

secluded Hunting Tract or Homesite

204.9+/- acres in Lafayette county, ms

\$3,495/ACRE

LOCATION! LOCATION! LOCATION! This Lafayette County, MS tract is only 5.8 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 204.9+/- acre property located along the west side of County Road 215. This one will check the search boxes: location, timber, pasture, wildlife, etc. Starting with just a short drive from the square, this tract offers an all pavement drive to the gate. You will be greeted by a long fenced driveway leading to the 16+ acres of pasture for your cow, horse, and cabin. The remainder of the tract is timbered with what looks to be around 20 year old growth. The timbered area 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!!



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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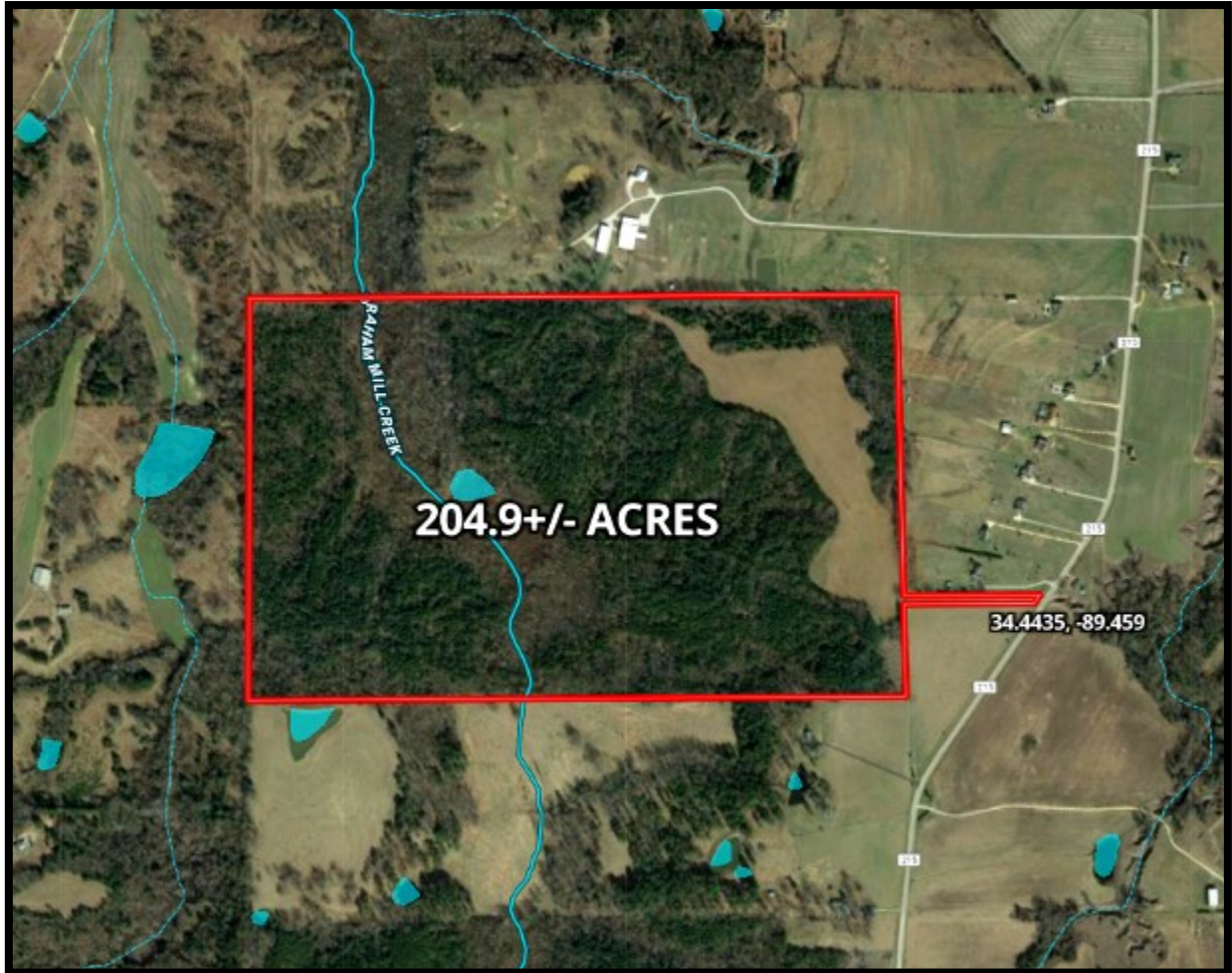
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AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)



