

# DIVERSE TIMBERLAND TRACT

## 176+/- ACRES IN LAFAYETTE COUNTY, MS



Welcome to your new Lafayette County, Mississippi getaway! Looking for a place to build a cabin? We need to take a look at this 176± acre tract. The current timber stand includes mainly 1994 planted pines with a 1951 natural regrowth hardwood draw splitting the property east and west. The property enjoys 2,700+ frontage feet along the east side of Highway 9 and 1,700+ frontage feet along both sides of County Road 424 (great for subdividing). A beautiful pond area is located within the hardwood draw (needs some dam work), the wildlife plots are in place with plenty room for more, and a great road system meanders the property. Deer and turkey should be plentiful. If you have been looking for a great “easily accessible from Oxford” country tract with endless possibilities, call Michael Oswalt for your private tour today!



MORE THAN  
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*call me today!*

**MICHAEL OSWALT**, ASSOC. BROKER

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Licensed in MS, AR & MO



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# TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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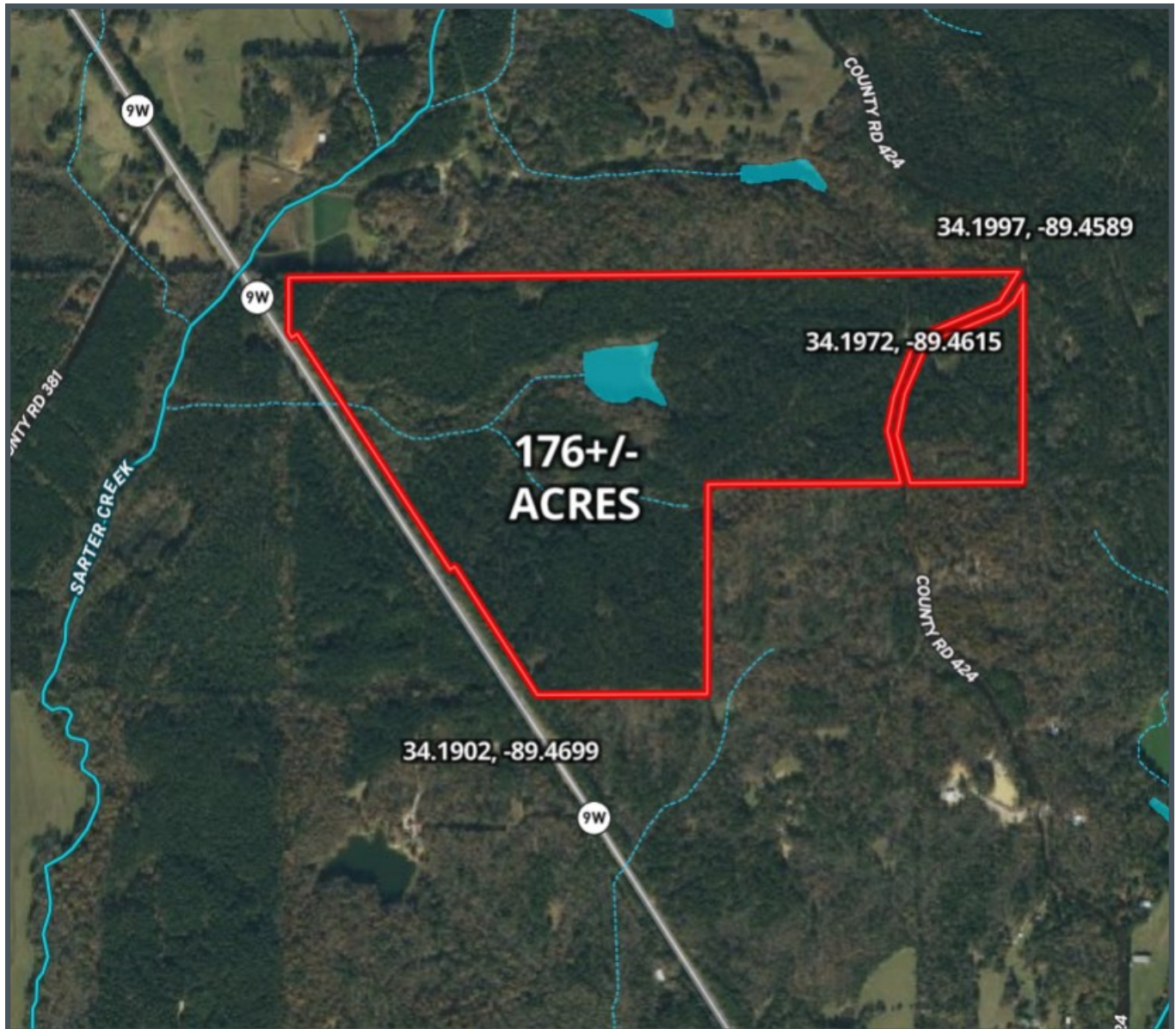


