



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**760± ACRES**  
**LAFAYETTE COUNTY, MS**  
**\$1,490,000**



OFFICE (662) 238-4077 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE LAFAYETTE 760

## PROPERTY PROFILE

### LOCATION:

- County Road 499  
Oxford, MS 38655
- Lafayette County
- 22.1± Miles SW of Pontotoc
- 28± Miles SE of Oxford
- 44± Miles W of Tupelo
- 47± Miles E of I-55
- 56.1± Miles NE of Grenada Lake

### COORDINATES:

- 34.170191, -89.287368

### PROPERTY USE:

- Recreational
- Hunting
- Timberland
- Investment

### PROPERTY INFORMATION:

- 760± Acres
- Gated Entrance
- Excellent Internal Road System
- Large Trail System
- Thinned Timber
- Cutover
- Established Food Plots
- Multiple Shooting Houses
- Coon Creek & Branches
- Deer & Turkey
- Potential Lake Sites
- Utilities Nearby
- Timber Cruise Available

### TAX INFORMATION:

- Parcel# 219-32-001.00
- Parcel# 218-33-002.00
- Parcel# 218-33-001.00
- Parcel# 218-28-007.00
- Parcel# 218-34-005.00



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**ANNAH BARNES**

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50 CR 401 - Oxford, MS 38655

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE LAFAYETTE 760

**IF YOU'RE SEARCHING FOR THE ULTIMATE HUNTING AND INVESTMENT PROPERTY IN NORTH MISSISSIPPI, THIS 760± ACRE LAFAYETTE COUNTY GEM WILL SATISFY YOUR DESIRES!** Conveniently located near Oxford, this versatile tract offers a rare opportunity for investors, hunters, and outdoor enthusiasts!

This expansive property features a dynamic blend of mature pine and hardwood timber, cutover, rolling hills, creeks, and open ground perfect for large food plots. A gated entrance off County Road 499 provides access to a remarkable interior road system that is wide enough for a semi-truck, along with miles of trails allowing you to explore for hours without retracing your steps.

A 2025 timber cruise, available for serious inquiries, estimates approximately \$95,000 worth of pine logs and \$130,000 in hardwood logs, highlighting the strong timber investment potential. The timber was strategically thinned to promote healthy growth for future harvests.



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# MORE ABOUT THE LAFAYETTE 760

Coon Creek meanders through the tract, along with multiple branching streams, providing a year-round water source for wildlife. The diverse terrain and established food plots—some of which are impressively large—support a vibrant population of game. Deer hunters will be especially impressed by the genetics, with trail camera photos and recent harvests confirming the presence of big, mature bucks. The natural layout and habitat diversity create the perfect environment for growing and holding trophy whitetails. Multiple shooting houses are already in place, offering strategic vantage points for both rifle and bow hunters. The turkey hunting is just as impressive, with a thriving population among the large stands of timber that offer ideal roosting habitat. Turkeys regularly feed through the open ground and food plots, providing excellent opportunities throughout the season.



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# MORE ABOUT THE LAFAYETTE 760

If you are looking to build, utilities are located nearby, making it a prime location for a future cabin or lodge. The property also offers potential lake sites, further enhancing its recreational appeal.

The Lafayette 760 is an ideal option whether you are searching for a place to build a private retreat, establish a hunting club, or invest in a well-managed timber tract with outstanding recreational benefits.

