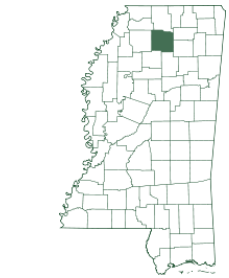




# 344.3± Acre Recreational Investment Tract in Lafayette County, MS



**\$2,250,500**



THE CURRENT OWNER HAS RESERVED THE RIGHT TO THE TIMBER

Are you looking for a lucrative investment opportunity in Lafayette County, MS? Look no further than this exceptional 344.3± acre property in the heart of Oxford, Mississippi. Boasting an unrivaled location just 4.1 miles from Hemingway Stadium, this property is perfect for investors and developers seeking to capitalize on its prime positioning. With its vast recreational potential, including hiking trails, horseback riding, and hunting opportunities, this property is rich in natural beauty and offers untapped potential for those with a vision. Additionally, the availability of utilities makes it an excellent prospect for real estate developers. Wake up each morning to breathtaking natural views, and own a slice of paradise with endless possibilities. Even with a owner timber reserve, this investment opportunity is not to be missed. Give David a call to schedule your private showing!

**From Hwy 6 and Old Taylor Rd in Oxford, MS:** Travel Old Taylor Road for 2.7 miles. Turn left onto CR 323. After .9 miles, the property will be on your left. [GOOGLE MAP LINK](#)



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## A Real Estate Expert You Can Trust

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

Information is believed to be accurate but not guaranteed.





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# Aerial Map



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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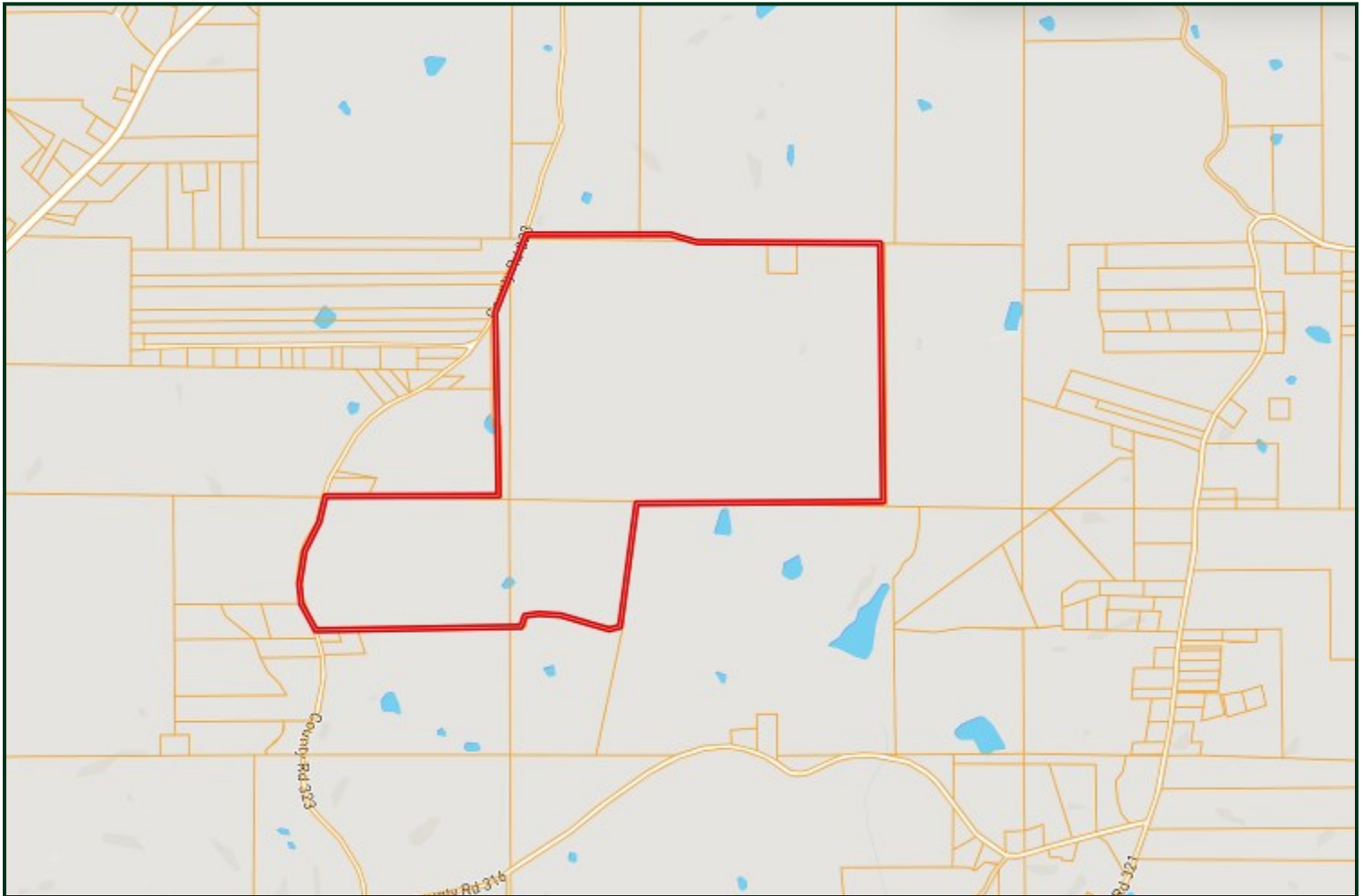
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# Ownership Map



