

RECREATIONAL GETAWAY

109.381+/- ACRES IN LAFAYETTE COUNTY, MS



\$3,100/Acre

DIRECTIONS FROM INTERSECTION of MS-7 N and MS-30 E in Oxford, MS: Travel east on MS-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.



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Call me today!

MICHAEL OSWALT, ASSOCIATE BROKER®

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Licensed in MS, AR & MO



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Information is believed to be accurate but not guaranteed.

Welcome to your new recreational getaway just under 25 minutes from Oxford, Mississippi! The Lafayette 109 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 5± area on the east that were left unencumbered for all your building needs. You will find two entrances along County Road 267 (paved) on the west side of the property leading into the planted pines area (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 in your favorite hunting spot without disturbing the entire place. You will also find 1,000's of acres of public land within just a few minutes from this tract in the event you have too many hunting buddies. The utility providers in this area include Sanders Water Assn (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, lets take a look at the Lafayette 109 today! Call Michael Oswalt for your private showing!



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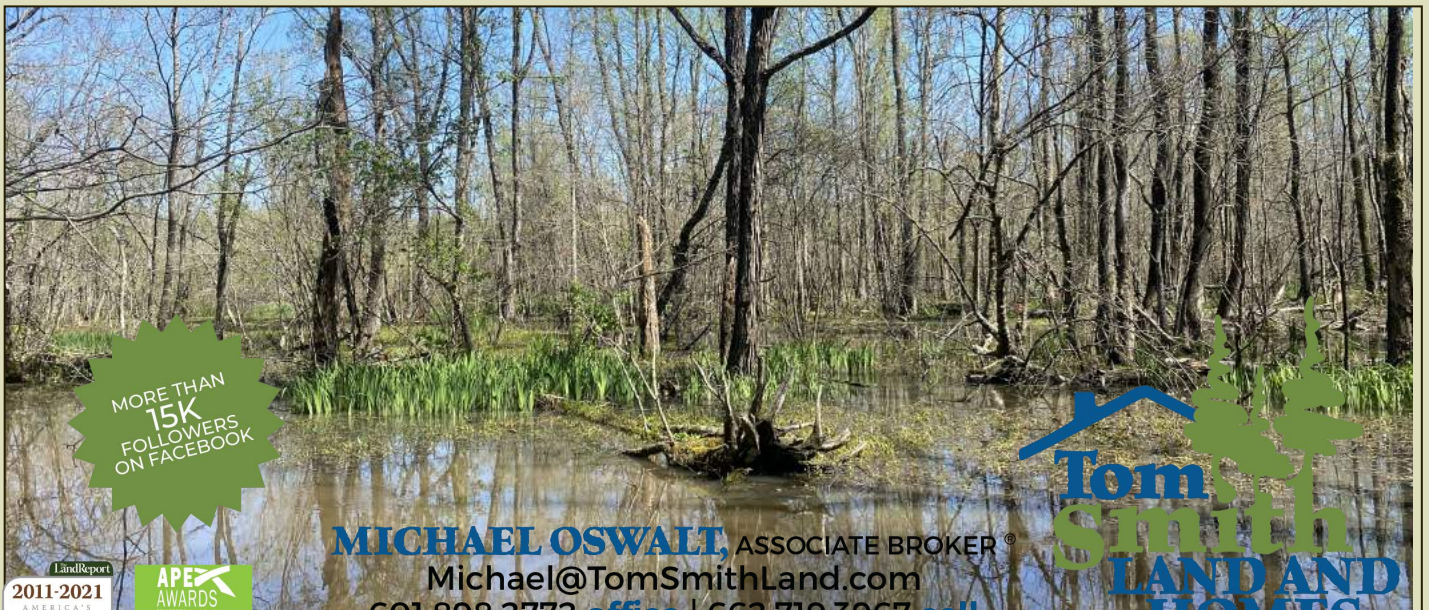
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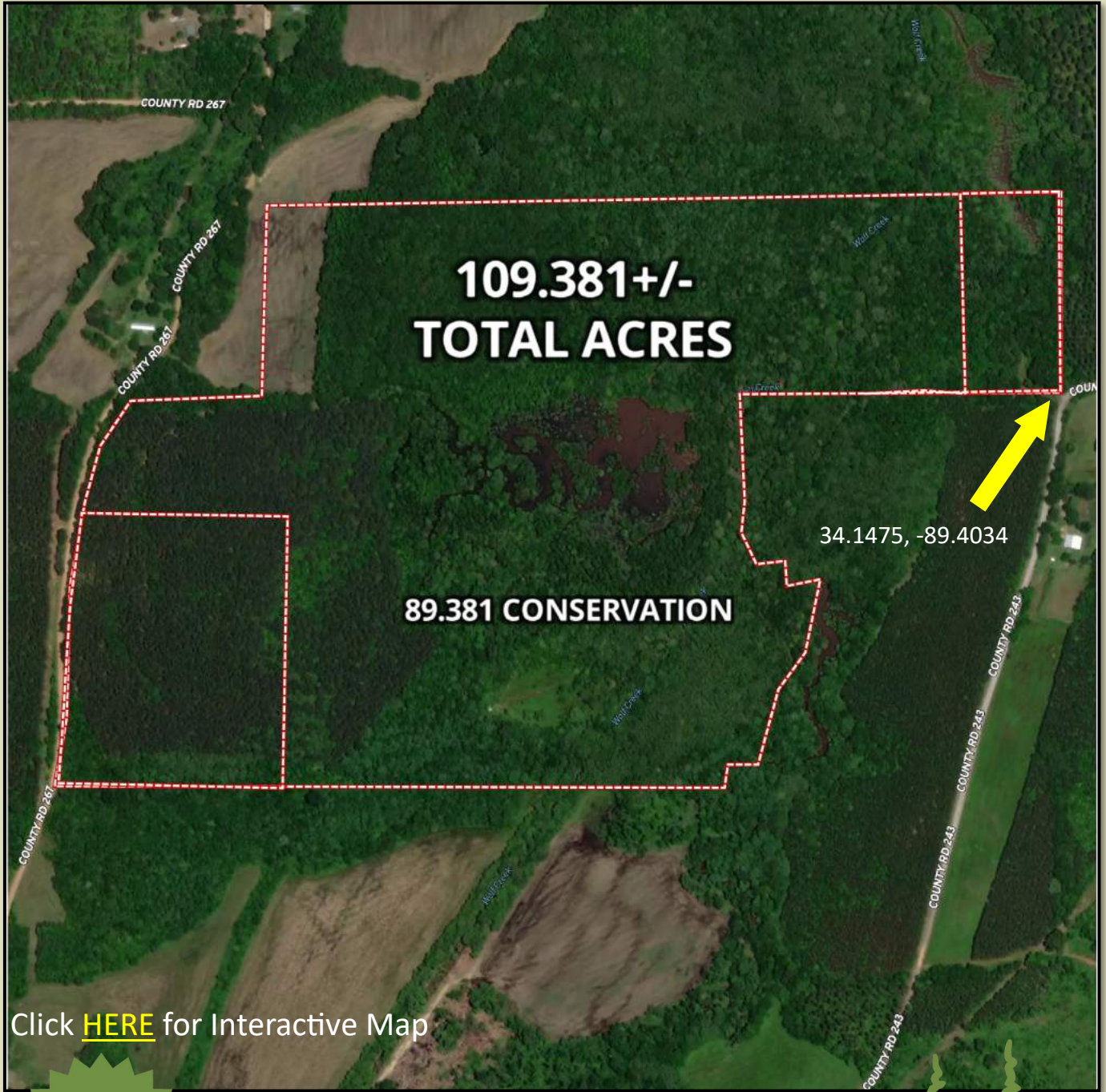


