

secluded HUNTING Tract

162+/- Acres in Lafayette County, MS

\$2,995/ACRE



LOCATION! LOCATION! LOCATION! This Lafayette County, MS tract is only 5.25 miles Northeast of the square in Oxford! Have you been looking for a hunting tract close to town, a recreational playground for the family, or a secluded building site for your Oxford getaway? If so, we need to take a ride to this 162 +/- acre property located along the west side of County Road 215. This one will check all the boxes: location, timber, wildlife, etc. With just a short drive from the square, this tract offers an all pavement drive with 1,650+/- frontage feet. This tract is made up of approximately 20 year old uniform timber growth and is raw and awaiting your personal touch for recreational development (roads, wildlife plots, lake, etc.—the possibilities are endless). Graham Mill Creek traverses the property along the western side creating a natural travel corridor for wildlife and an added amenity. Electricity is currently available along the road for your building needs. If you have been patiently waiting for that close proximity recreational tract or cabin site, give Michael Oswalt a call for your private showing today!!



MORE THAN
10K
FOLLOWERS
ON FACEBOOK

call me today!

MICHAEL OSWALT, ASSOC. BROKER

Michael@TomSmithLand.com

601.898.2772 office | 662.719.3967 cell

Licensed in MS, AR & MO



Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



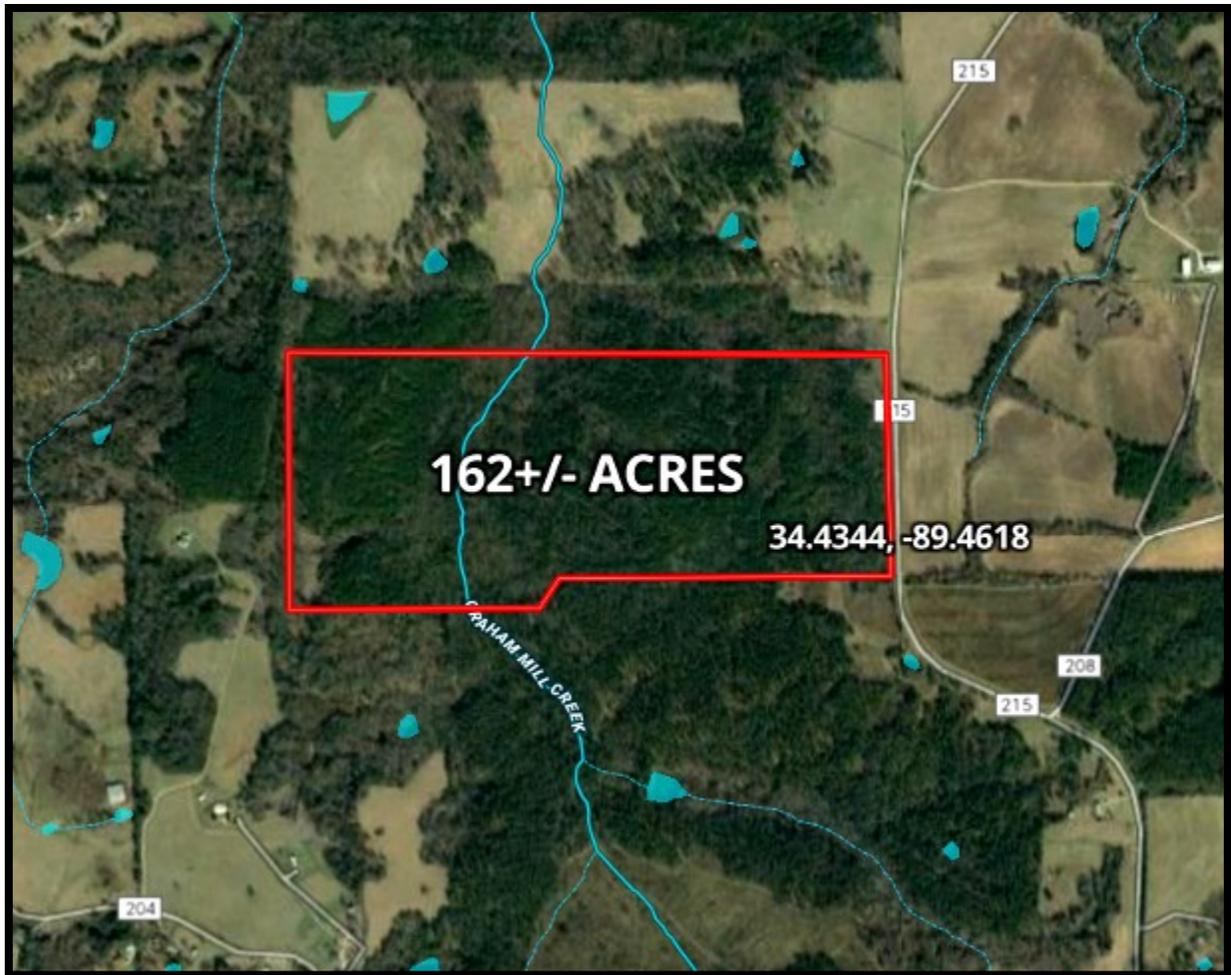
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AERIAL MAP