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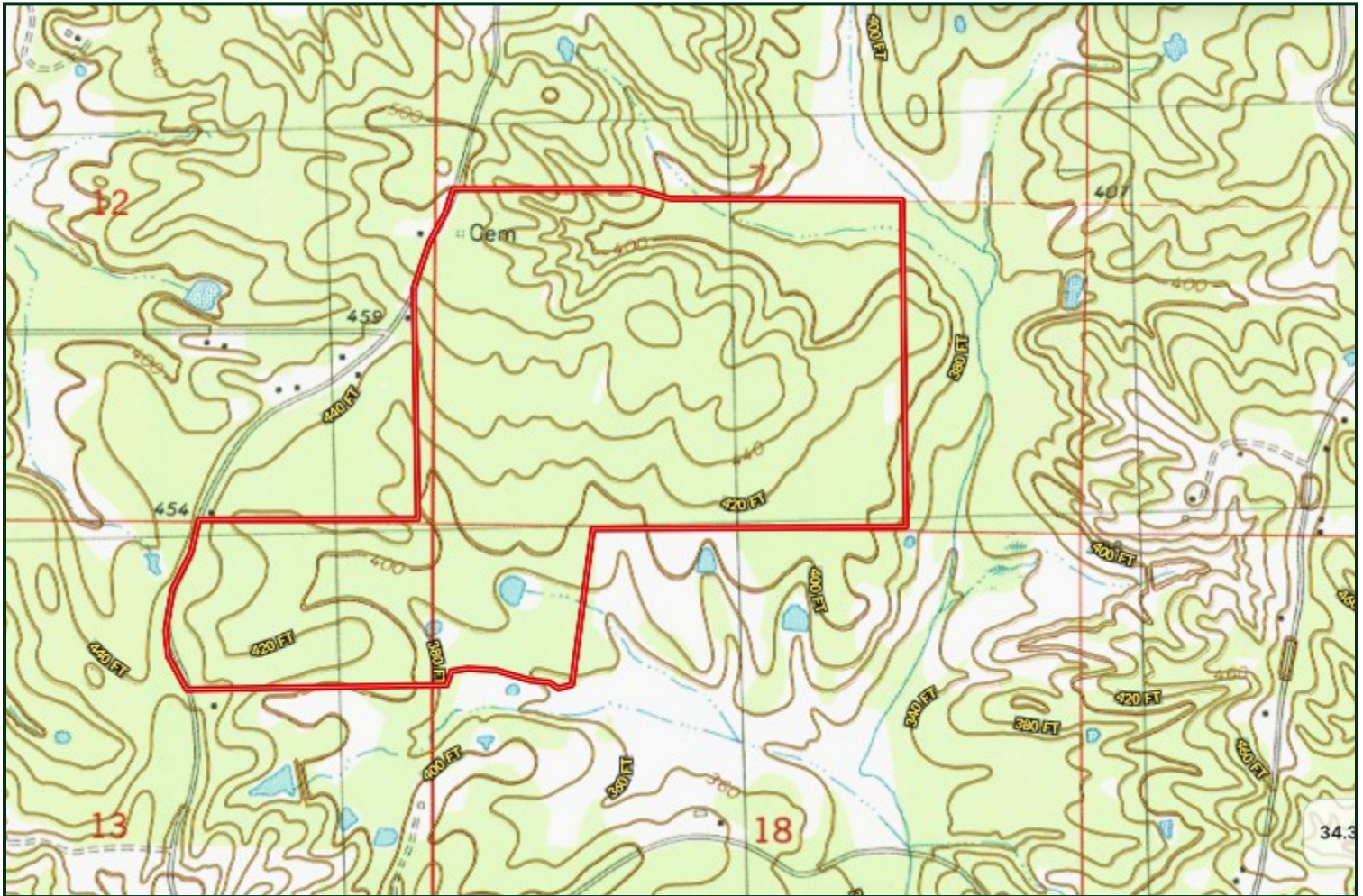
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# Topo Map



