

**109.381± Acres in Lafayette County, MS**

**\$299,900**



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

Office 769-888-2522

# Property Profile

## The Lafayette 109.381

### Location:

- Lafayette, MS
- Located in Etta
- Approximately 25 Minutes from Oxford

### Coordinates:

- 34.5029, -89.3077

### Property Information:

- 109.381± Acres
- 89.381± Acres in Conservation Easement
- Paved Frontage on 2 Roads
- Abundant Wildlife (Deer, Turkey, Ducks, and Small Game)
- Potential Homesite/Cabin

### Property Use:

- Investment
- Hunting
- Recreational
- Home/Cabin Site

### Tax Information: 2021 - \$455

- Parcel 1#: 102-04-015.00
- Parcel 2#: 1030503101



**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.

Welcome to The Lafayette 109.381 situated approximately 25 minutes from Oxford, Mississippi! The property is located 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 were 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.



# 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



There is a 15± acre area on the west side and 5± acre area on the east that were left unencumbered for all your building needs. You will find two paved entrances along County Road 267 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 in general Lafayette County is loaded with turkeys.



# 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.

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 thousands 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.



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

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

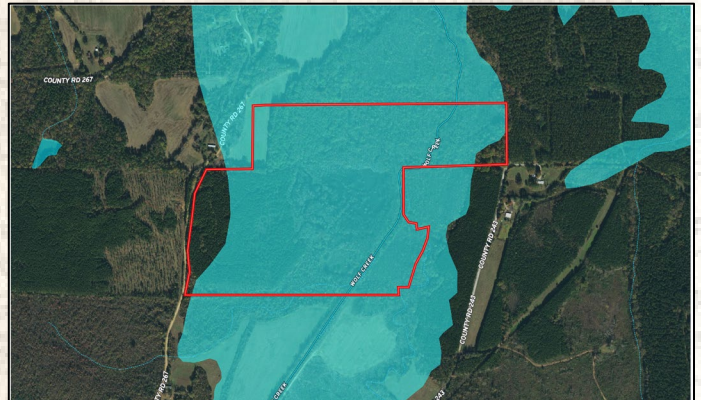
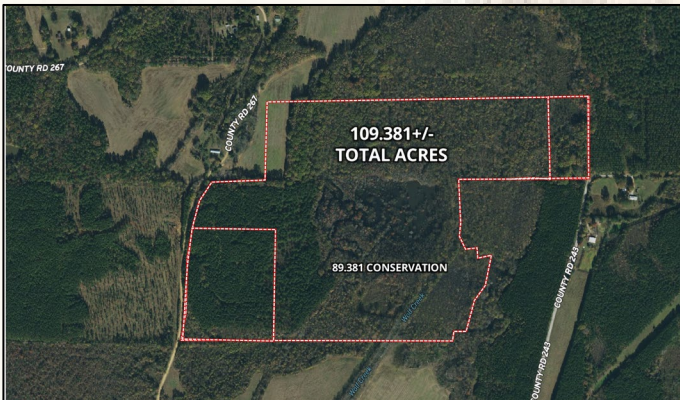
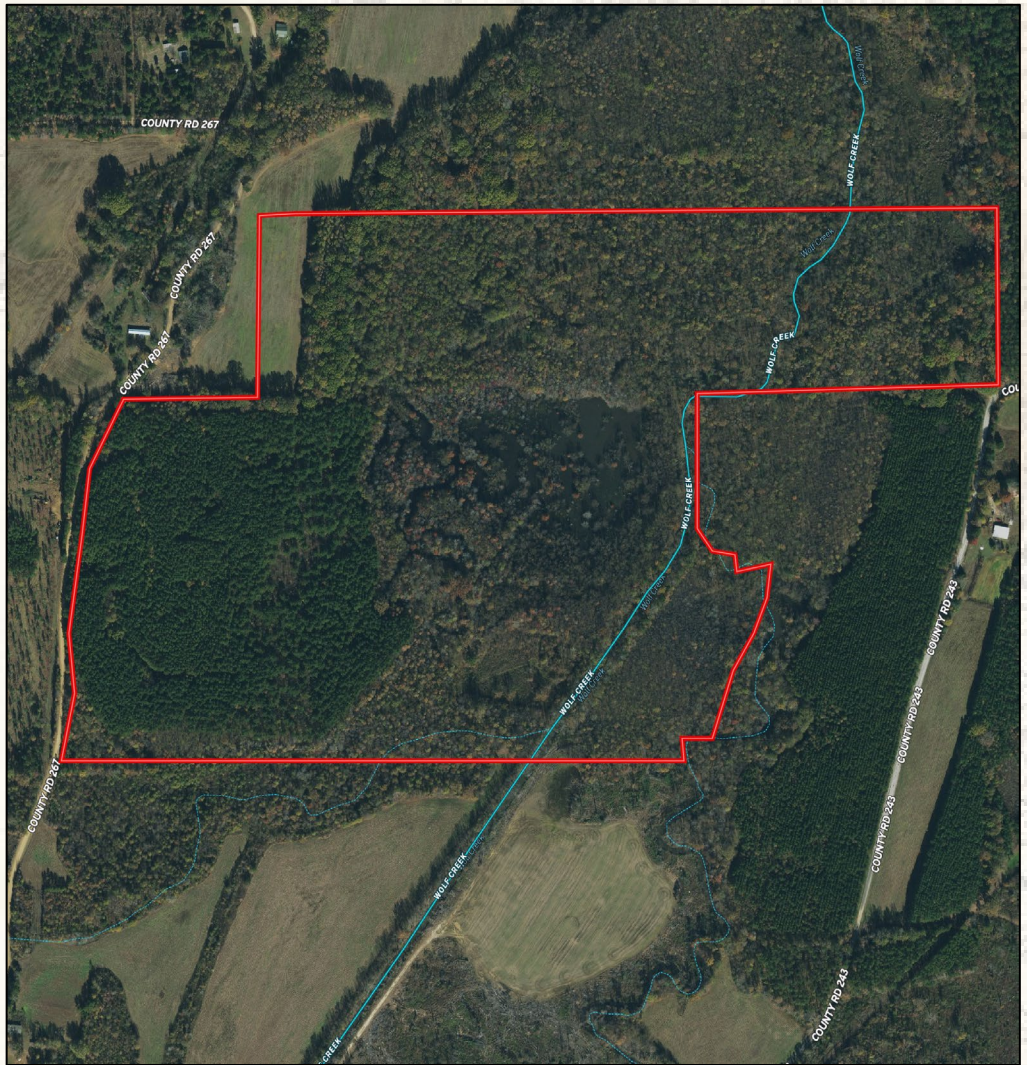
4848 Main St. - Flora, MS 39071