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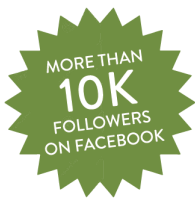
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# AERIAL MAP



Click [HERE](#) for an Interactive Map



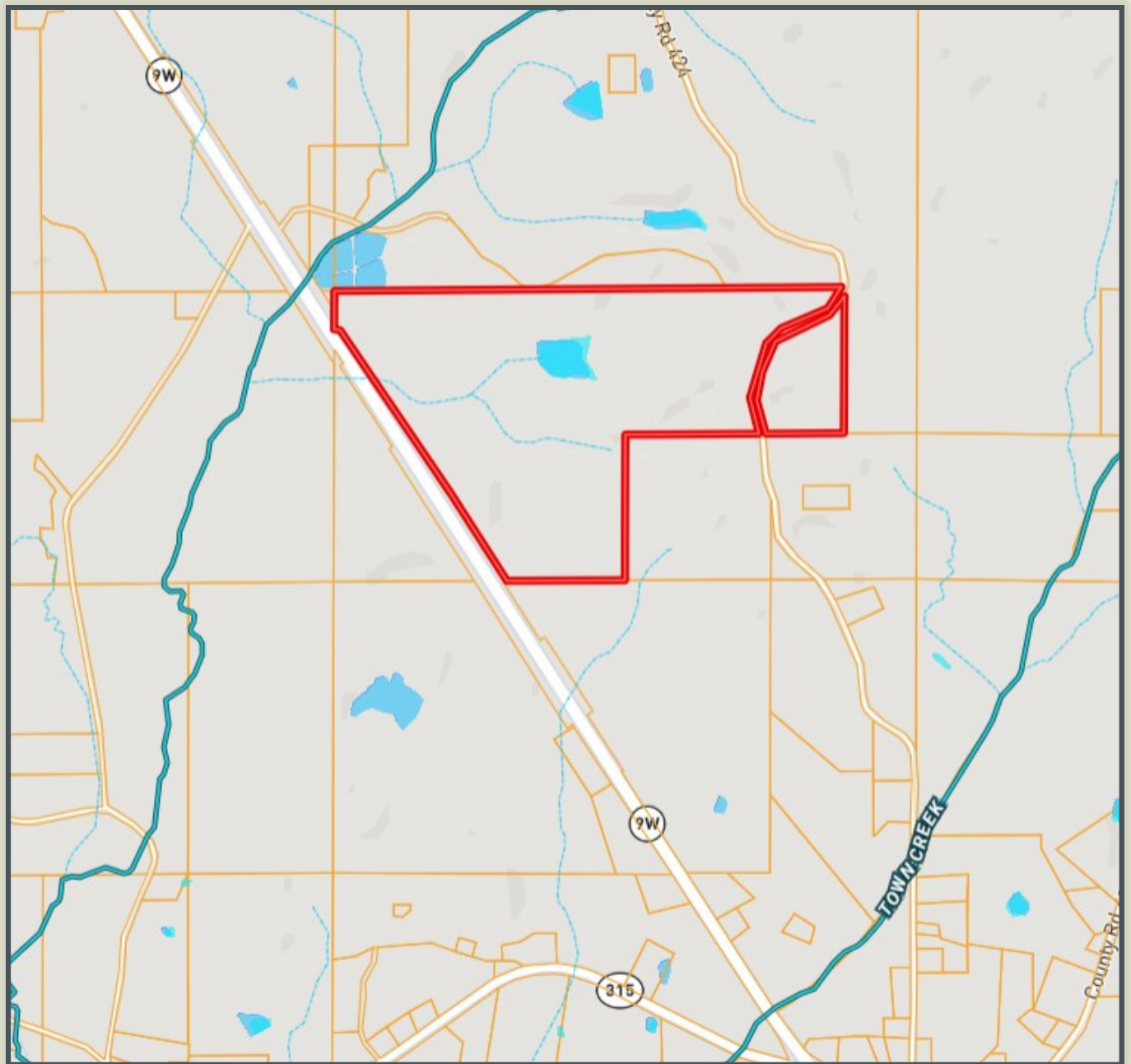
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# OWNERSHIP MAP