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AERIAL MAP



Click [HERE](#) for Interactive Map



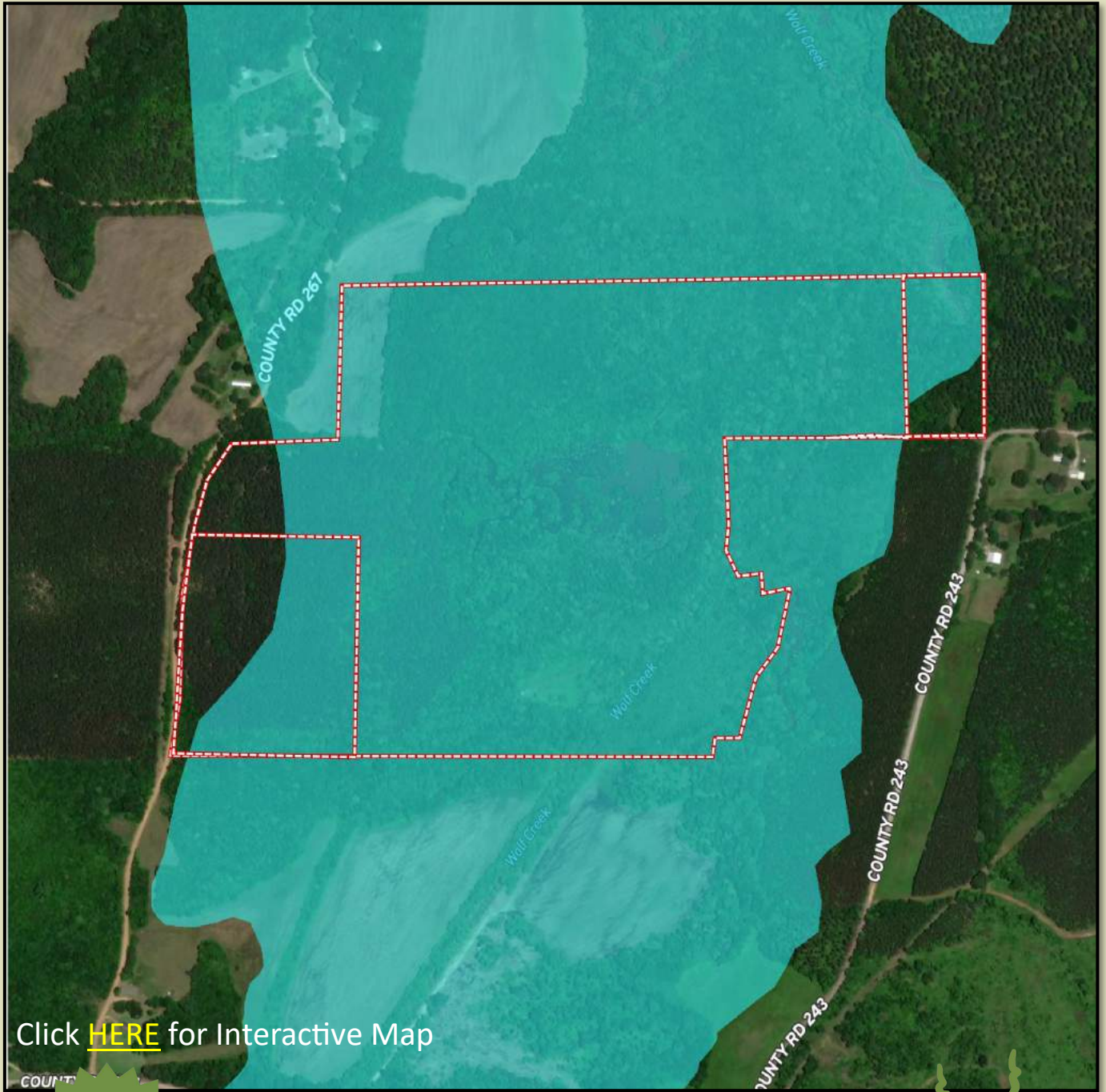
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FLOOD MAP



