SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

110± ACRES
LAFAYETTE & YALOBUSHA COUNTIES, MS

$275,000



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE LAFAYETTE /YALOBUSHA 110

PROPERTY PROFILE

LOCATION:

- County Road 115
  Water Valley, MS 38965
- Lafayette & Yalobusha Counties
- 4± Miles NE of Water Valley
- 16.6± Miles SW of Oxford

TAX INFORMATION:

- 2025 Taxes: $344
- Parcel # 246-23-017
- Parcel # 0410-26-0000405
- Parcel # 0410-26-0000404

PROPERTY USE:

- Recreational
- Potential Home/Cabin Site
- Investment

COORDINATES:

- 34.1891, -89.5966

PROPERTY INFORMATION:

- 110± Acres
- 2 Gated Entrances
- Wooden Shooting House
- 2 Sportsman's Condo Shooting Houses
- County Road 115 Frontage
- Great Internal Road System
- Abundant Deer & Turkey
- Planted Wildlife Plots
- Utilities Nearby
- Pond





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LUKE GOSSETT | LAND SPECIALIST
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50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAFAYETTE/YALOBUSHA 110

WELCOME TO THE LAFAYETTE/YALOBUSHA 110. Conveniently located just 16± miles from Oxford and only 4± miles from Water Valley, this 110± acre property spanning Yalobusha and Lafayette Counties offers an outstanding opportunity for the outdoor enthusiast, hunter, or land investor.

The property features two gated entrances and frontage along County Road 115, providing excellent access and convenience. A well-established internal road system allows for easy navigation throughout the property, while strategically placed and planted wildlife plots create an ideal setting for attracting and holding wildlife. With a strong population of deer and turkey, the Lafayette/Yalobusha 110 is well-suited for recreational hunting and year-round enjoyment.





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MORE ABOUT THE LAFAYETTE/YALOBUSHA 110

Improvements include two Sportsman's Condo shooting houses, one wood-built shooting house, and a pond that adds to the property's overall recreational appeal. Utilities are located nearby, offering additional potential for future improvements or a hunting camp.

Whether you are looking for a turnkey hunting property, a private recreational retreat, or a quality land investment in a desirable location near Oxford and Water Valley, the Lafayette/Yalobusha 110 offers a combination of accessibility, wildlife habitat, and established improvements that make it worth a closer look.

Call Hunter Robison or Luke Gossett today to schedule a private showing and experience #TheSmallTownWay!





