



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

160.6± ACRES

LAFAYETTE/YALOBUSHA COUNTIES, MS

\$401,500

THE LAFAYETTE/YALOBUSHA 160.6

PROPERTY PROFILE

LOCATION:

- CR 115
Water Valley, MS 38965
- Yalobusha/Lafayette Counties
- 4± Miles N of Water Valley
- 16.7± Miles S of Oxford

TAX INFORMATION:

- **Parcels**
 - #0410-26-0000404
 - #0410-26-0000405
 - #0410-26-0000200
 - #246-23-017.00
- **2024 Taxes: \$510.84**

COORDINATES:

- 34.1891, -89.5967

PROPERTY USE:

- Recreation
- Investment

PROPERTY INFORMATION:

- 160.6± Acres
- Timber Harvested in 2022
- Established Internal Trails
- Multiple Areas for Food Plots
- Box Stands
- Pond
- Utilities
 - Tennessee Valley EPA
 - Tri Lake Rural Water Assn.



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LUKE GOSSETT

LAND SPECIALIST

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lgossett@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAFAYETTE/YALOBUSHA 160.6

WELCOME TO THE LAFAYETTE 160.6, LOCATED JUST OFF COUNTY ROAD 115 IN WATER VALLEY, MISSISSIPPI. The 160.6± acre property offers a great opportunity for hunters, investors, or those looking to establish a getaway.

This tract spans both Lafayette and Yalobusha Counties, conveniently located just four miles north of Water Valley and roughly 16.7 miles south of Oxford, making it easily accessible yet comfortably secluded. With timber recently harvested in 2022, the property offers a fresh canvas for hunters or those interested in replanting. An established internal trail system winds throughout, providing excellent access for hunting, trail riding, or future development. Multiple wildlife plot areas are already in place, and box stands are strategically positioned, making it a turnkey recreational tract for the outdoorsman. A small pond adds to the recreational appeal, offering fishing opportunities and a water source for wildlife.



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MORE ABOUT THE LAFAYETTE/YALOBUSHA 160.6

With utilities available, the Lafayette 160.6 is also a strong candidate for a future cabin site or retreat. Whether you're looking to hunt, invest, or build, the Lafayette 160.6 offers a mix of location, potential, and natural beauty.

Contact Luke Gossett today to arrange a personal tour and experience #TheSmallTownWay!



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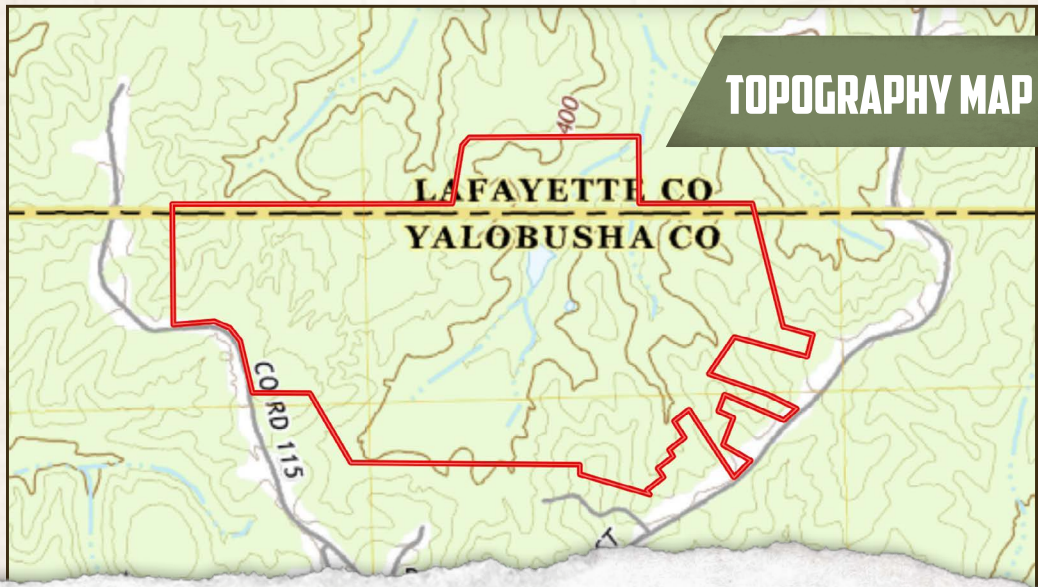
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160.6± ACRES