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

/21,000+ Followers

Information is believed to be accurate but not guaranteed.

A NEW MAP  
OF  
MapRight  
Link

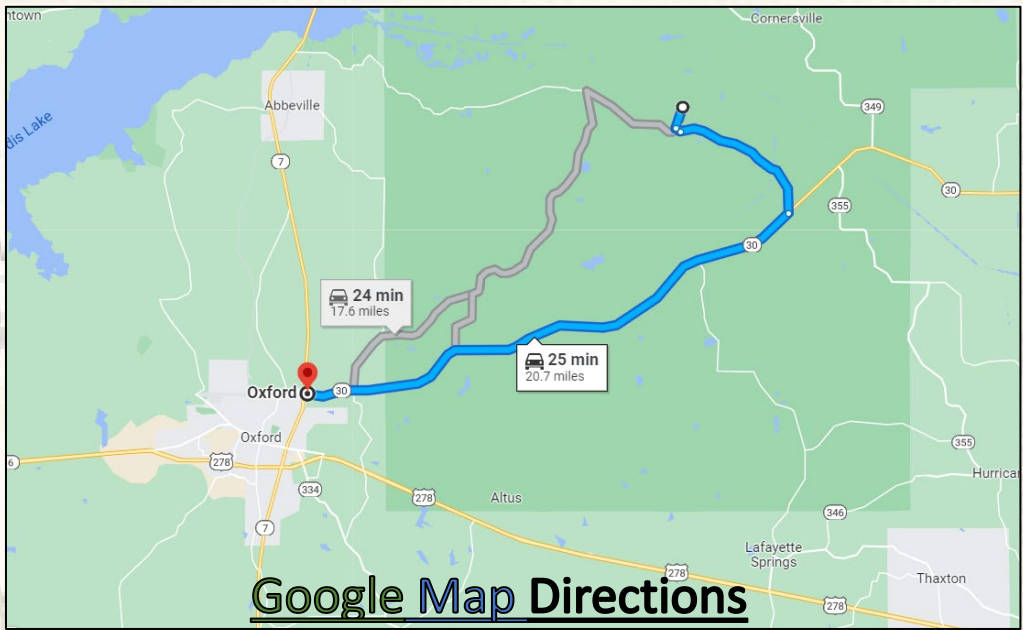


**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

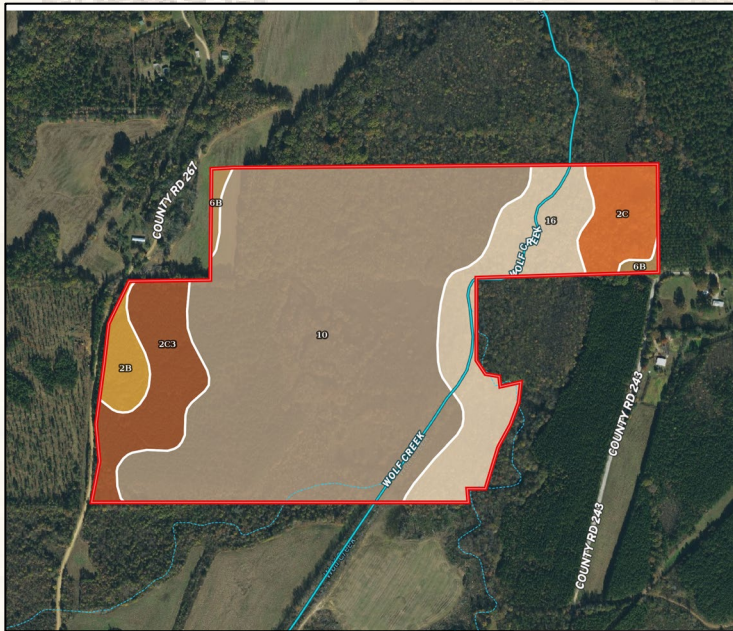
**MICHAEL OSWALT, ALC**  
PRINCIPAL BROKER  
C: 662-719-3967  
O: 769-888-2522  
michael@smalltownproperties.com  
4848 Main St. - Flora, MS 39071  
smalltownproperties.com

/21,000+ Followers

Information is believed to be accurate but not guaranteed.



**Google Map Directions**



If you have been looking for a great recreational tract in Lafayette County, let's take a look at the Lafayette 109.381 today! Call Michael Oswalt for your private showing!

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10	Chenneby silt loam, 0 to 2 percent slopes, occasionally flooded	73.2	66.63	0	79	2w
16	Cascilla silt loam, 0 to 2 percent slopes, occasionally flooded	16.7	15.2	0	85	2w
2C3	Providence silt loam, 5 to 8 percent slopes, severely eroded	9.76	8.88	0	39	4e
2C	Providence silt loam, 5 to 8 percent slopes, moderately eroded	5.9	5.37	0	36	3e
2B	Providence silt loam, 2 to 5 percent slopes, moderately eroded, north	3.08	2.8	0	37	2e
6B	Grenada silt loam, 1 to 3 percent slopes	1.21	1.1	0	64	2e
<b>TOTALS</b>		<b>109.85(*)</b>	<b>100%</b>	<b>-</b>	<b>72.7</b>	<b>2.23</b>



**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.