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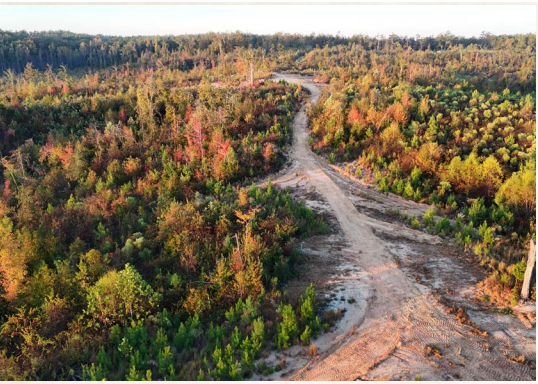
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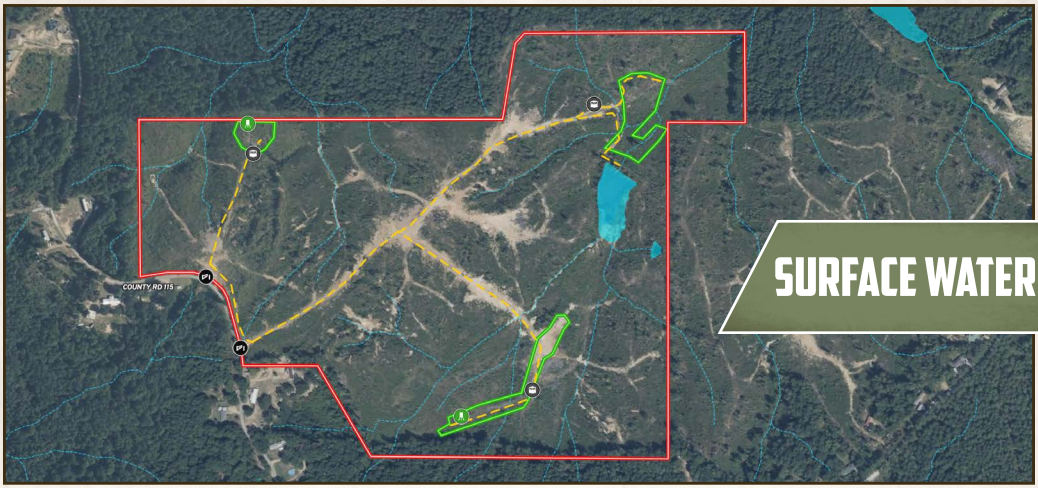
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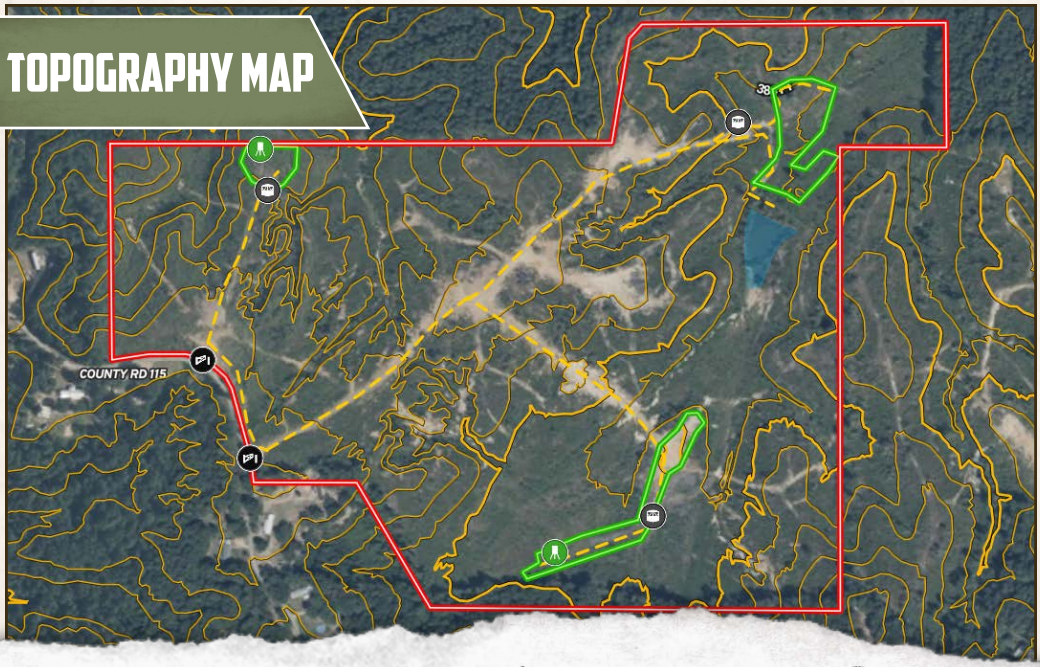
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SURFACE WATER

TOPOGRAPHY MAP





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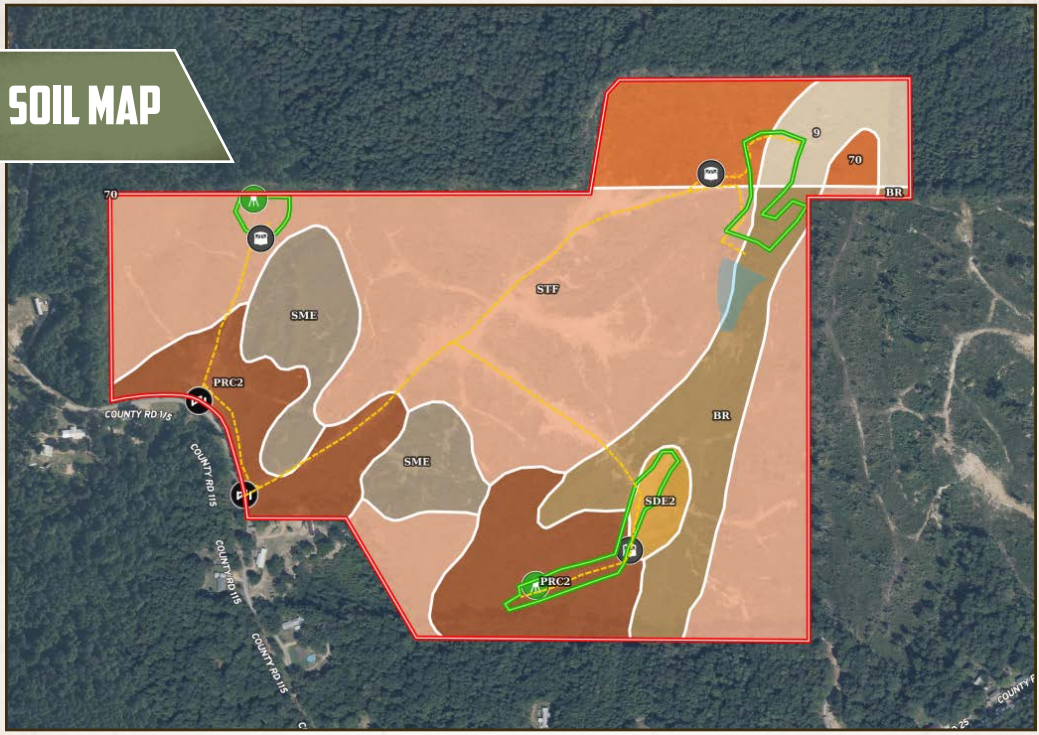
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
STF	Smithdale-Providence association, 8 to 35 percent slopes	57.09	51.43	0	51	7e
PrC2	Providence silt loam, 5 to 8 percent slopes, eroded	18.06	16.27	0	38	3e
Br	Bruno sandy loam, occasionally flooded	11.74	10.58	0	39	3s
SmE	Smithdale-Udorthents complex, gullied	9.88	8.9	0	19	6e
70	Smithdale-Toinette association, 12 to 40 percent slopes	7.95	7.16	0	13	7e
9	Ochlockonee sandy loam, occasionally flooded	4.4	3.96	0	74	2w
SdE2	Smithdale-Providence complex, 12 to 25 percent slopes, eroded	1.88	1.69	0	54	7e
TOTALS		111.0(*)	100%	-	43.01	5.64



