



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

48± ACRES IN LAFAYETTE COUNTY, MS

\$216,000

Property Profile

The Lafayette 48

Location:

- Lafayette County, MS
- 9.2± Miles East of Paris, MS
- Approximately 18 Miles Southeast of Oxford

Coordinates:

- 34.1758, -89.23683

Property Information:

- 48± Acres
- Paved Frontage Road on CR 428
- Timber
- Agricultural Field on the North End
- Great Hunting
- Water and Electrical Available

Property Use:

- Residential
- Potential Home/Cabin Site
- Investment

Tax Information: 2022 Taxes- \$165.31

- Parcel #1: 227-36-015.00- \$150.56 (County)
- Parcel #2: 227-35-002.03- \$14.75 (County)



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
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BRAD GIBENS | LAND SPECIALIST
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Welcome to the Lafayette 48 located on CR 428 right outside of Paris, MS. This Lafayette County property is a nice quiet place, perfect for a future homestead. About two thirds of the property is wooded with mostly pines and a few stands of mature hardwoods. The terrain in the wooded section is made up of steep ridges and draws which lead to the top of a large hill. The north end of the tract offers paved road frontage while the remainder is bordered by a private property. Access to the southern end could be improved with a little roadwork. A large beanfield is situated on the north side and would be a perfect location for a house or cabin. This part of the property has access to water and electricity and is located outside of the floodplain. This property is within a thirty-minute drive of Oxford. If you are looking for a home/cabin site with great hunting in Lafayette County, call Brad Gibens or Michael Oswalt for your private tour today.