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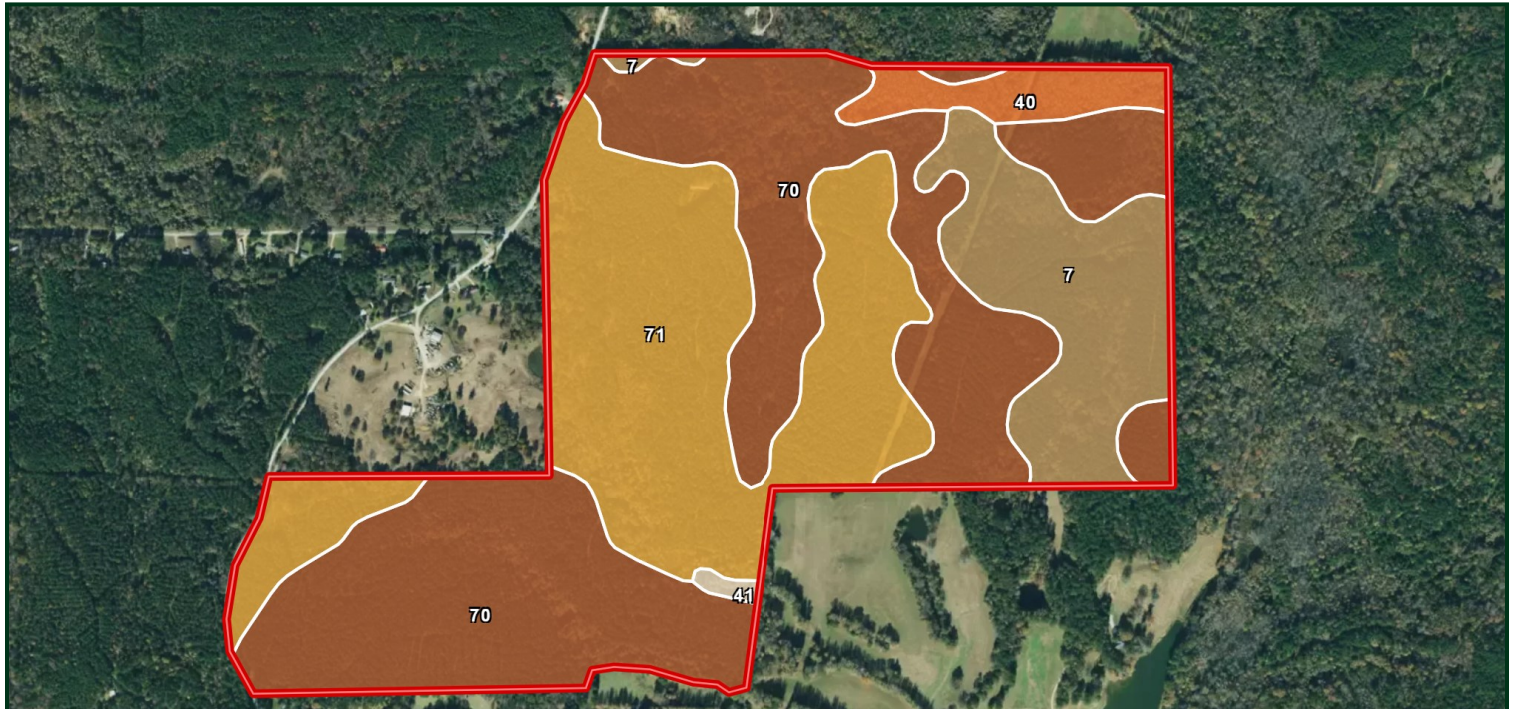
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# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
70	Smithdale-Toinette association, 12 to 40 percent slopes	166.69	48.39	0	13	7e
71	Smithdale-Udorthents association, gullied	115.48	33.53	0	6	7e
7	Smithdale-Udorthents complex, gullied	48.11	13.97	0	6	7e
40	Ochlockonee-Bruno association, frequently flooded	12.94	3.76	0	49	4w
41	Ochlockonee-Bruno complex, frequently flooded	1.24	0.36	0	58	4w

