



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

320± ACRES
LAFAYETTE COUNTY, MS
\$1,072,500

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

THE LAFAYETTE 320

PROPERTY PROFILE

LOCATION:

- County Road 428
Paris, MS 38949
- Lafayette County
- 2.1± Miles E of Paris
- 16.1± Miles SE of Oxford
- 25.2± Miles NW of Calhoun City

COORDINATES:

- 34.16995, -89.42545

PROPERTY INFORMATION:

- 320± Acres
- Merchantable Timber
- Majority Pines
- Mature Hardwood Pockets
- Internal Road System
- Smith Creek Frontage
- Gently Rolling Topography
- Deer/Turkey/Small Game

PROPERTY USE:

- Recreational
- Investment
- Hunting

TAX INFORMATION:

- Parcel #: 229-32-001.00
- 2025 Taxes: \$945.60



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WELCOME TO THE LAFAYETTE 320

ARE YOU LOOKING FOR A RECREATIONAL AND TIMBER PROPERTY IN LAFAYETTE COUNTY, MISSISSIPPI? Introducing the Lafayette 320, located in the Paris Community 16.1± miles southeast of Oxford. This impressive 320± acre tract offers an exceptional combination of recreational opportunities, timber value, and convenient access. The property is situated just a short distance from Highway 9, providing easy travel north or south while maintaining the privacy and seclusion buyers look for in a larger acreage tract.

The area is well known for its high density of deer and turkey, along with excellent small-game opportunities, making the Lafayette 320 a strong choice for the recreational landowner and avid outdoorsman. Multiple open areas throughout the property were previously utilized as wildlife food plots, providing an excellent foundation for continued wildlife management and hunting. The timber component adds significant value to the property, with mature merchantable timber consisting primarily of pine, complemented by pockets of mature hardwoods. The combination of timber, wildlife habitat, and varied terrain creates a diverse and productive landscape.



[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO



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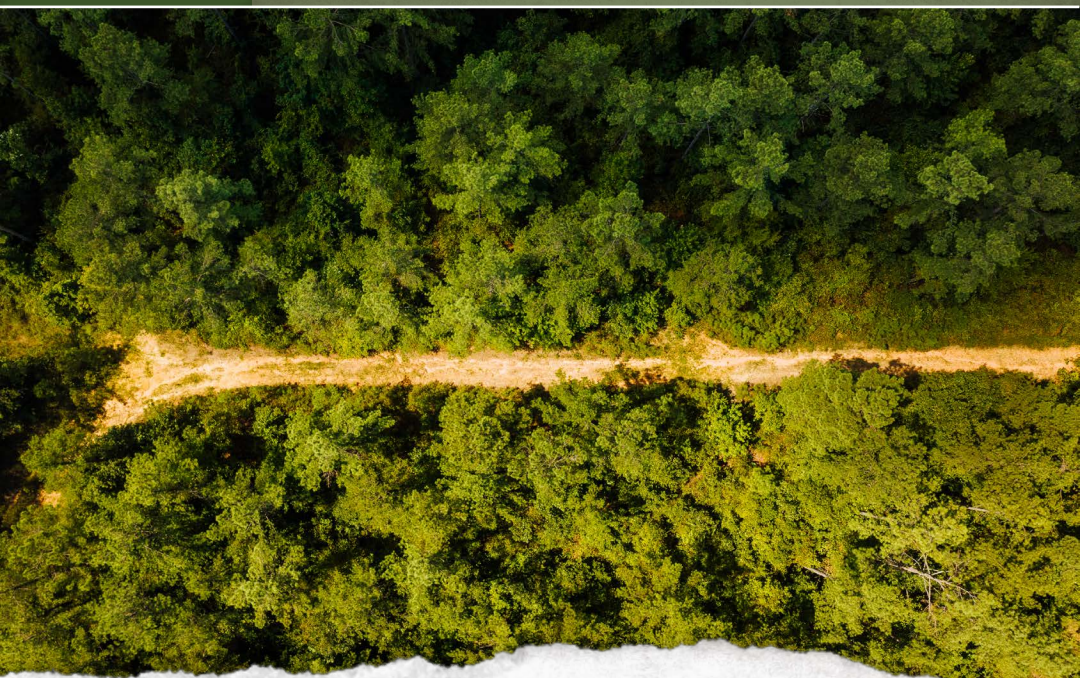
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MORE ABOUT THE LAFAYETTE 320

An established internal road system provides access throughout much of the property and allows for convenient movement for hunting, timber management, and general recreational use. Smith Creek also runs through the property, adding both character and natural appeal while providing an important water feature for wildlife. The land features gentle rolling topography, creating an attractive setting and making the acreage enjoyable to navigate and utilize.

