

# 194 +/- Acres In Lafayette County, MS

## Managed Timber Investment/Recreational Retreat



**\$1,425/Acre**

### Features

- 194 +/- Acres Productive Timberland
- Southeast Corner of Lafayette County, MS
- Professionally Managed Timber
- 117 +/- Acres 27 Year- Old Pine Plantation
- 50 +/- Acre Hardwood Stand
- 27 +/- Acres of Creek-bottom and Slough
- Great Hunting Property



LandReport  
2011-2022  
AMERICAN  
BEST  
BROKERAGES

*Call me today!*

**MICHAEL HALFACRE**, MANAGING BROKER  
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# 194 +/- Acres In Lafayette County, MS

## Outdoor Recreation, Timber Investment

This 194 +/- acre property is very diverse and has a tremendous amount of potential for a family hunting spot. It ranges from pine plantation, hardwood hills, hardwood creek-bottoms, and a beaver slough situated along the creek that would be easily developed into a duck hole. There is an interior woods road network and wildlife food plots are already established. It is remote with the ability to kill a deer on any acre. It is situated within a 40 minute drive from Oxford, Mississippi. It has a beautiful stand of pine timber that will be mature within the next few years. The hardwood has a high percentage of oak. There is heavy game sign (deer and turkey) over its entirety. Access is gained by utilizing logging roads crossing adjacent timber companies.

- 117 Acres Pine Plantation 26 Years Old
- 50 Acres Hardwood
- 27 Acres Creek-bottom and Slough



- Near Term Timber Sale Income Potential
- Long Term Income Potential

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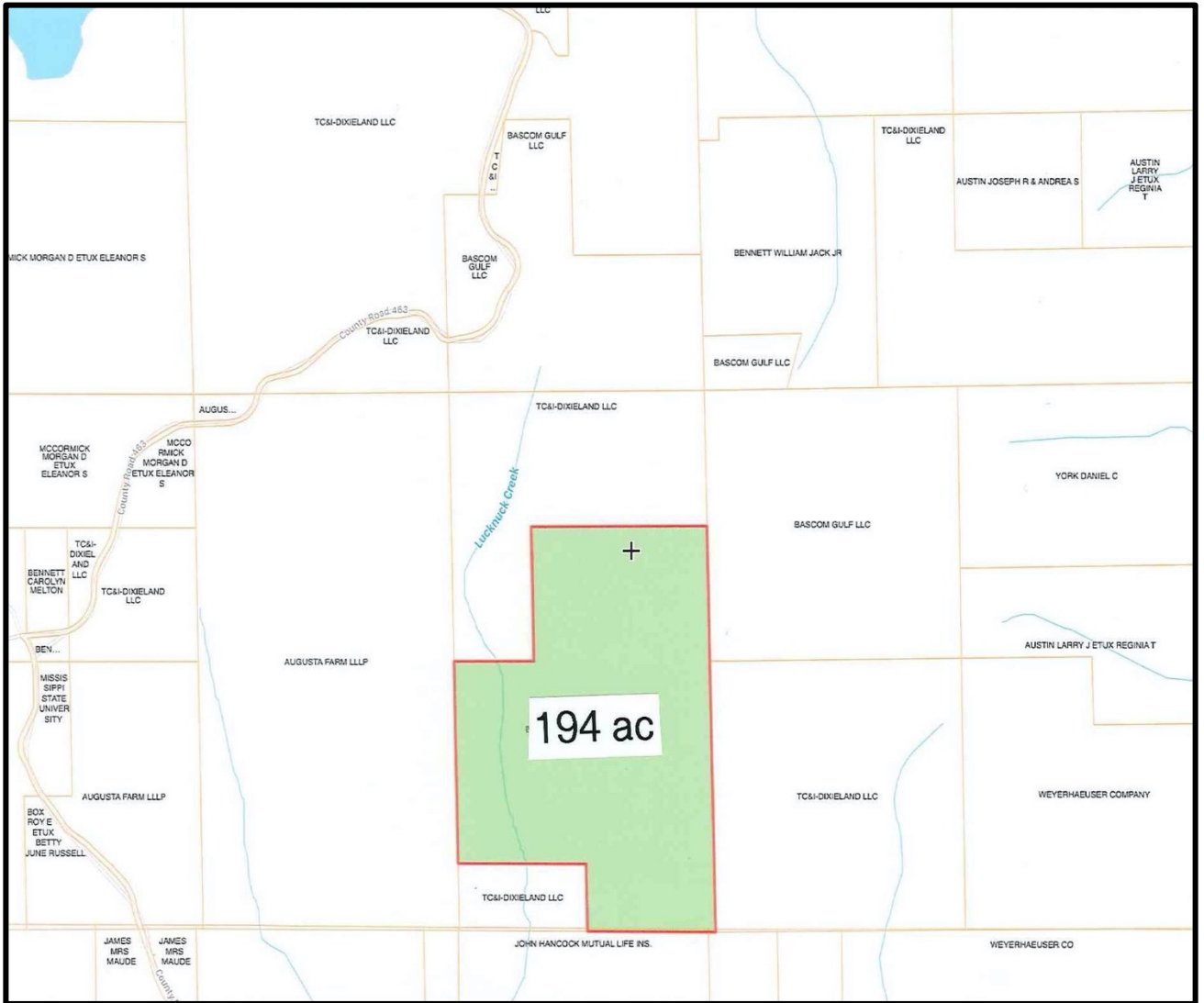
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## Ownership Map