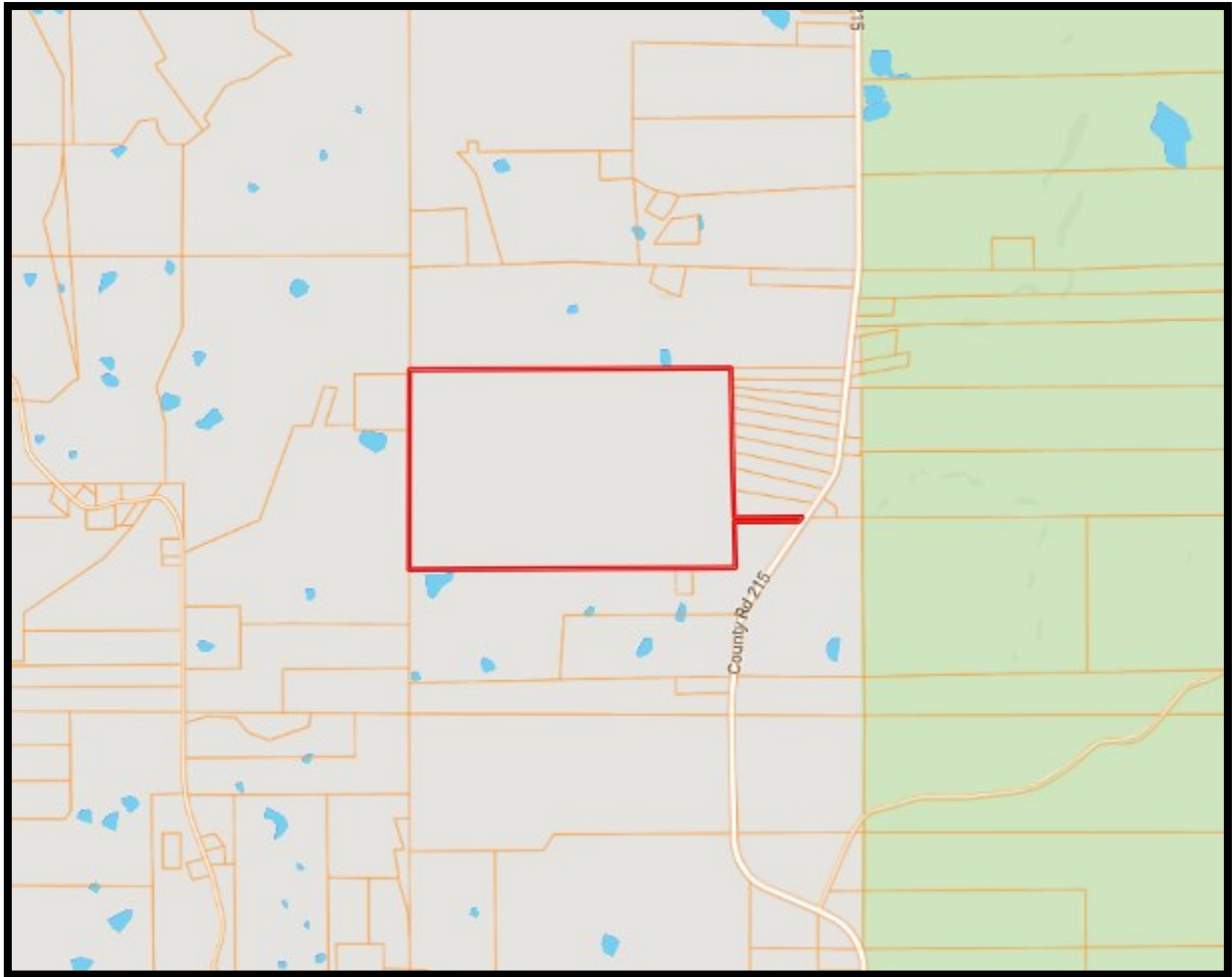
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OWNERSHIP MAP