Whether you're looking for a large recreational tract, a hunting property, a timber investment, or a combination of all three, the Lafayette 320 offers an outstanding opportunity in Paris, Mississippi.

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



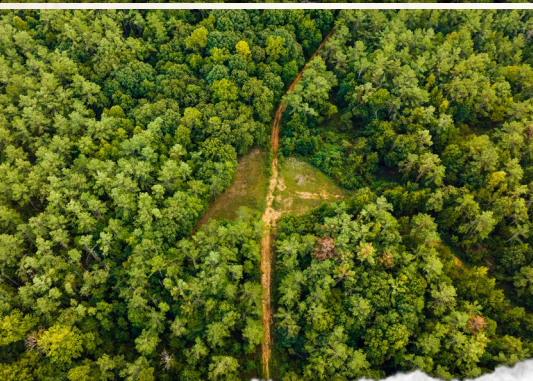
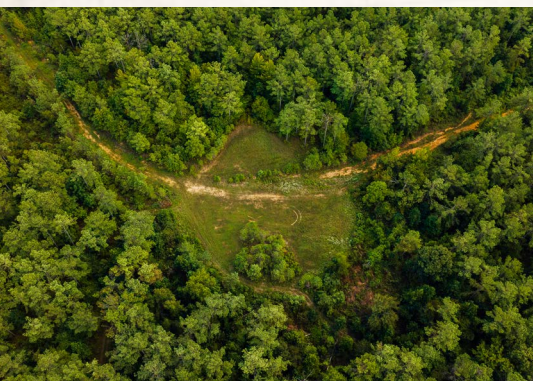
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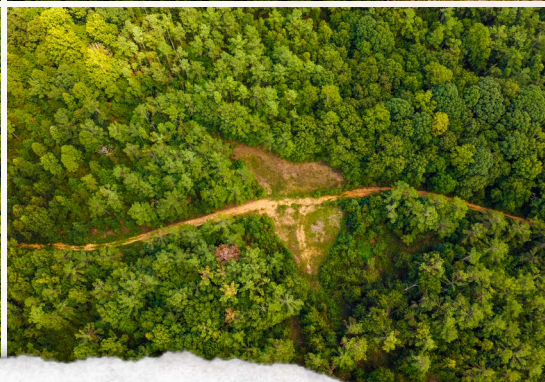