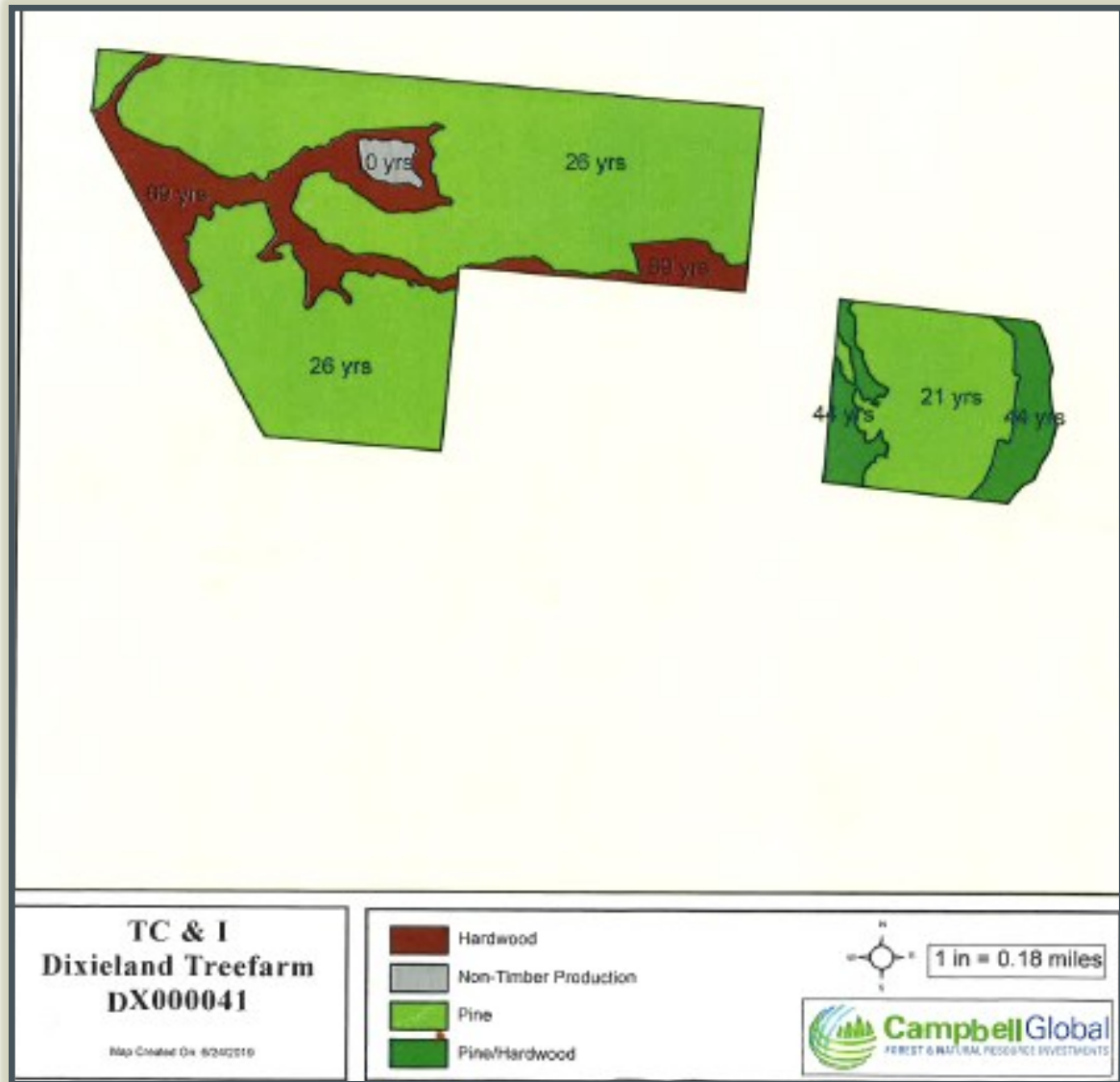
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# TIMBER STAND MAP