[**CLICK HERE FOR AN INTERACTIVE MAP**](#)



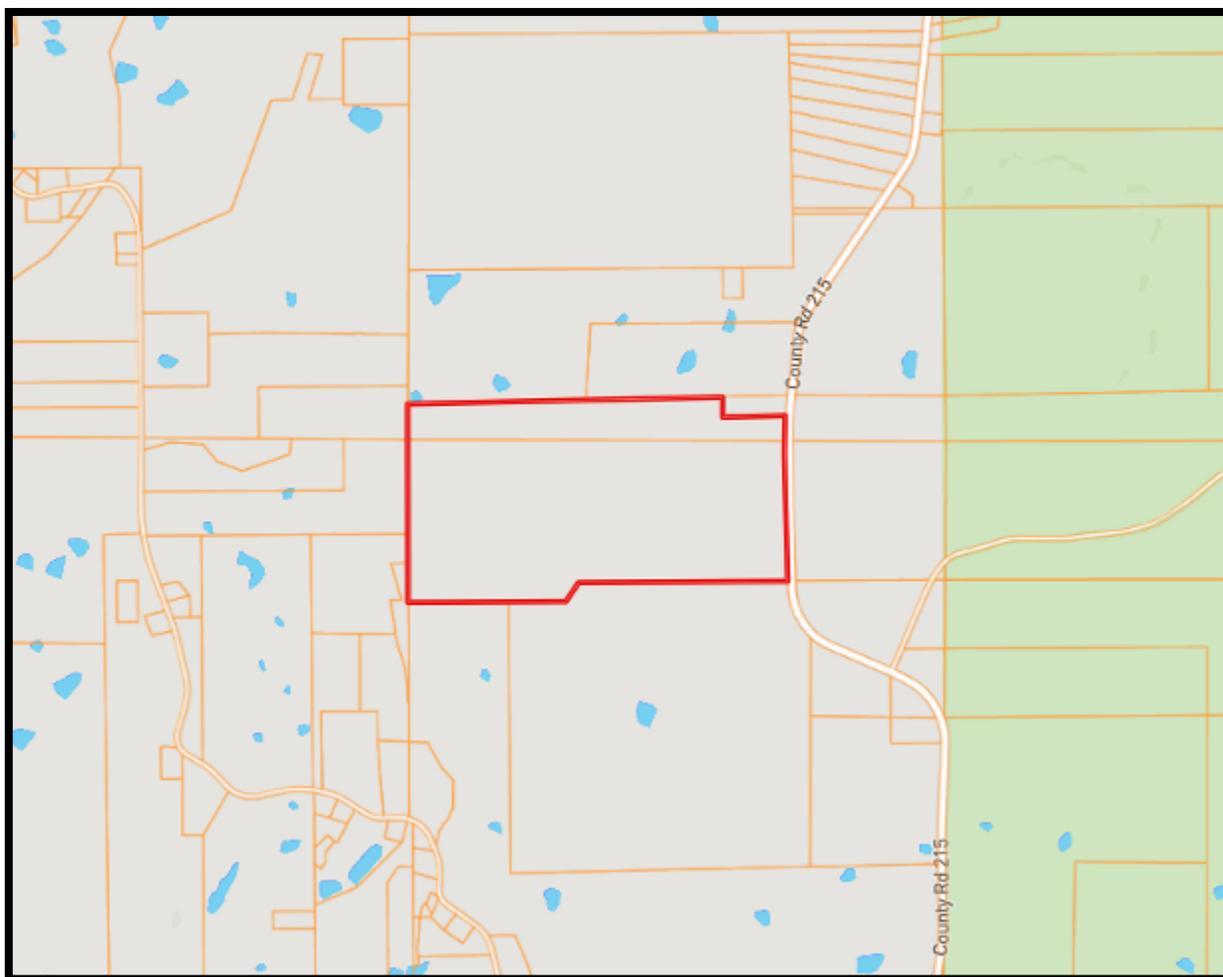
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OWNERSHIP MAP