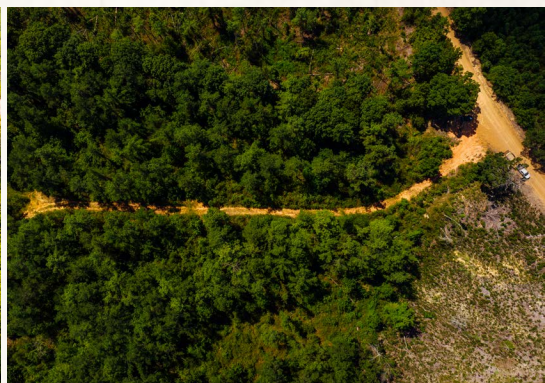
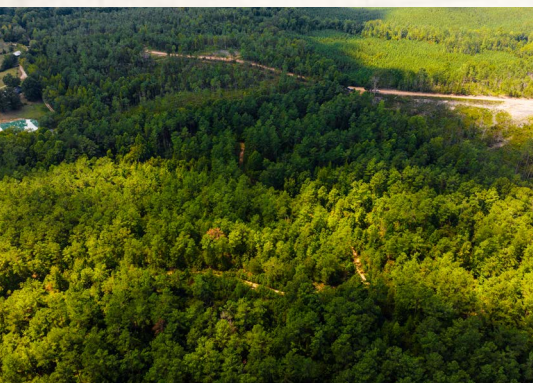
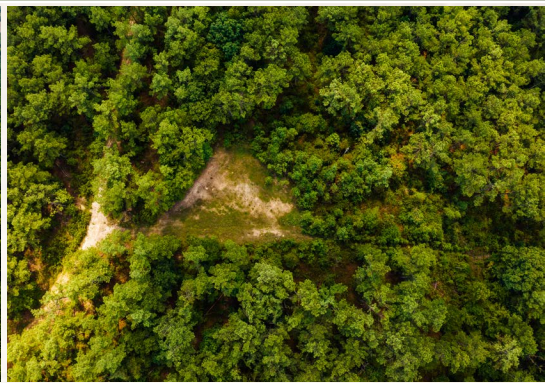
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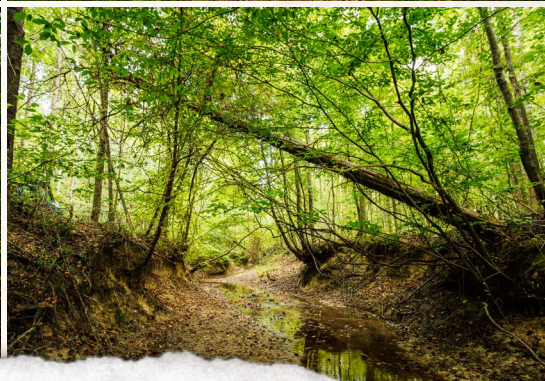
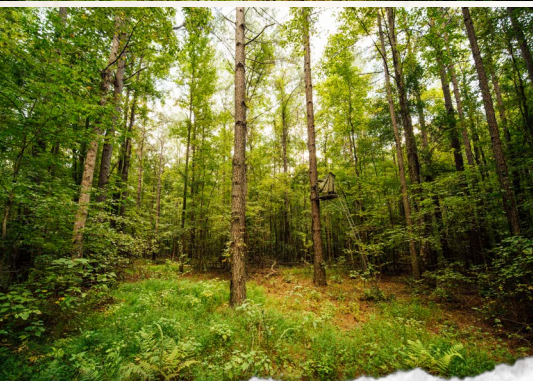
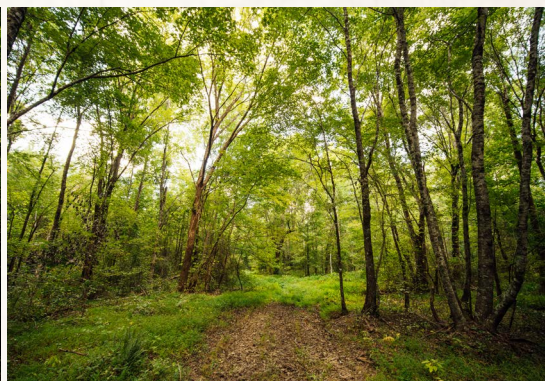
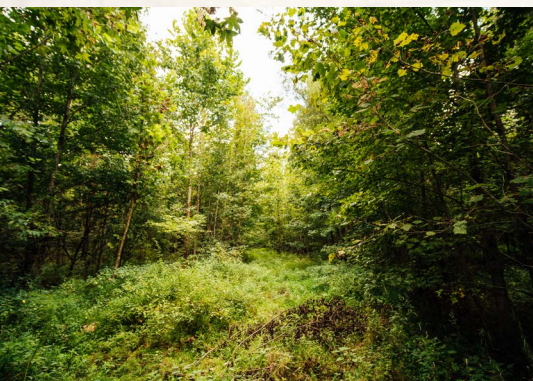
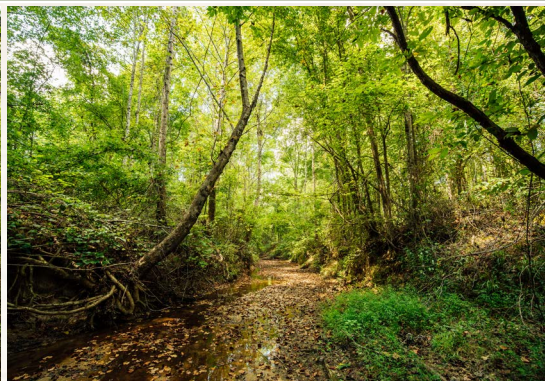