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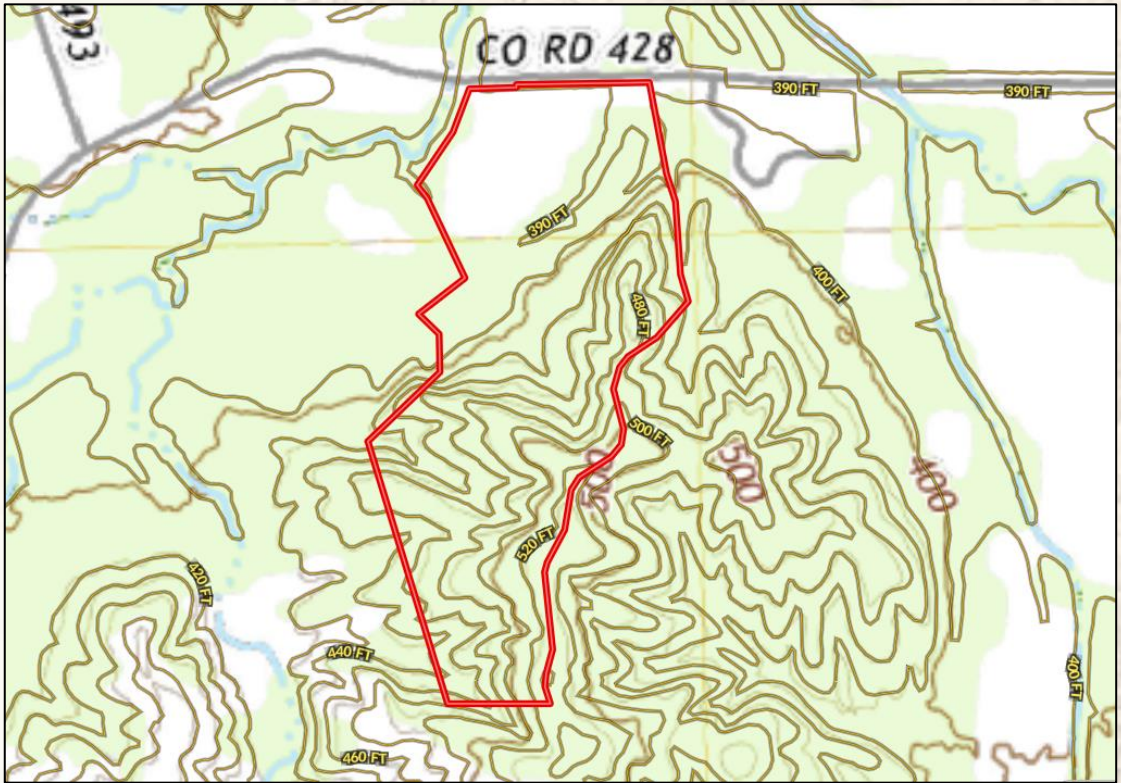
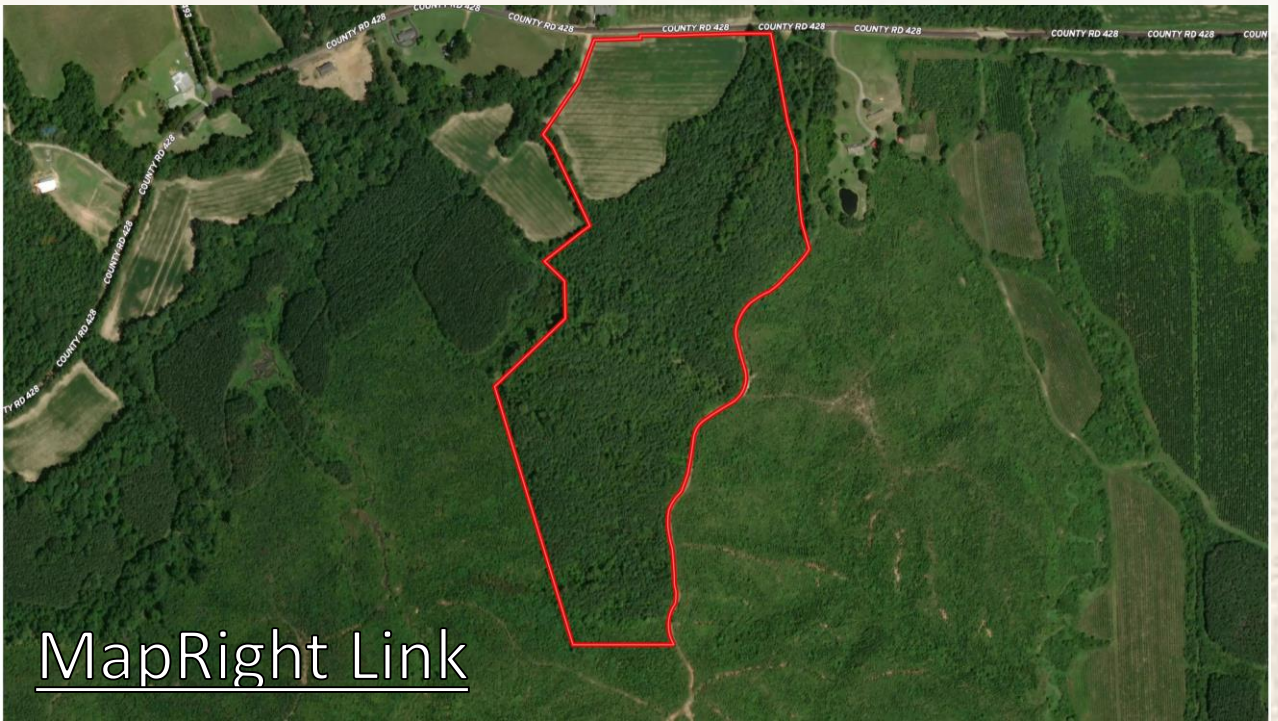
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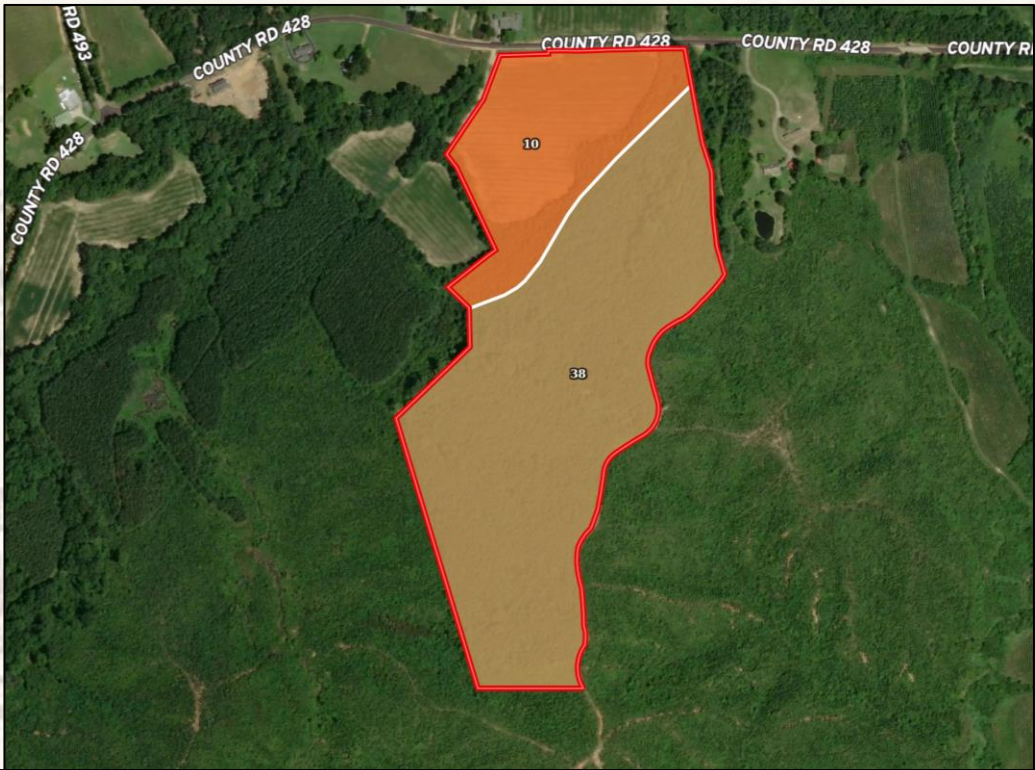
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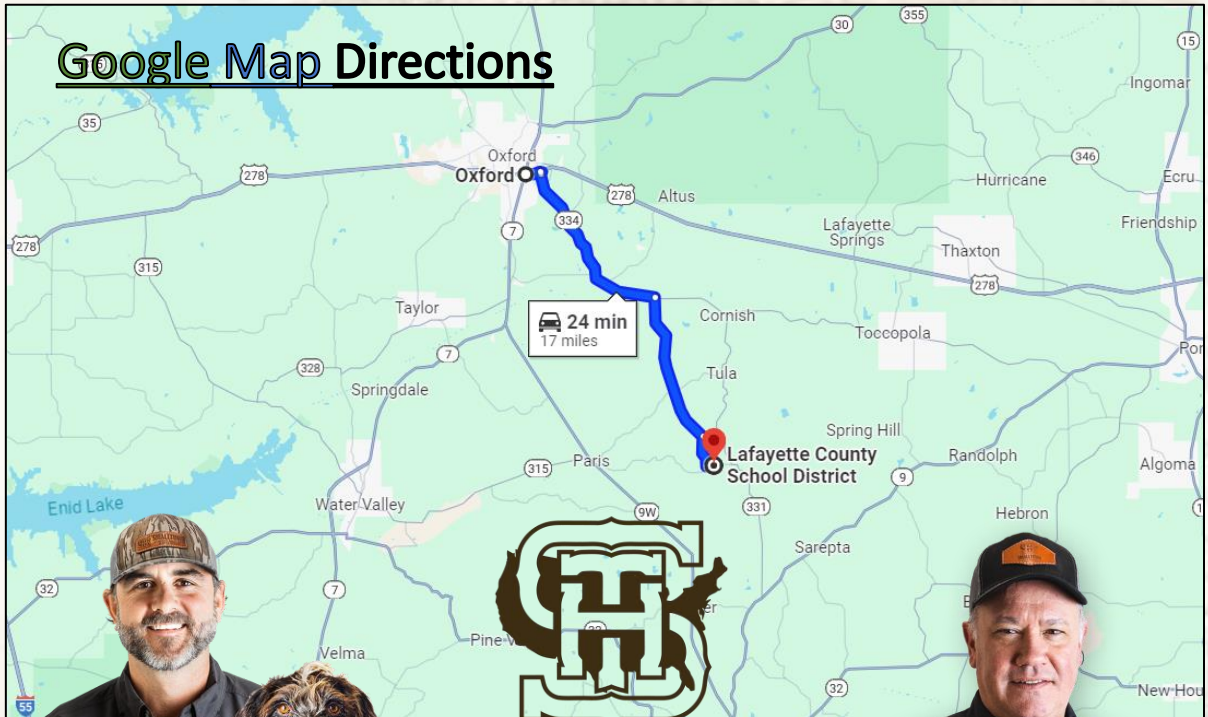
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
38	Maben-Smithdale-Tippah association, hilly	35.48	73.93	0	33	7e
10	Chenneby silt loam, 0 to 2 percent slopes, occasionally flooded	12.52	26.09	0	79	2w
TOTALS		48.0(*)	100%	-	45.01	5.7



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