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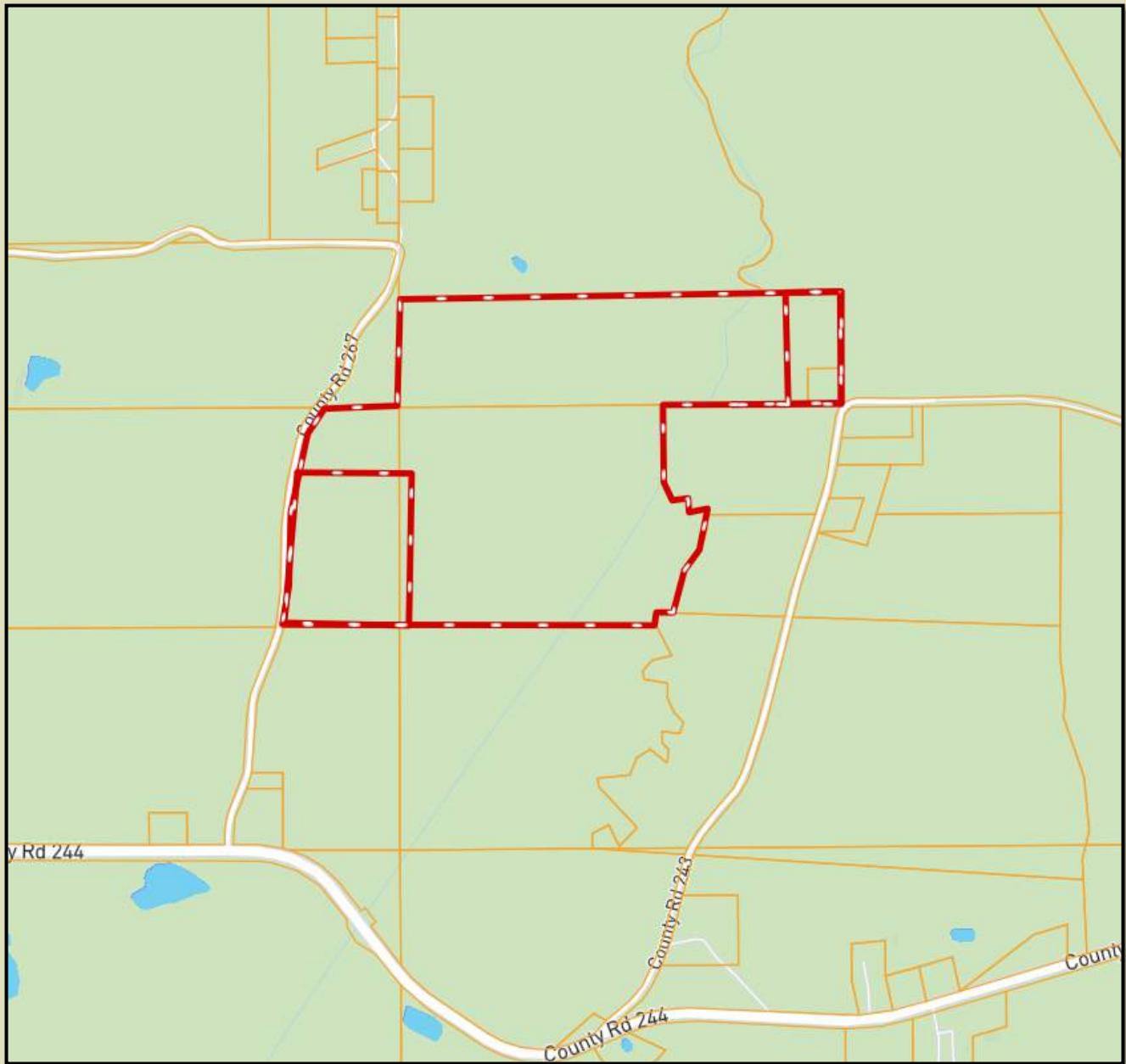
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OWNERSHIP MAP