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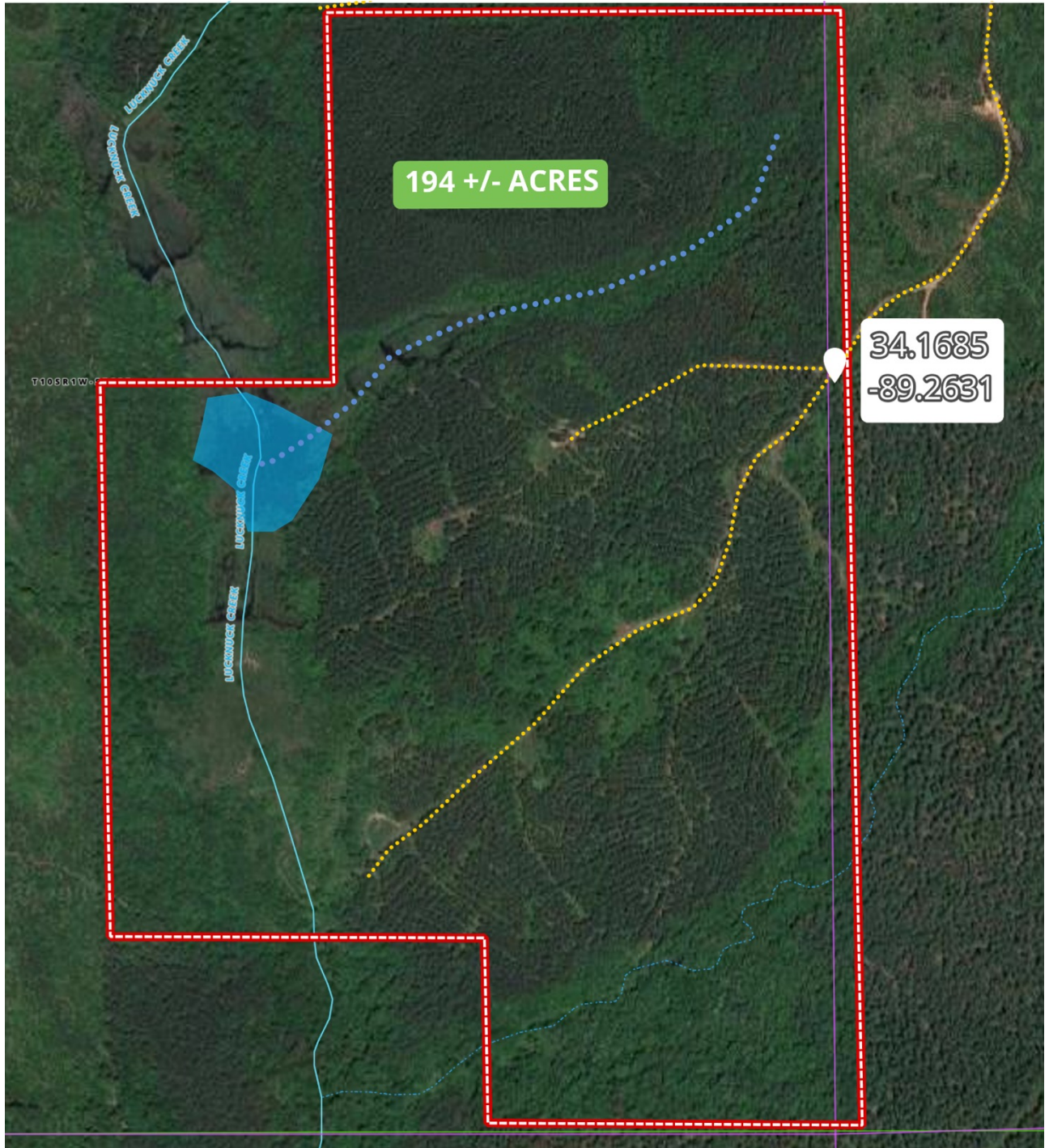
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## Aerial Photograph