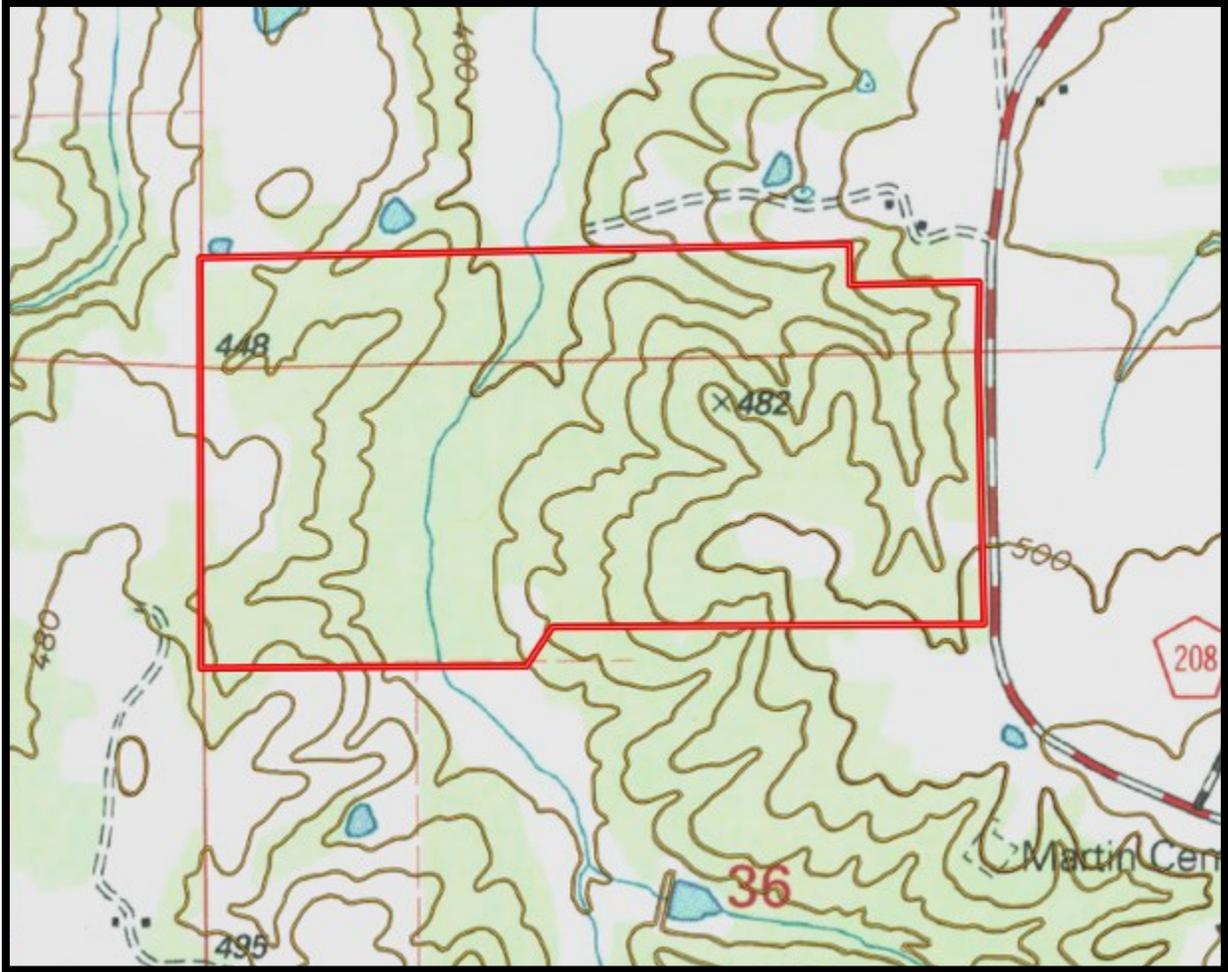
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TOPO MAP