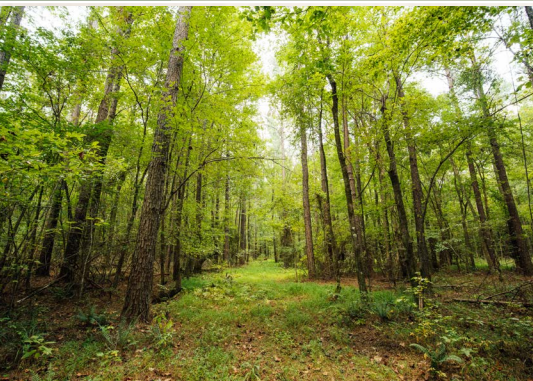
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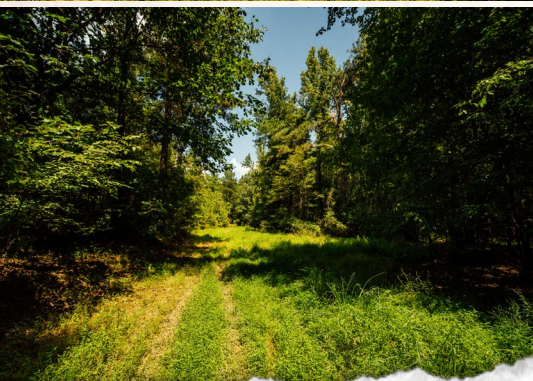
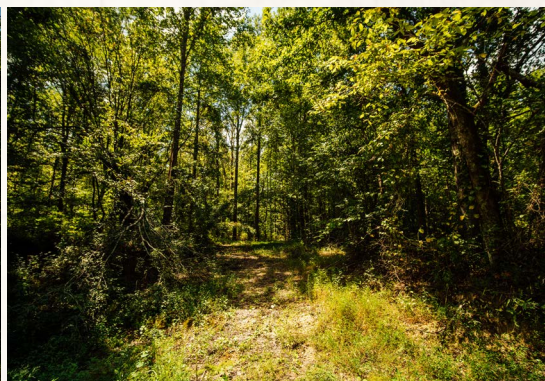
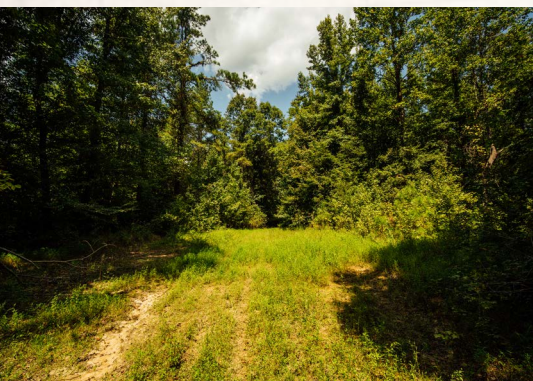
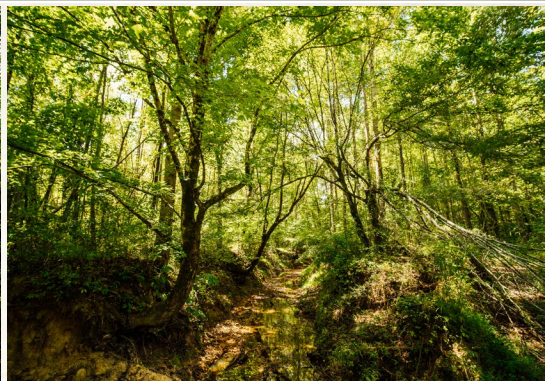
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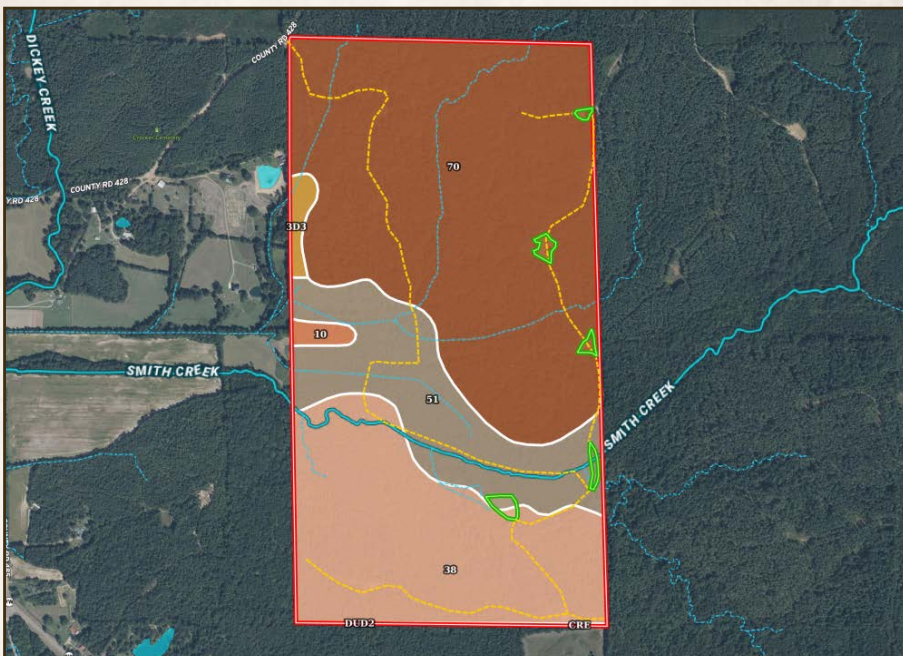
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SOIL MAP & LEGEND



