

# 478 +/- Acre Recreation/Timber Tract

## Lafayette County, MS



**\$3,200/Acre**

478 +/- acre property located approximately 35 minutes Southeast of the Square in Oxford in Southeast Lafayette County, MS. The property is primarily Pine Sawtimber which has been thinned once and controlled burned approximately every three years. There is a potential 40+/- lake site on McCain Creek in the southwest part of the tract. There are a number of established food plots and a Mobile home site with Electricity in place. Community water is located approximately 3 miles North of the property. Water is currently from an under-ground storage tank. Excellent Deer and Turkey hunting potential. Call Doyes for your personal tour.

**Directions from Hwy 6 and 9W in Oxford, MS:** Travel Southeast on MS 334 for approximately 8 miles, turn right on #445 for approximately 1 mile, then right on #432 for approximately 4.4 mile and tract will be on both sides of gravel road.



*Call me today!*

**DOYES HOLLAND, REALTOR®**  
DHolland@TomSmithLand.com  
662.268.6333 office | 662.312.2165 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



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LandReport  
2011-2022  
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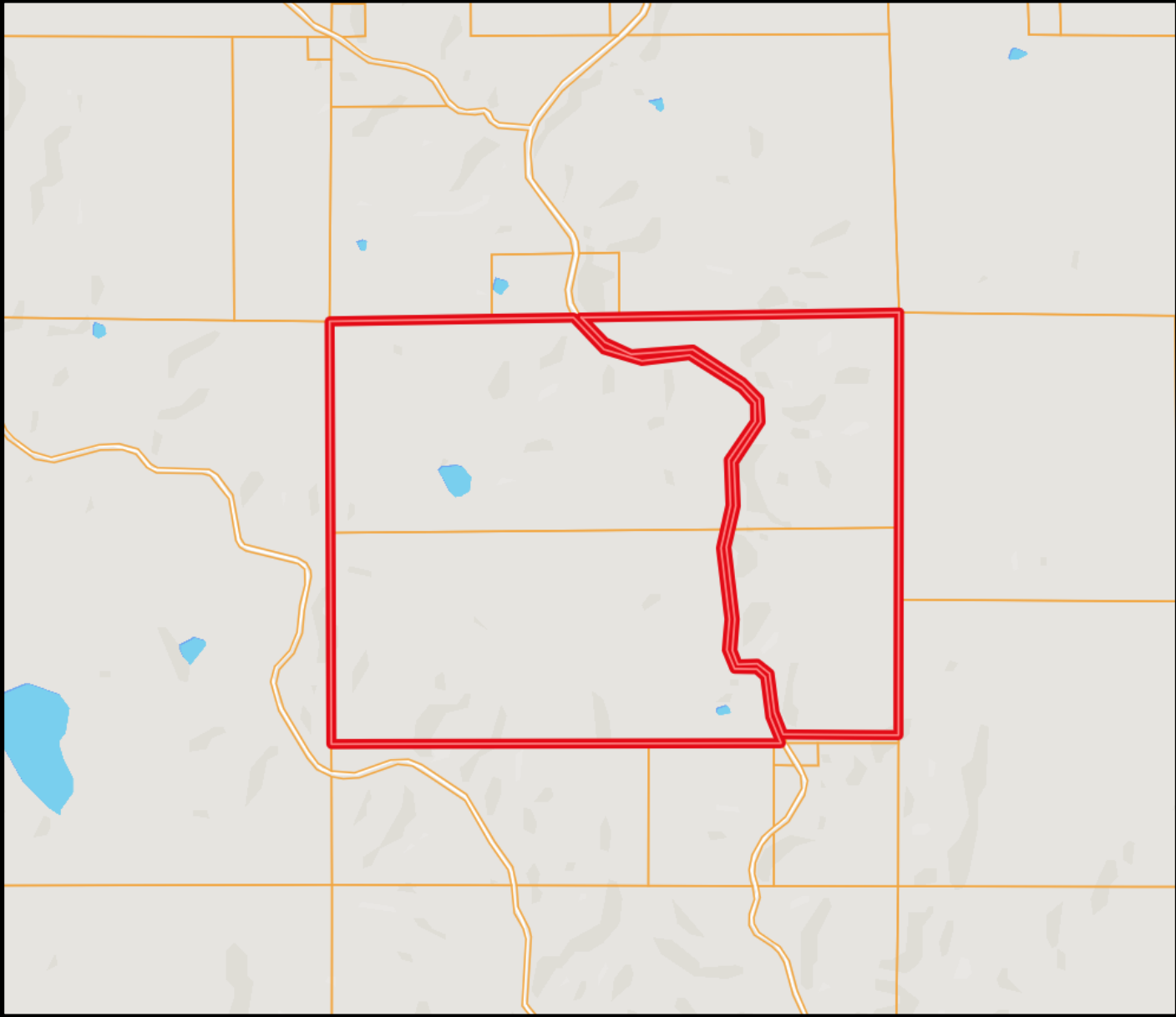