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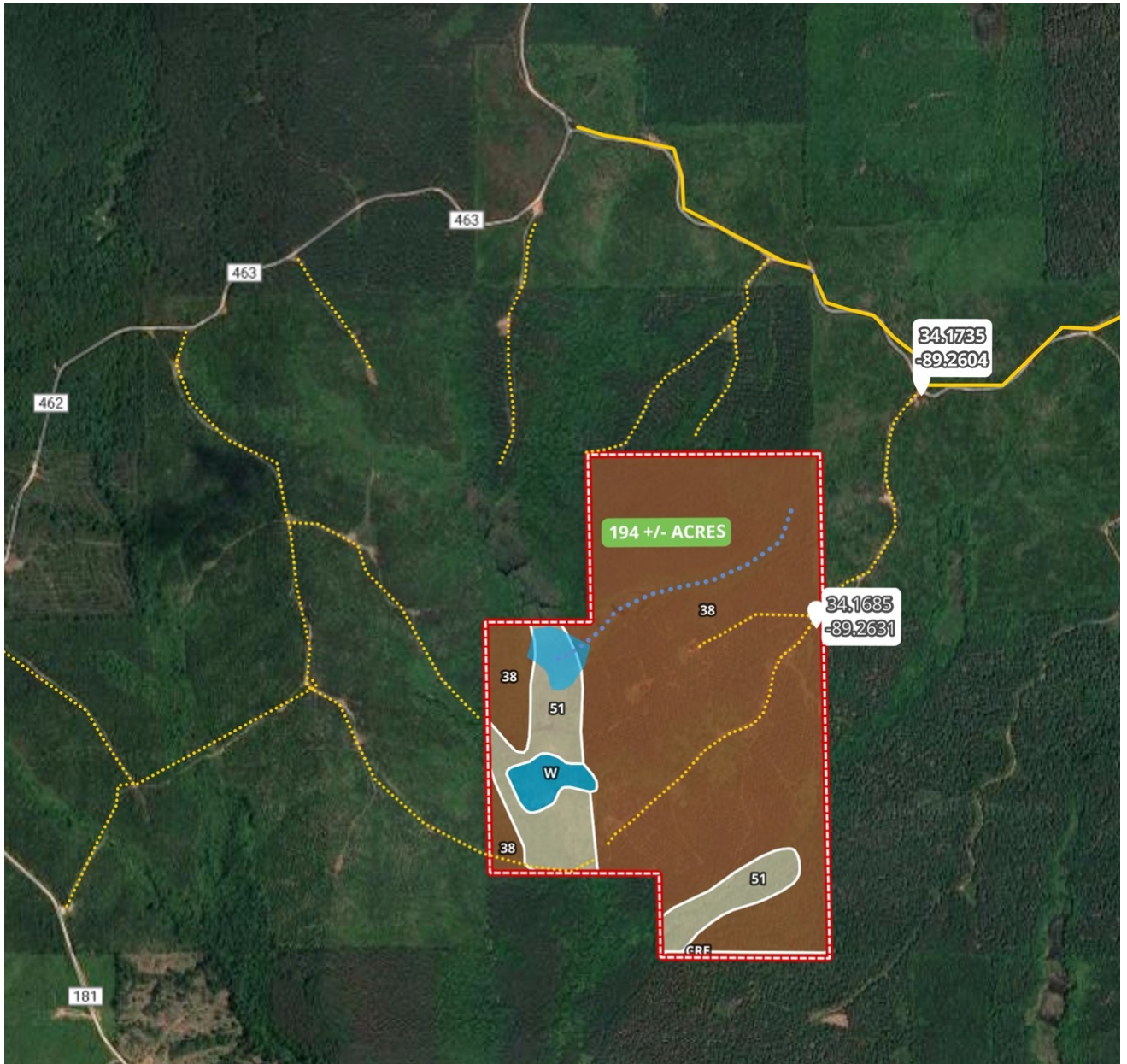
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## Aerial Showing Access Road