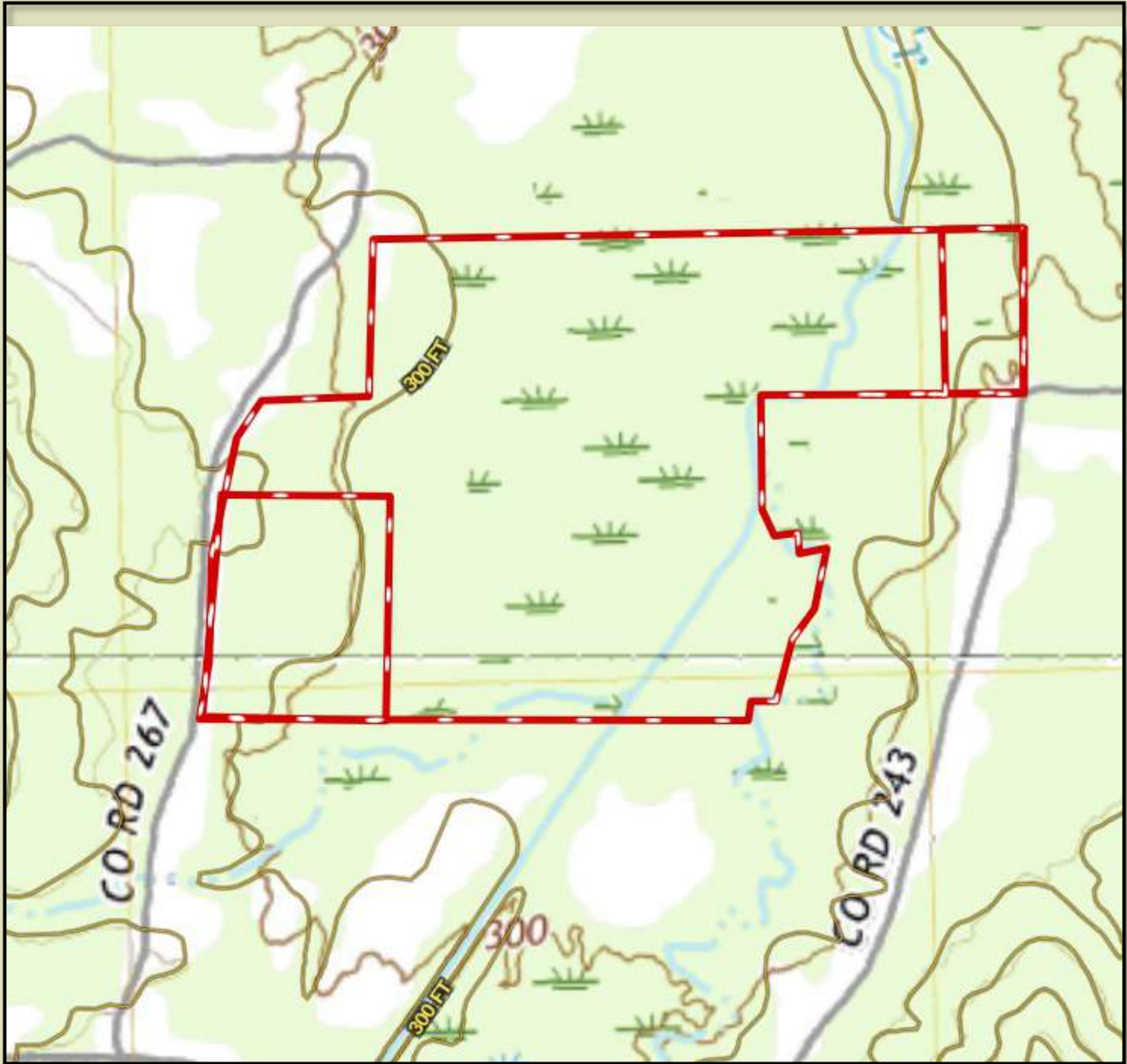
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TOPO MAP