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# Ownership Map



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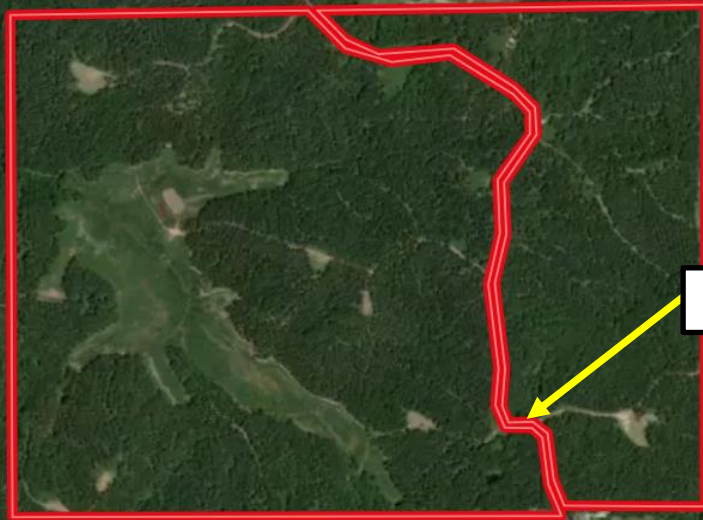
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# Aerial Map



34.2403, -89.4439

[Click for Interactive Map](#)



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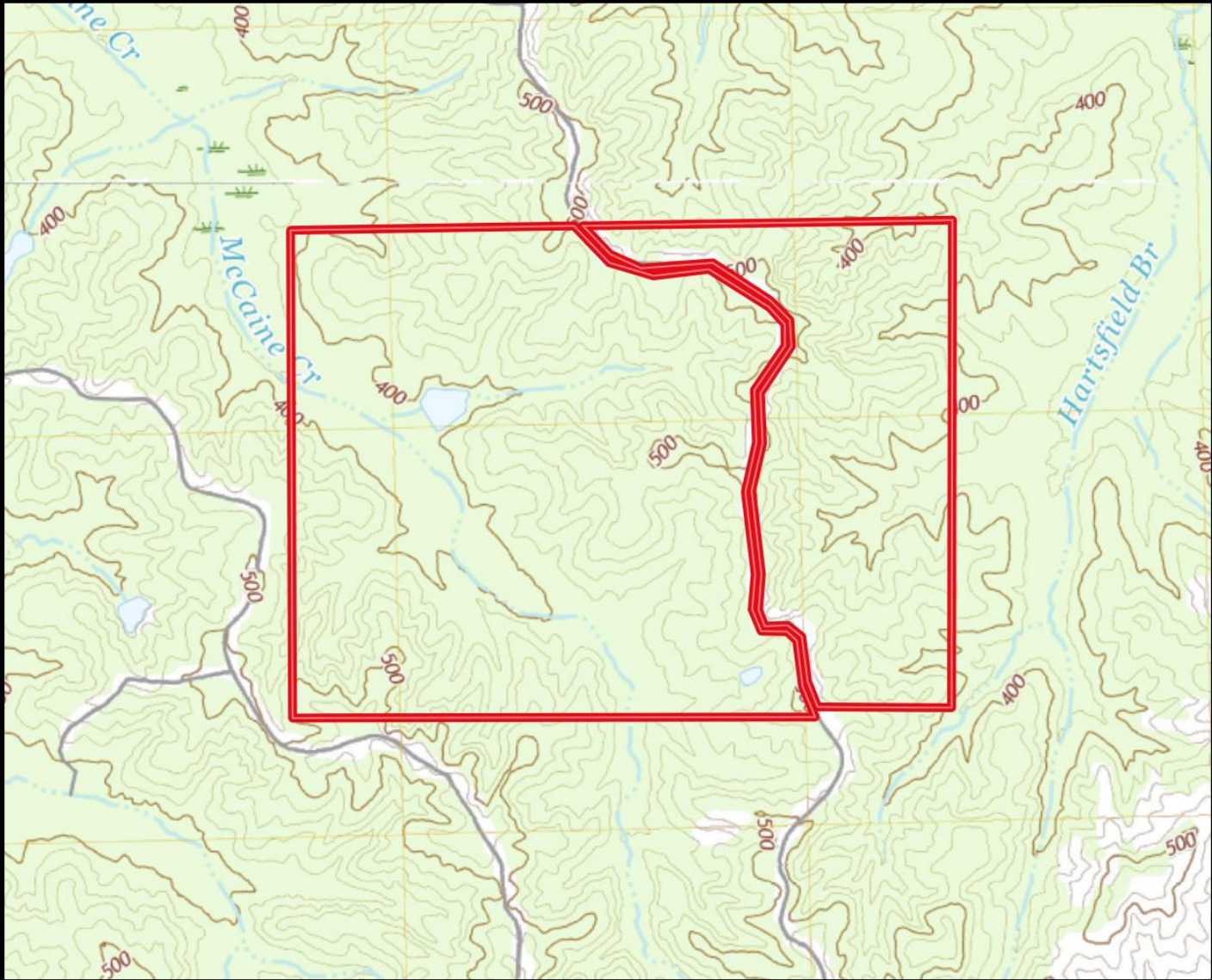
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# Topographical Map



