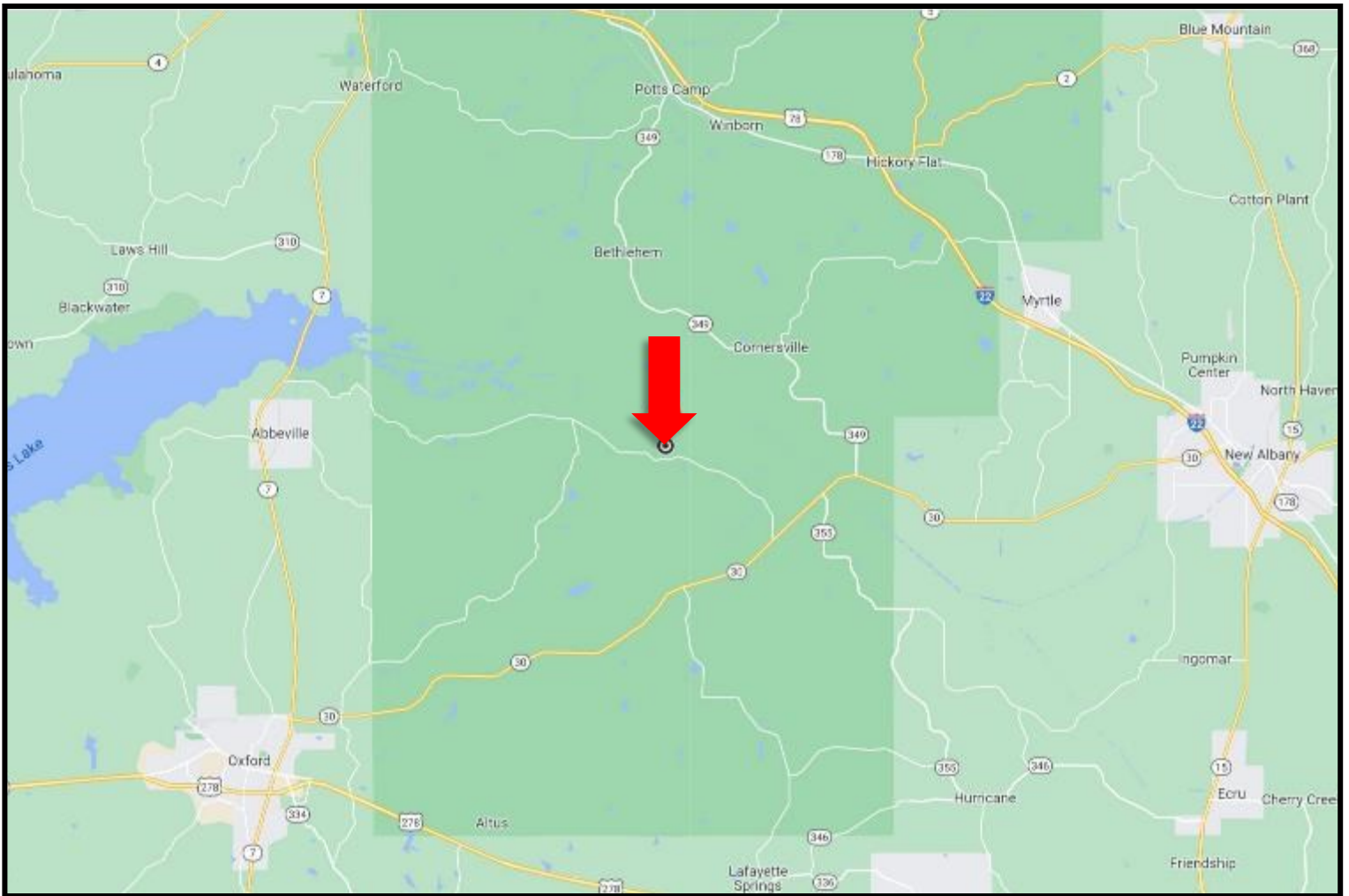
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DIRECTIONAL MAP



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