

101± ACRES IN LAFAYETTE COUNTY, MS

\$353,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

The Lafayette 101

Location:

- Lafayette County, MS
- 5.7± Miles North of Lafayette Springs
- Approximately 25 Minutes from Oxford

Coordinates:

- 34.3879, -89.2632

Property Information:

- 101± Acres
- Great Place for Home/Cabin
- Internal Road System
- Excellent Deer and Turkey Hunting
- Adjoins Upper Sardis WMA

Property Use:

- Secluded Oxford Getaway
- Recreational
- Timber Investment

Tax Information:

- Parcel #: 116-13-001.00 2022 Taxes: \$300



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER


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Information is believed to be accurate but not guaranteed.



Welcome to The Lafayette 101 located just over 12 miles northeast of the Oxford City Limits! If you have been looking for a secluded getaway in Lafayette County, MS, let's take a ride. The 101± acre tract features mainly 28± year old planted pine timber. This tract is heavily timbered with a few old timber loading docks that would make great wildlife plots. An internal road system is in place allowing you to access most all areas of the property.



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You will also find a beaver pond in the southeast portion of the property. One of the best features of the property is the fact that it joins the Upper Sardis WMA to the north and east meaning the hunting opportunities can be much greater than 101 acres. The deer and turkey numbers are great in this area. With a little work, you can have a tucked away, off the grid cabin/home with all the hunting you could ever want. The access is a gated gravel drive from Lafayette Springs Road (no deeded easement in place but road has been used for 25+ years to access the property). The public utilities providers include Mud Creek Water Association and Northeast Mississippi EPA.



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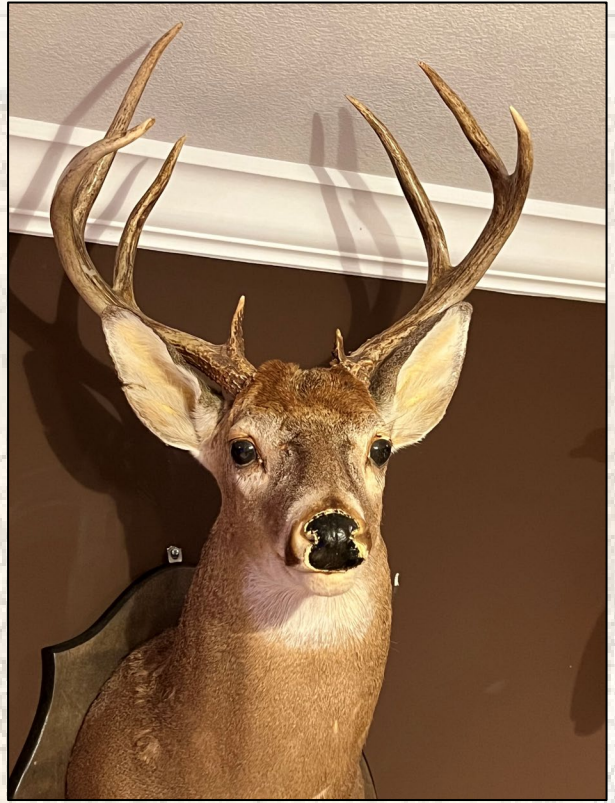
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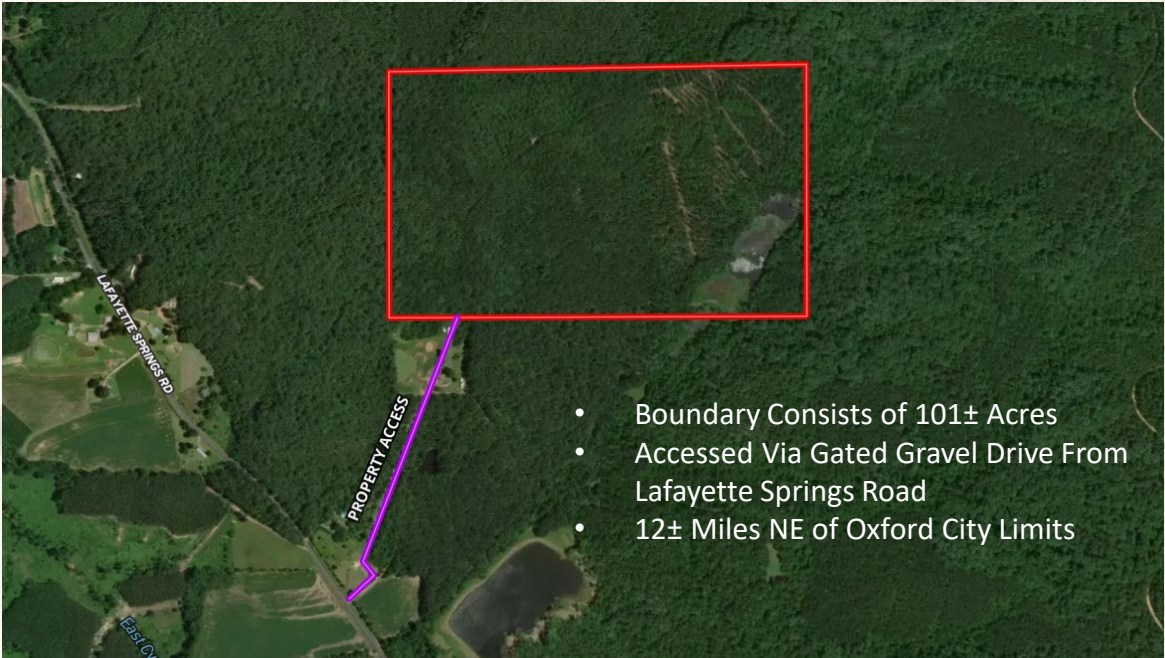
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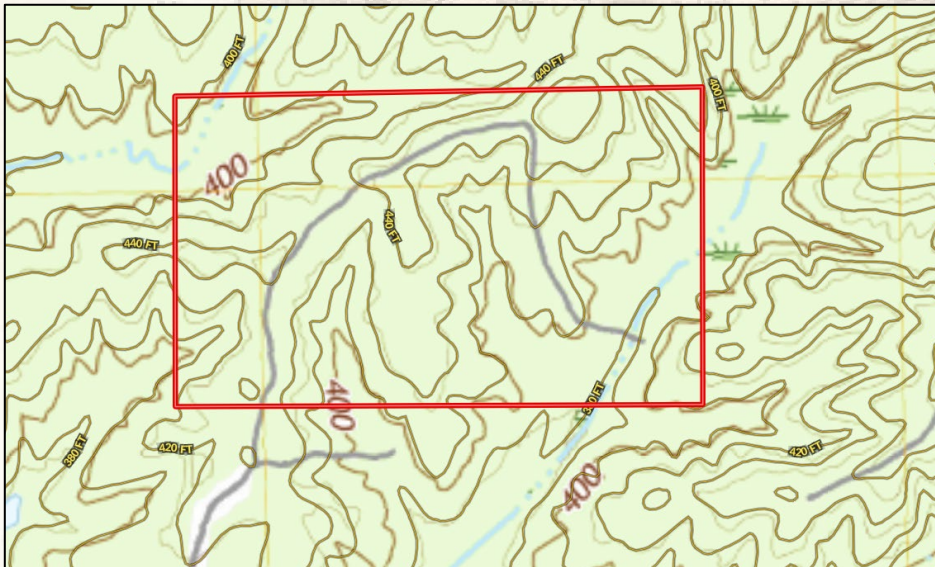
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- Boundary Consists of 101± Acres
- Accessed Via Gated Gravel Drive From Lafayette Springs Road
- 12± Miles NE of Oxford City Limits