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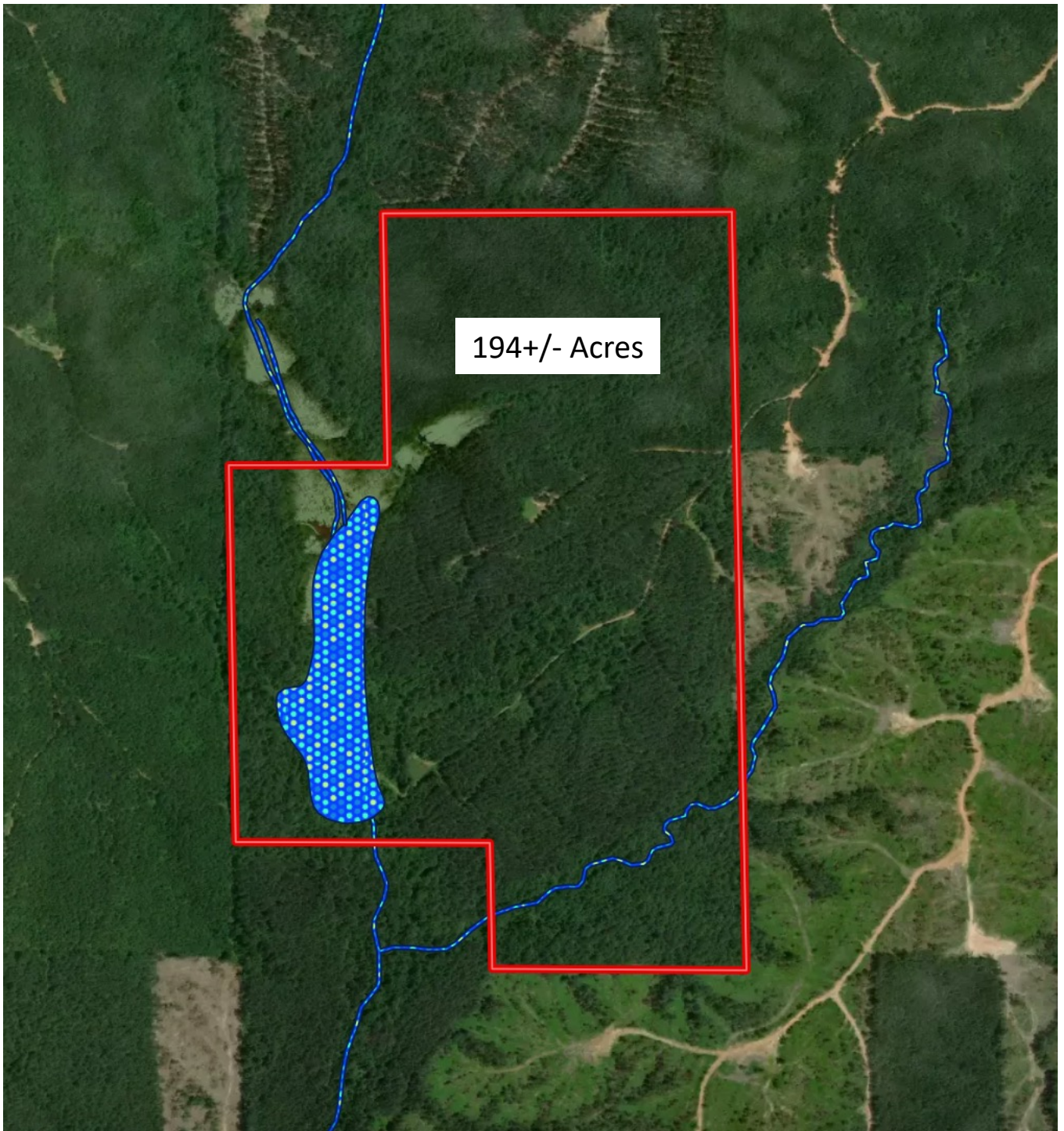