**Contact Annah Barnes today to learn more about the opportunities available and to schedule a personal tour of this rare find! *Year-round adventure awaits...***



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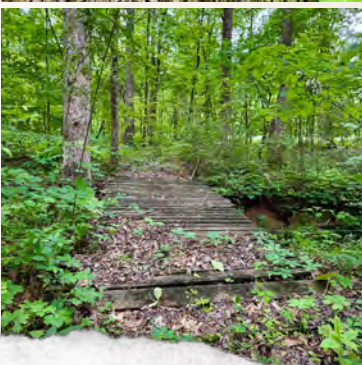
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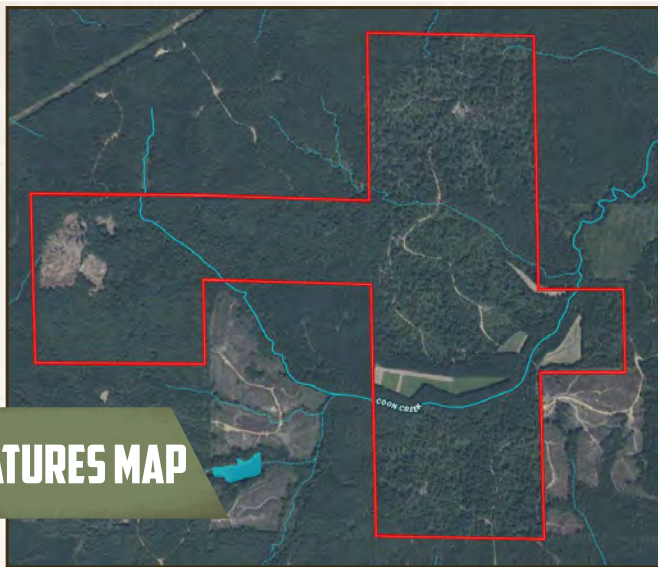
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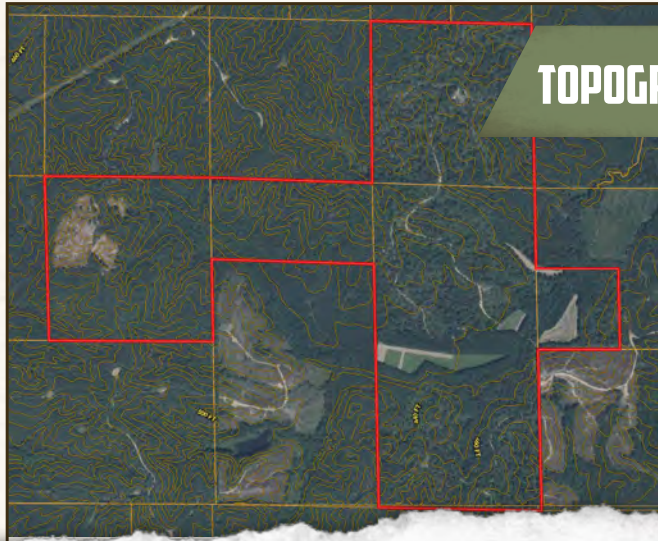
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## WATER FEATURES MAP



## TOPOGRAPHY MAP



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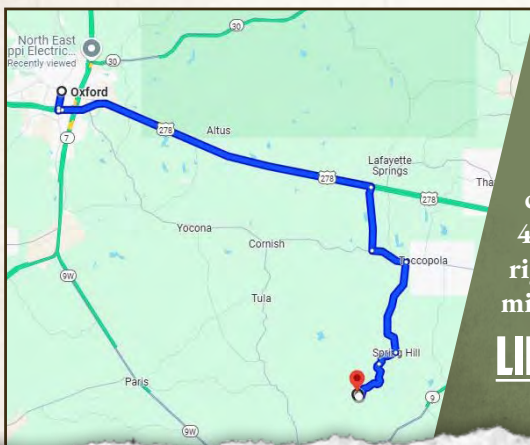


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land **id.** LINK



Directions From Oxford, MS:  
Travel 15.6 miles on MS-6 E/US-278 E. Turn right onto County Road 429 and continue 2.9 miles. Turn left onto MS-334 E and proceed 1.6 miles. Turn right onto County Road 459 and continue 4.4 miles. Turn right onto County Road 442 and in 1.0 mile continue straight onto County Road 462/County Road 463. In 2.3 miles turn right onto County Road 499. Travel 0.1 miles to the property on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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