| Compartment        | Stand | Stand Type            | Age  | Acres        |
|--------------------|-------|-----------------------|------|--------------|
| DX000041           | 001   | Pine                  | 26   | 148.9        |
| DX000041           | 002   | Pine                  | 21   | 29.9         |
| DX000041           | 003   | Hardwood              | 69   | 32.9         |
| DX000041           | 004   | Non-Timber Production | 2019 | 2.7          |
| DX000041           | 005   | Pine/Hardwood         | 44   | 14.8         |
| <b>Total Acres</b> |       |                       |      | <b>229.2</b> |



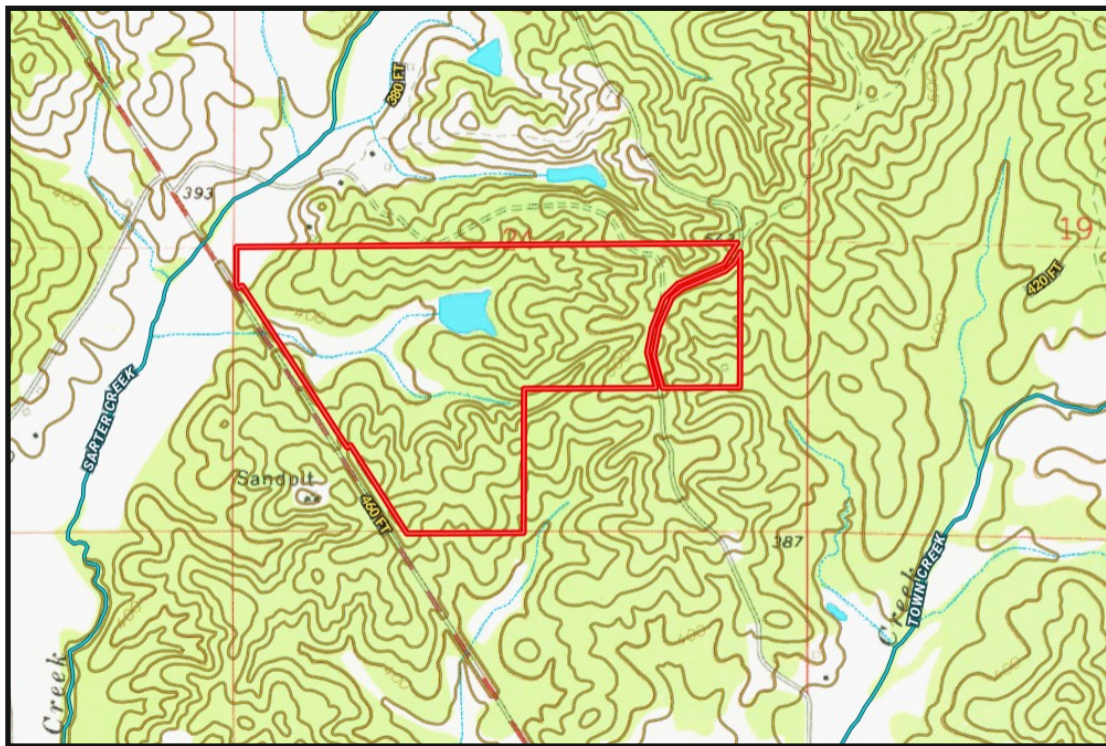