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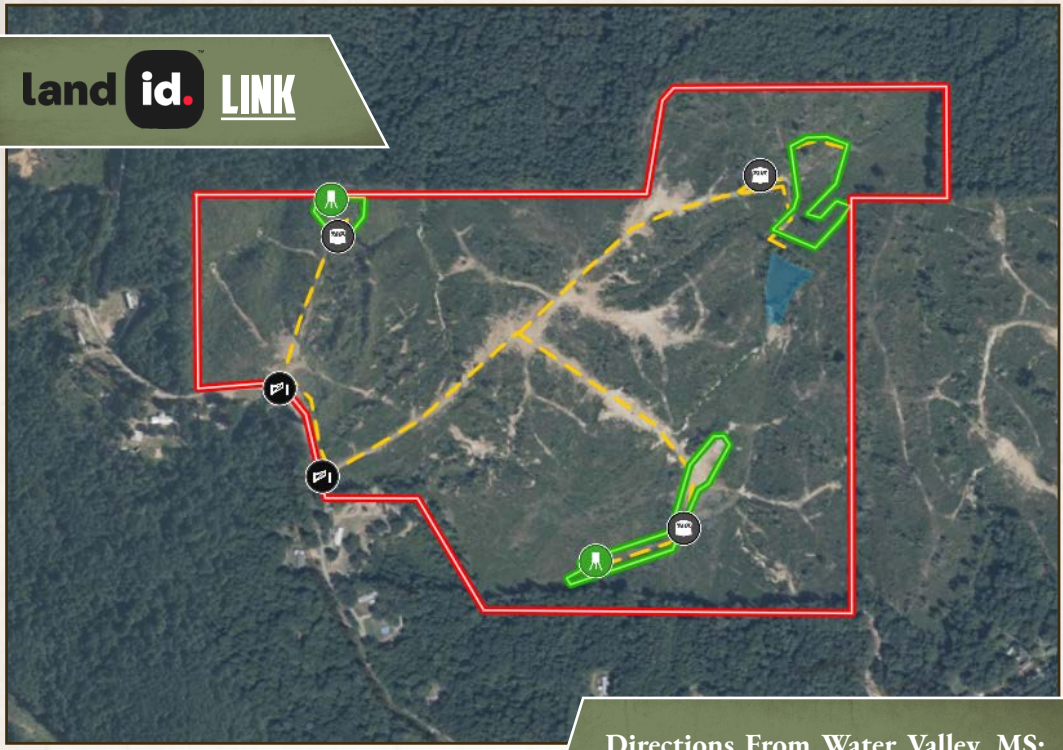
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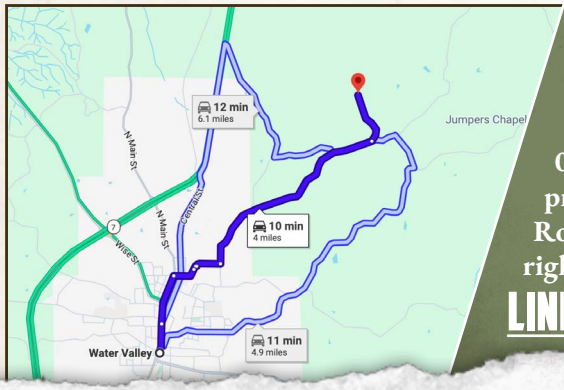
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land id. LINK





Directions From Water Valley, MS: Travel north on Main Street for 0.8 miles. Turn right onto Lafayette Street and continue for 0.2 miles, and then travel on Askew Street for about 0.4 miles. Turn left onto Boyd Street and proceed 2.1 miles. Turn left onto County Road 115, and the property will be on the right in 0.5 miles.

LINK TO GOOGLE MAP DIRECTIONS



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