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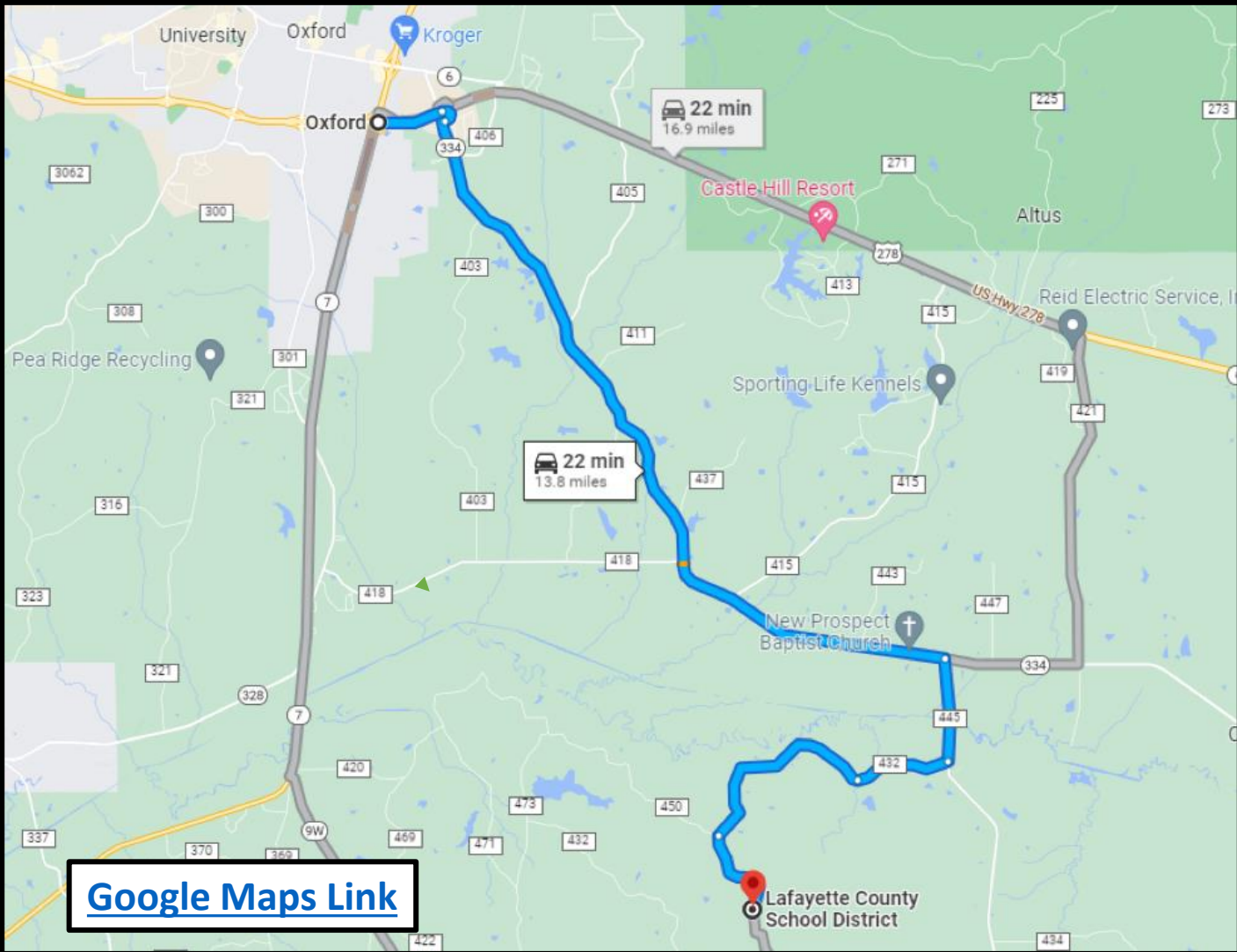
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# Directional Map



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