MapRight Link



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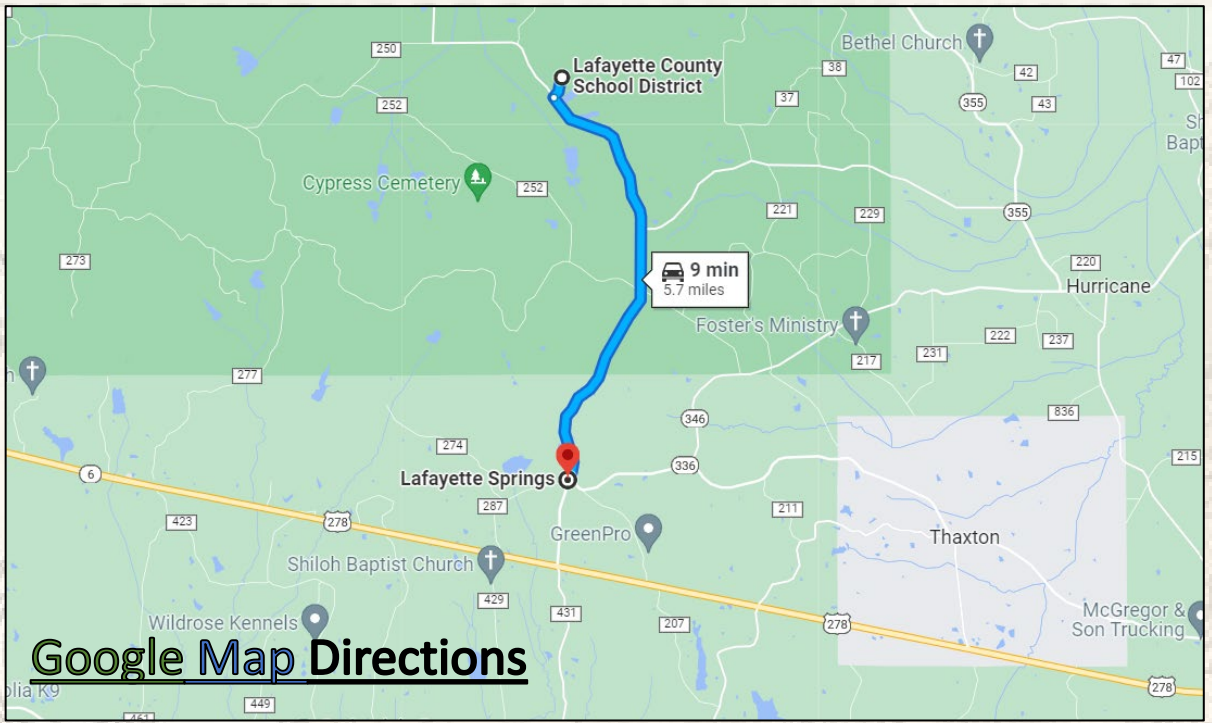
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Google Map Directions



If you have been looking for a secluded recreational timberland tract with endless hunting opportunities in Lafayette County, call Michael Oswald for your private tour of The Lafayette 101 today!

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
38	Maben-Smithdale-Tippah association, hilly	94.31	94.84	0	33	7e
10	Chenney silt loam, 0 to 2 percent slopes, occasionally flooded	4.95	4.98	0	79	2w
50	Maben fine sandy loam, 12 to 25 percent slopes	0.18	0.18	0	16	7e
TOTALS		99.44(*)	100%	-	35.26	6.75



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