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## Wetland/FEMA Flood Map



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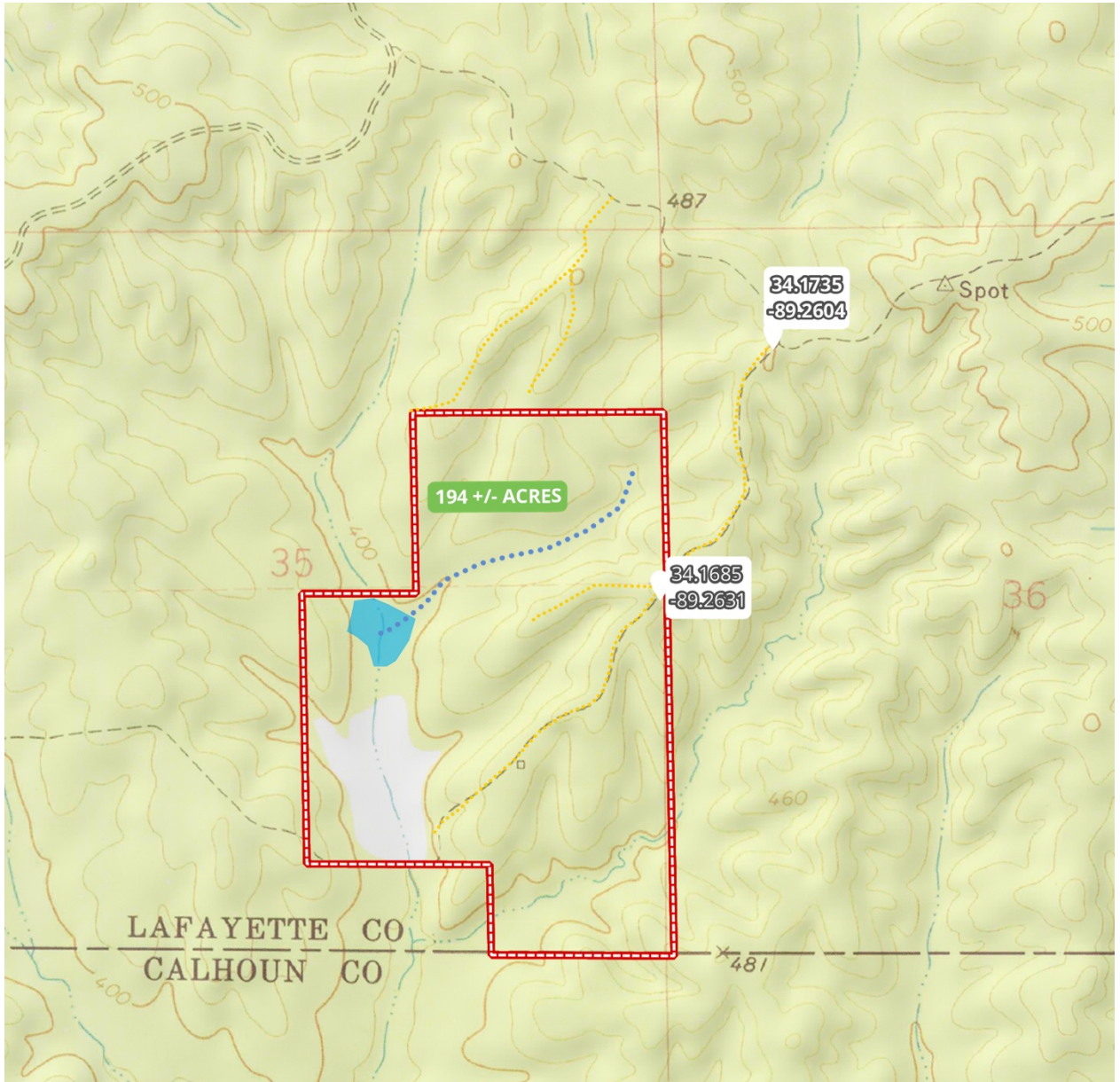