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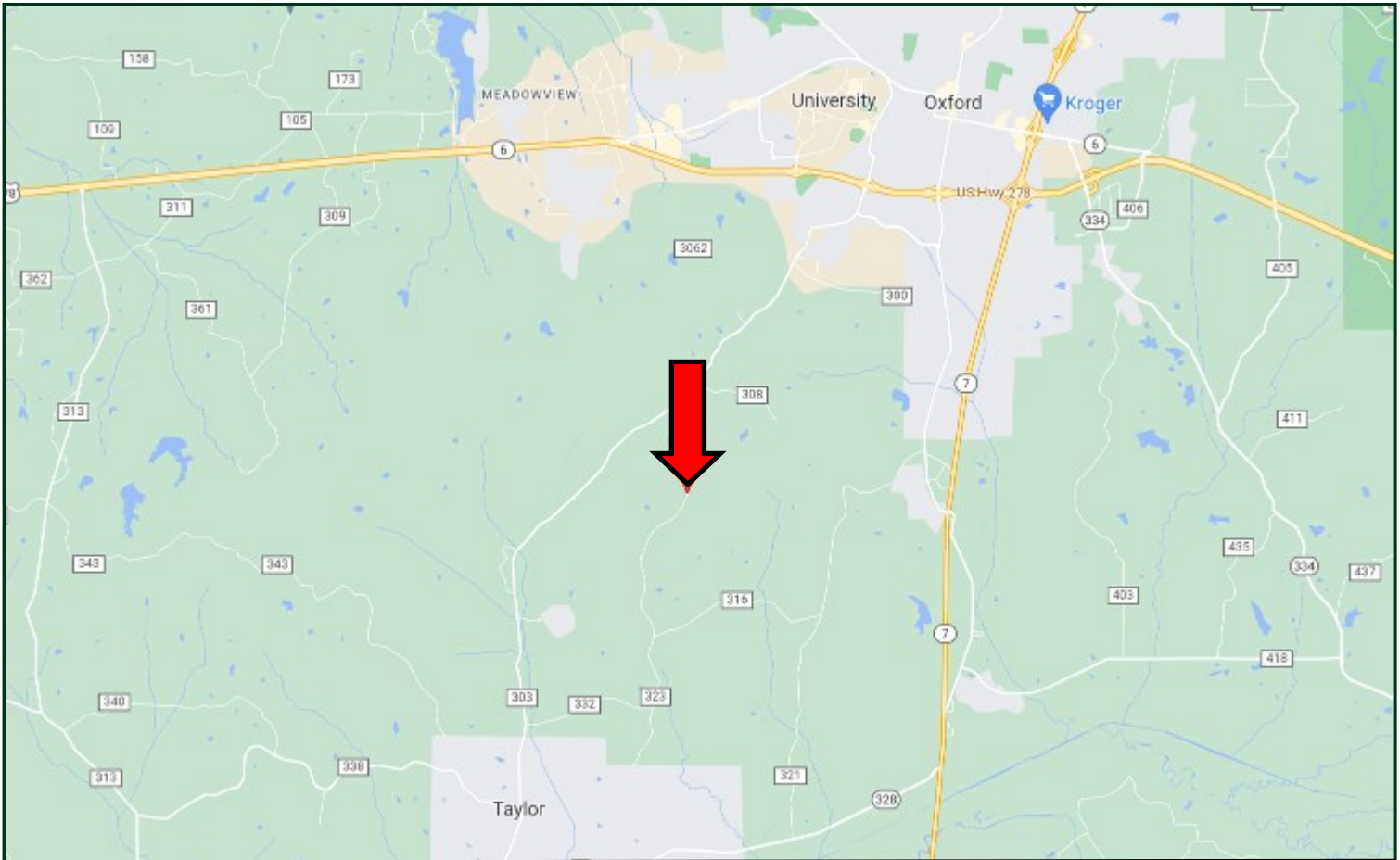
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# Directional Map



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