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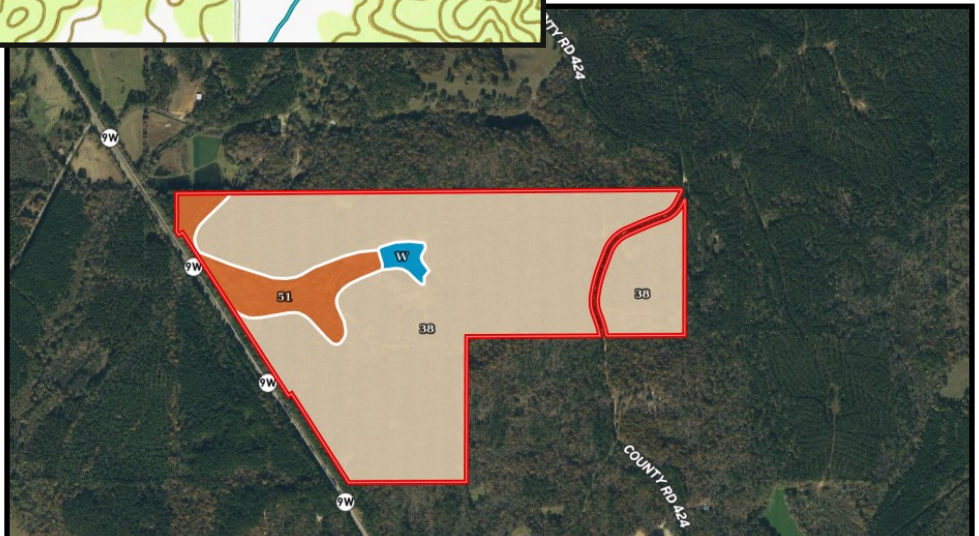
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TOPO  
MAP

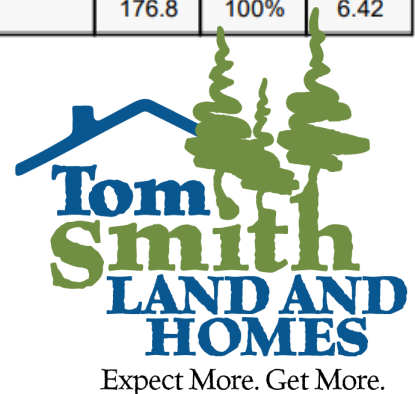
SOIL  
MAP



| SOIL CODE | SOIL DESCRIPTION                          | ACRES | %     | CAP  |
|-----------|---|-------|-------|------|
| W         | Water                                     | 2.6   | 1.44  | -    |
| 51        | Arkabutla silt loam, occasionally flooded | 17.1  | 9.65  | 2w   |
| 38        | Maben-Smithdale-Tippah association, hilly | 157.1 | 88.91 | 7e   |
| TOTALS    |   | 176.8 | 100%  | 6.42 |