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
70	Smithdale-Toinette association, 12 to 40 percent slopes	176.5 1	53.43	0	13	7e
38	Maben-Smithdale-Tippah association, hilly	91.69	27.76	0	33	7e
51	Arkabutla silt loam, occasionally flooded	55.22	16.72	0	85	2w
3D3	Lexington silt loam, 8 to 15 percent slopes, severely eroded	3.43	1.04	0	65	6e
10	Chenneby silt loam, 0 to 2 percent slopes, occasionally flooded	2.62	0.79	0	79	2w
CrE	Cuthbert, Dulac, and Ruston soils, 12 to 35 percent slopes (sweatman, providence and smithdale)	0.73	0.22	0	43	7e
DuD2	Dulac silt loam, 8 to 12 percent slopes, eroded	0.1	0.03	0	47	4e
DuC3	Dulac silt loam, 5 to 8 percent slopes, severely eroded	0.05	0.02	0	29	4e
TOTALS		330.3 5(*)	100%	-	31.73	6.11



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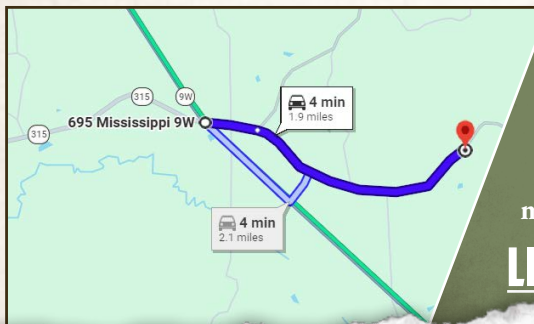
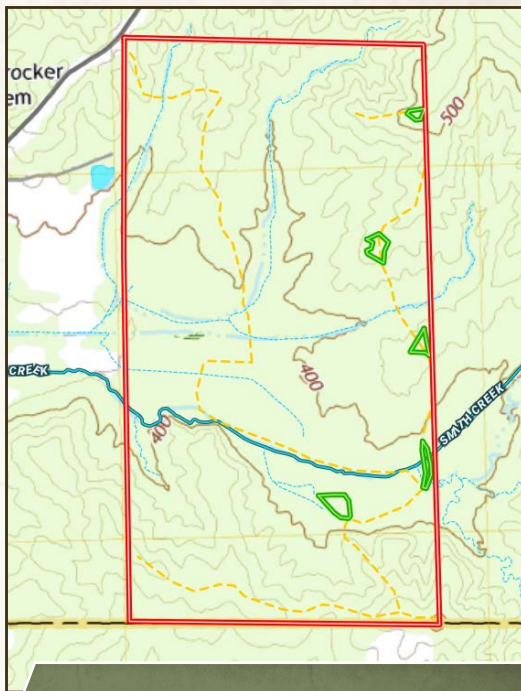
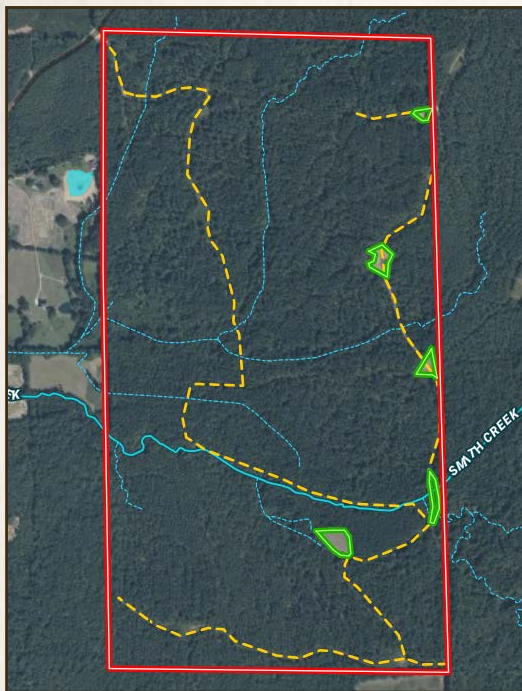
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land id. LINK

TOPOGRAPHY MAP



Directions from the intersection of Highway 9 & 315 in Paris, MS: Travel south on Highway 9 for 0.8 miles. Turn left onto County Road 483 and continue for 0.2 miles. Turn right onto County Road 428 and proceed 1.1 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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