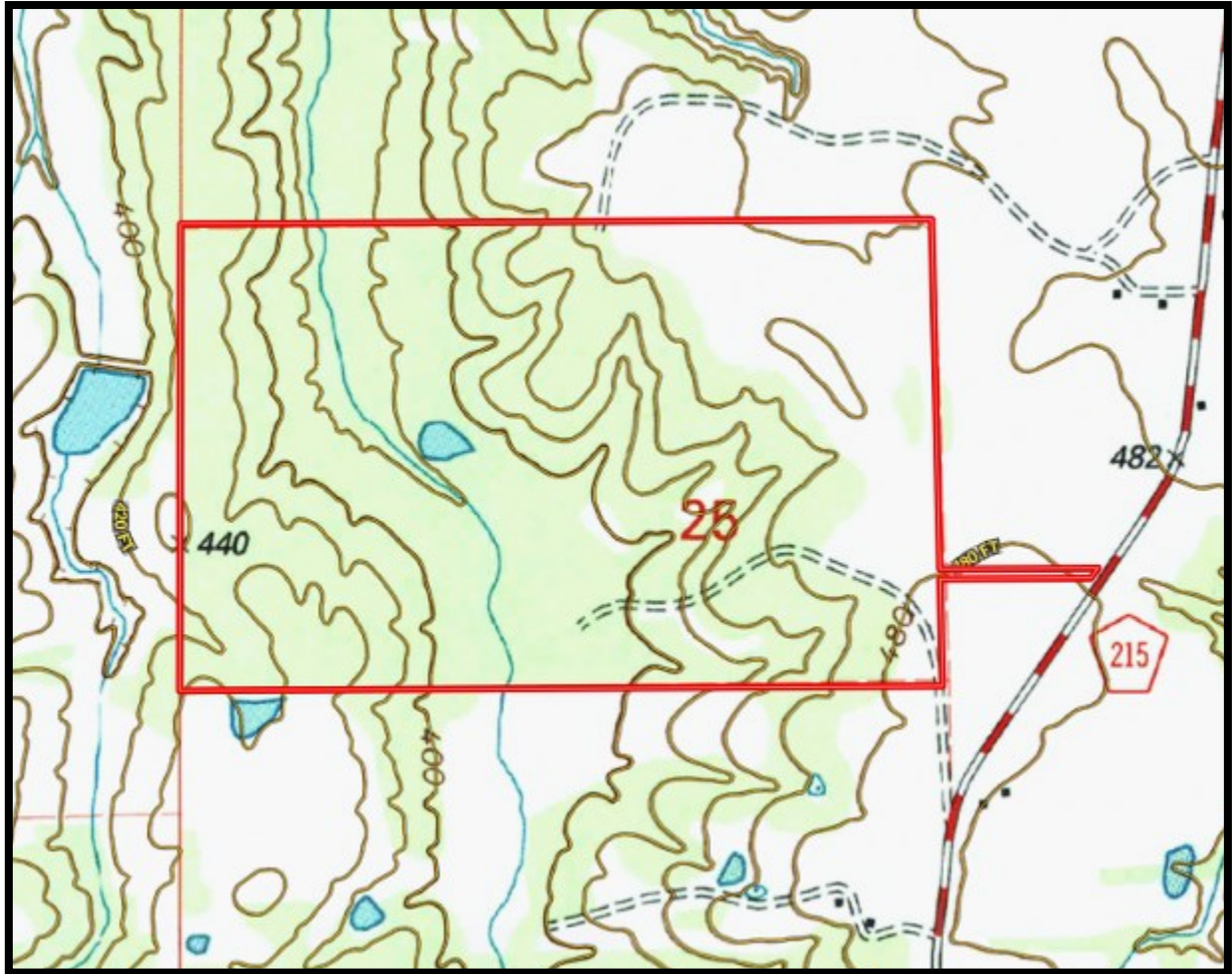
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TOPO MAP