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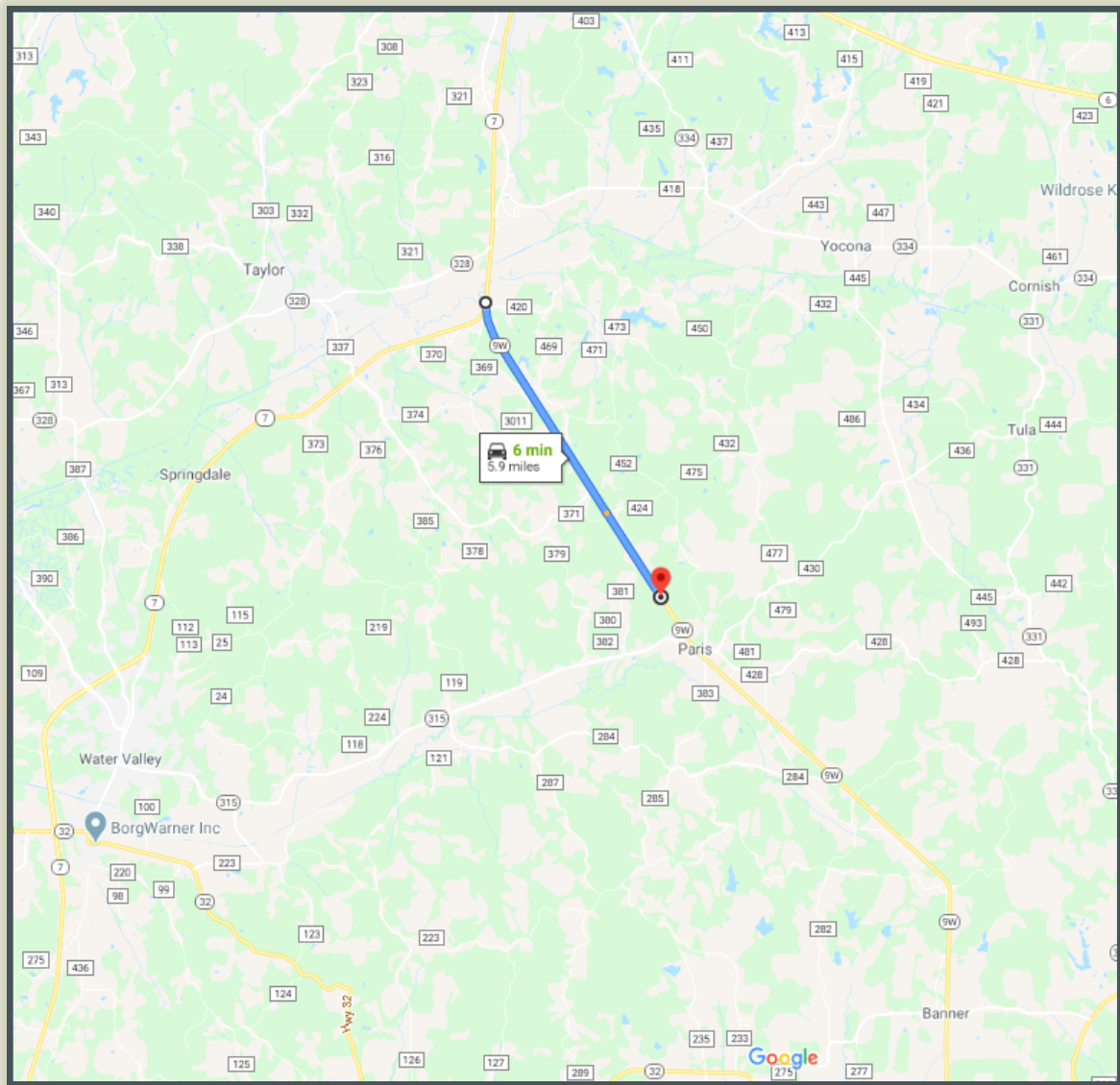


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# DIRECTIONAL MAP



**DIRECTIONS FROM THE HWY 7/ HWY 9 SPLIT IN OXFORD, MS:** travel Hwy 9 for 5.9 miles. The property will be on your right. [GOOGLE MAPS LINK](#)



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