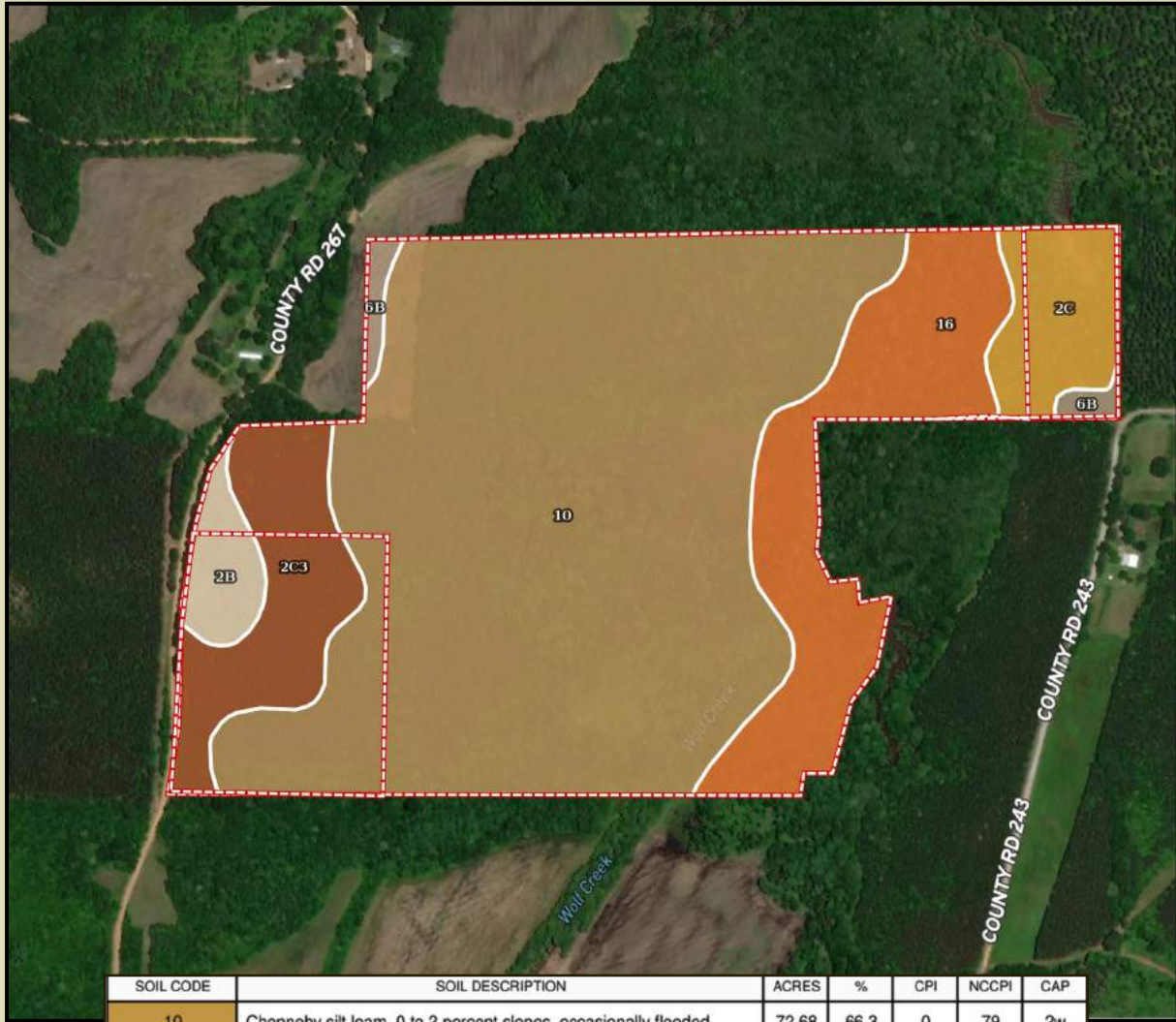
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10	Chenney silt loam, 0 to 2 percent slopes, occasionally flooded	72.68	66.3	0	79	2w
16	Cascilla silt loam, 0 to 2 percent slopes, occasionally flooded	16.96	15.47	0	85	2w
2C3	Providence silt loam, 5 to 8 percent slopes, severely eroded	9.7	8.85	0	39	4e
2C	Providence silt loam, 5 to 8 percent slopes, moderately eroded	5.96	5.44	0	36	3e
2B	Providence silt loam, 2 to 5 percent slopes, moderately eroded, north	2.96	2.7	0	37	2e
6B	Grenada silt loam, 1 to 3 percent slopes	1.35	1.23	0	64	2e
TOTALS		109.62(*)	100%	-	72.72	2.23