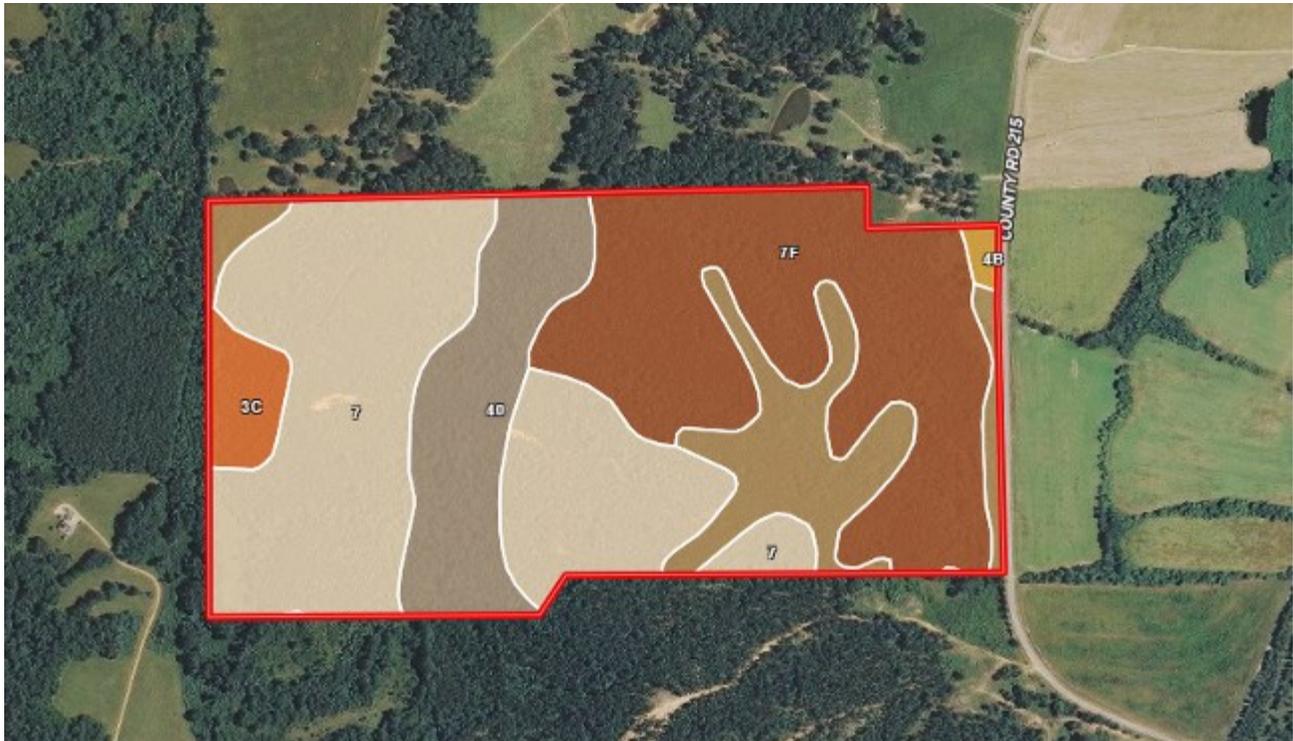
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3B	Lexington silt loam, 2 to 5 percent slopes, moderately eroded	19.6	12.03	2e
3C	Lexington silt loam, 5 to 8 percent slopes, moderately eroded	5.3	3.26	3e
7	Smithdale-Udorthents complex, gullied	62.7	38.54	7e
4B	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	1.0	0.59	3e
7F	Smithdale sandy loam, 15 to 35 percent slopes, eroded	52.0	32.0	7e
40	Ochlockonee-Bruno association, frequently flooded	22.1	13.57	4w