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## Topographic Map



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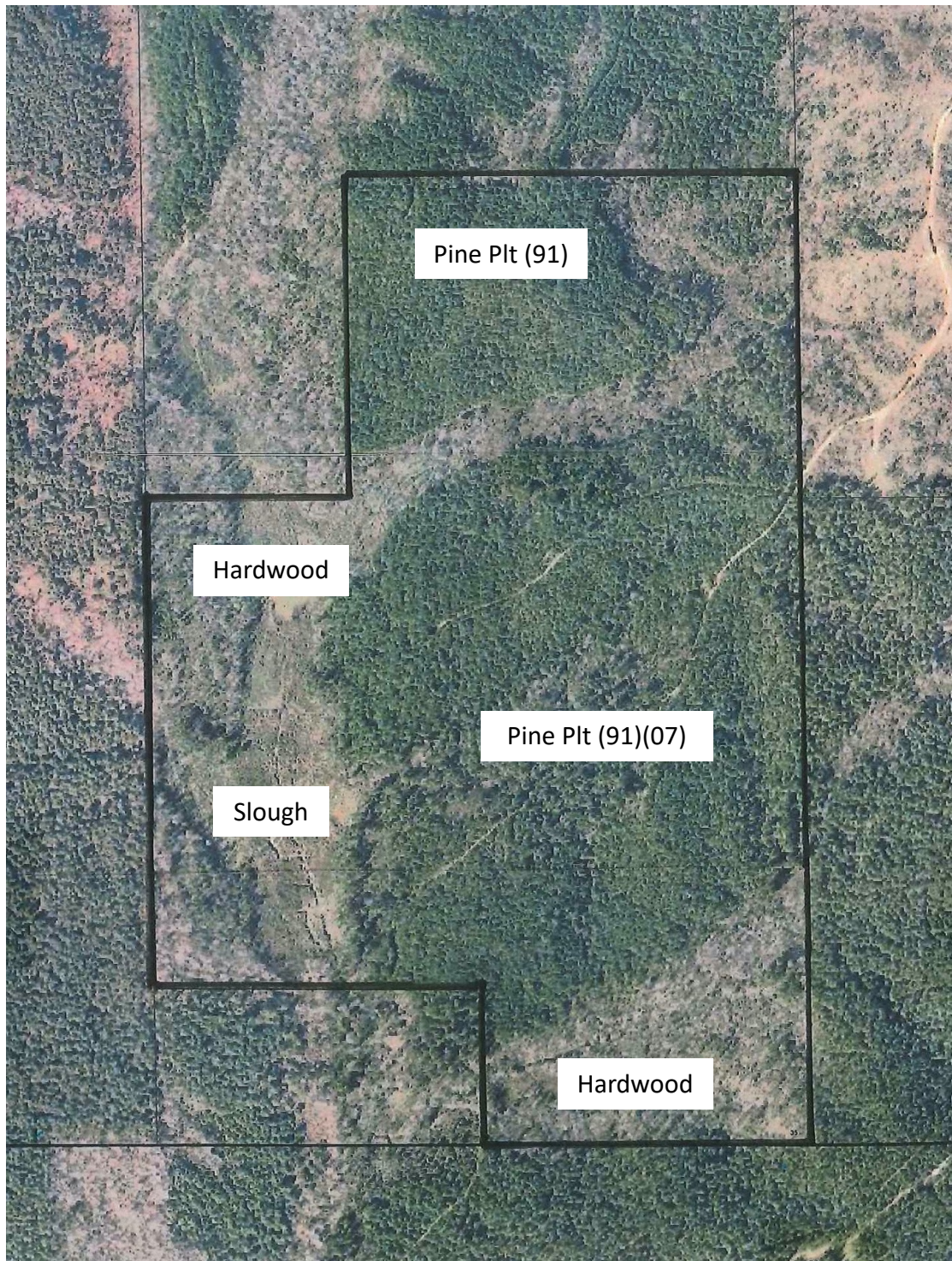


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## Timber Type Map



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## Directional Map



**Directions from Bruce, MS;** Travel north on Hwy 9 for 11.9 miles and turn left onto CR 181, Travel 2.8 miles and turn right onto CR 463, travel 1.4 miles and turn right onto unnamed logging road, travel 3/4 mile and turn right onto logging road and travel 1/2 mile to eastern property boundary (marked with sign).

Call Michael to set up an appointment to visit the property.



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