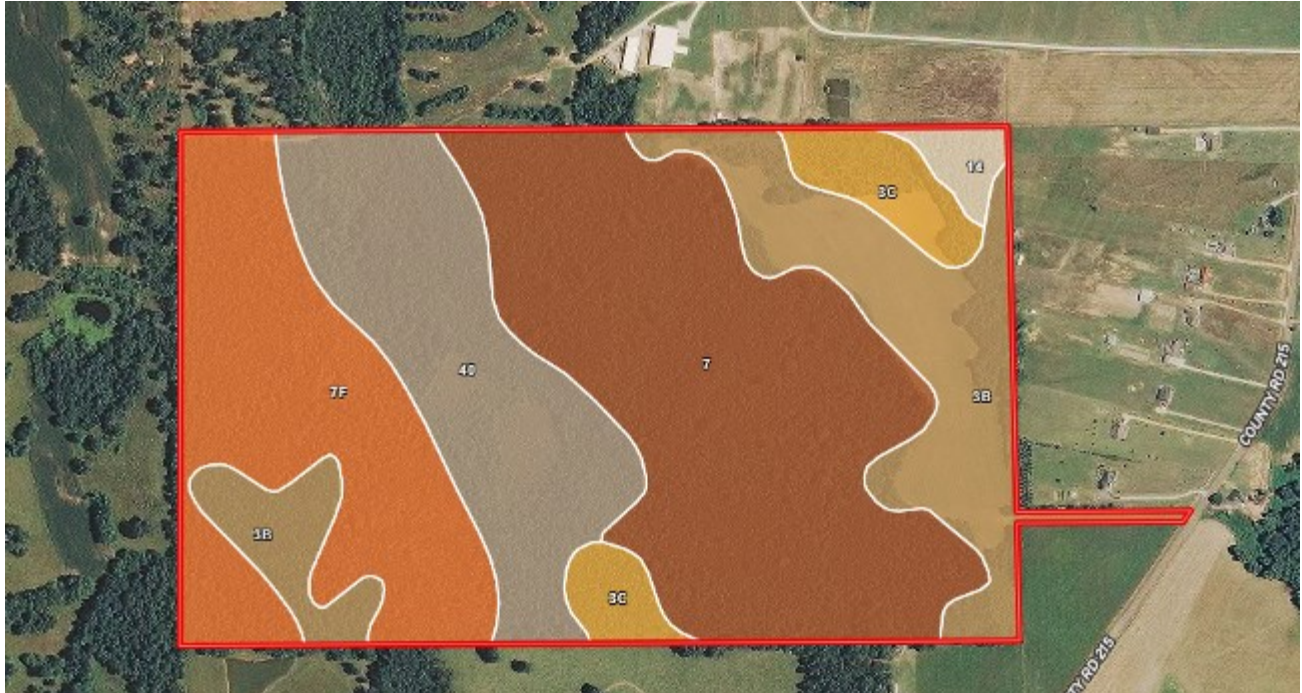
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3B	Lexington silt loam, 2 to 5 percent slopes, moderately eroded	37.7	18.12	2e
7F	Smithdale sandy loam, 15 to 35 percent slopes, eroded	44.7	21.49	7e
14	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	3.0	1.43	2w
3C	Lexington silt loam, 5 to 8 percent slopes, moderately eroded	10.8	5.21	3e
7	Smithdale-Udorthents complex, gullied	73.1	35.18	7e
40	Ochlockonee-Bruno association, frequently flooded	38.6	18.57	4w