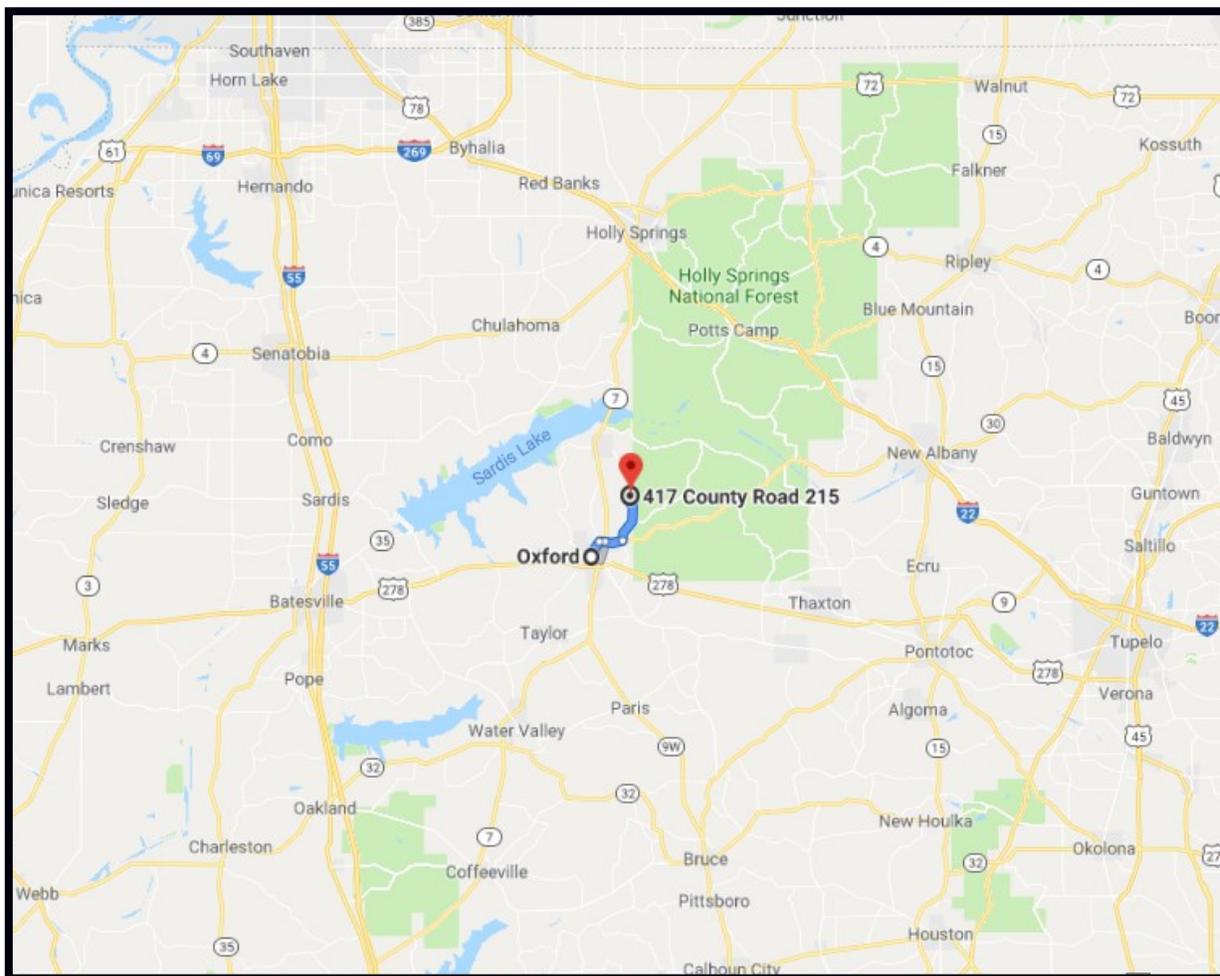
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DIRECTIONAL MAP



DIRECTIONS FROM OXFORD, MS: TRAVEL ON NORTH LAMAR FOR 1.7 MILES. TURN RIGHT ON MOLLY BAR ROAD FOR .5 MILES. CONTINUE STRAIGHT ON HWY 30E FOR 1.5 MILES. TURN LEFT AND TRAVEL ON CR 215, AFTER APPROXIMATELY 4 MILES THE PROPERTY WILL BE ON YOUR LEFT.

[GOOGLE MAPS LINK](#)



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