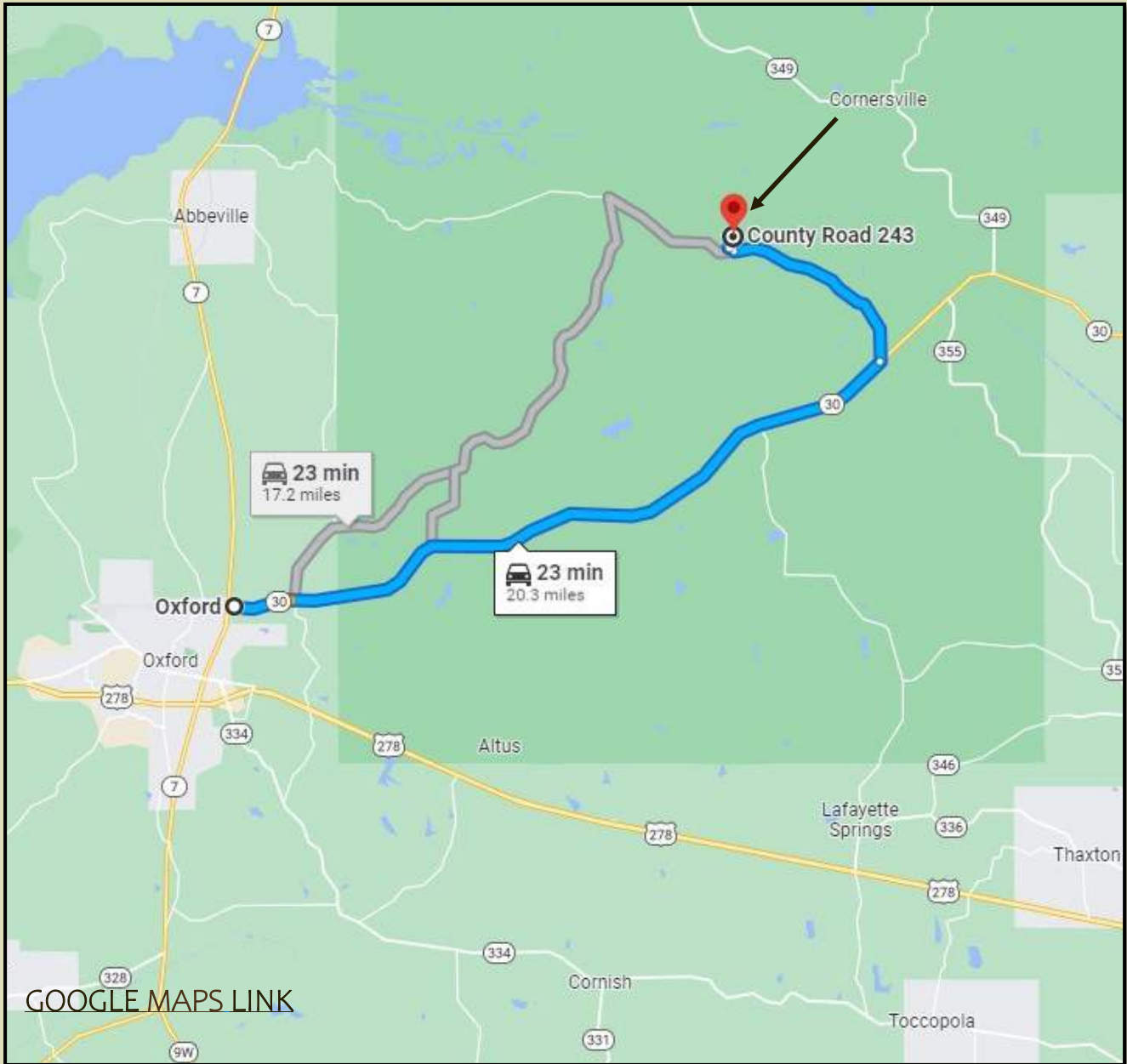
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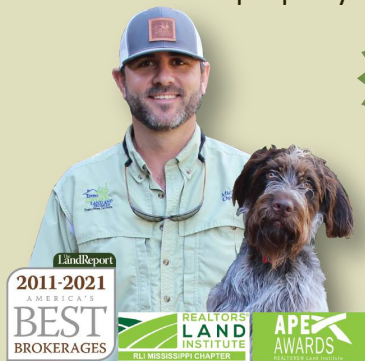
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DIRECTIONAL MAP



[GOOGLE MAPS LINK](#)

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