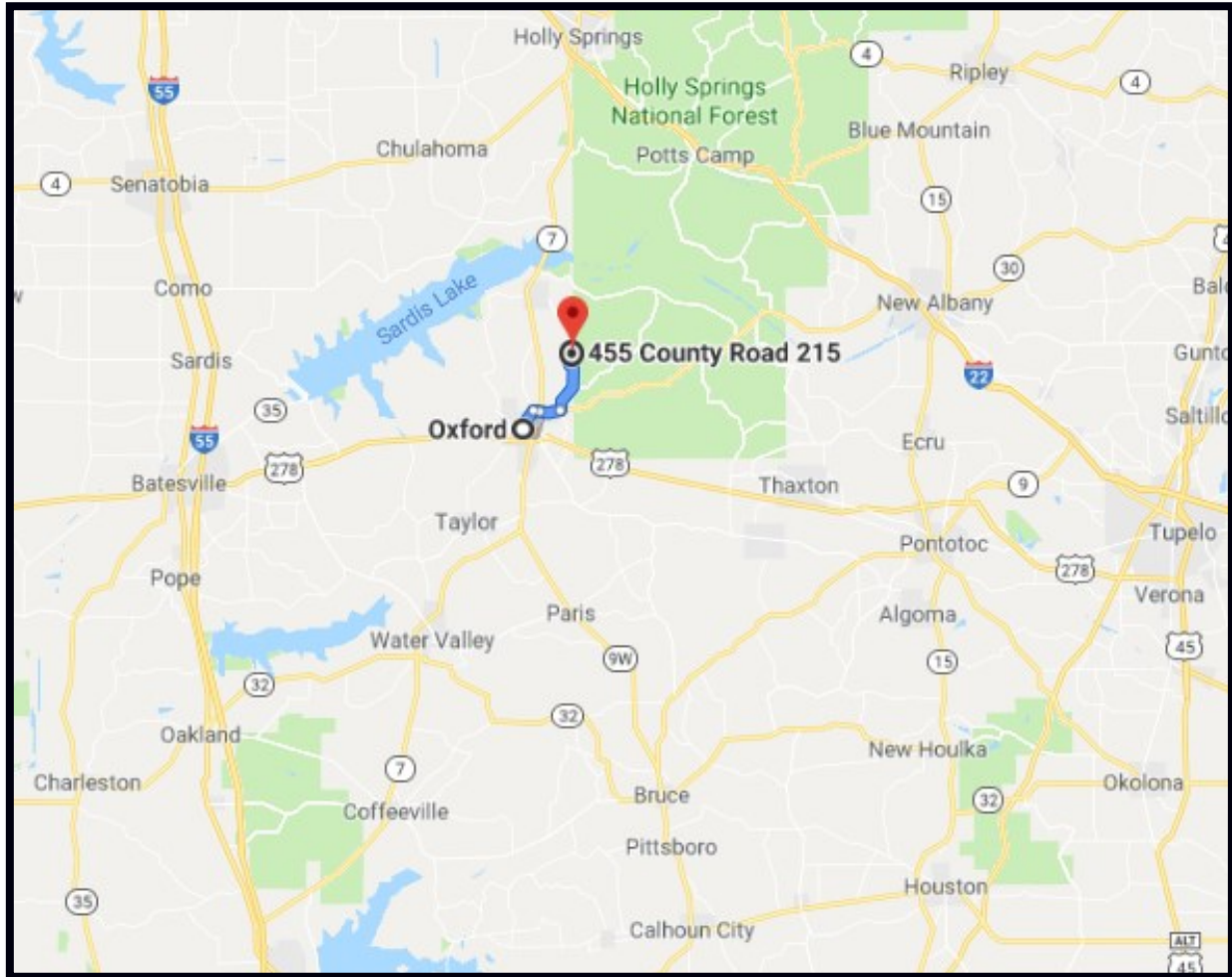
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DIRECTIONAL MAP



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 4.6 MILES THE PROPERTY WILL BE ON YOUR LEFT. [GOOGLE MAPS LINK](#)



MORE THAN
10K
FOLLOWERS
ON FACEBOOK

call me today!

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