LAFAYETTE/ YALOBUSHA COUNTIES, MISSISSIPPI



land id. LINK



TOPOGRAPHY MAP

LAFAYETTE CO
YALOBUSHA CO

CO RD 115

400



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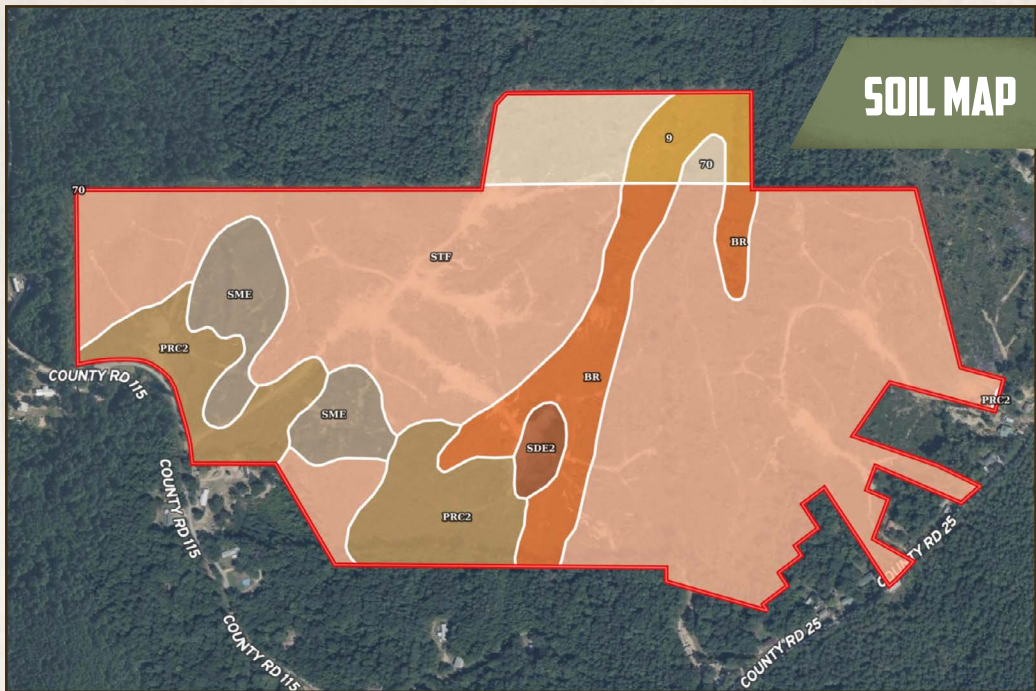
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160.6± ACRES**LAFAYETTE/ YALOBUSHA COUNTIES, MISSISSIPPI****SOIL MAP**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
STF	Smithdale-Providence association, 8 to 35 percent slopes	105.4 2	65.45	0	51	7e
PrC2	Providence silt loam, 5 to 8 percent slopes, eroded	18.11	11.24	0	38	3e
Br	Bruno sandy loam, occasionally flooded	13.45	8.35	0	39	3s
SmE	Smithdale-Udorthents complex, gullied	9.88	6.13	0	19	6e
70	Smithdale-Toinette association, 12 to 40 percent slopes	7.95	4.94	0	13	7e
9	Ochlockonee sandy loam, occasionally flooded	4.4	2.73	0	74	2w
SdE2	Smithdale-Providence complex, 12 to 25 percent slopes, eroded	1.88	1.17	0	54	7e
TOTALS		161.0 9(*)	100%	-	45.37	6.02



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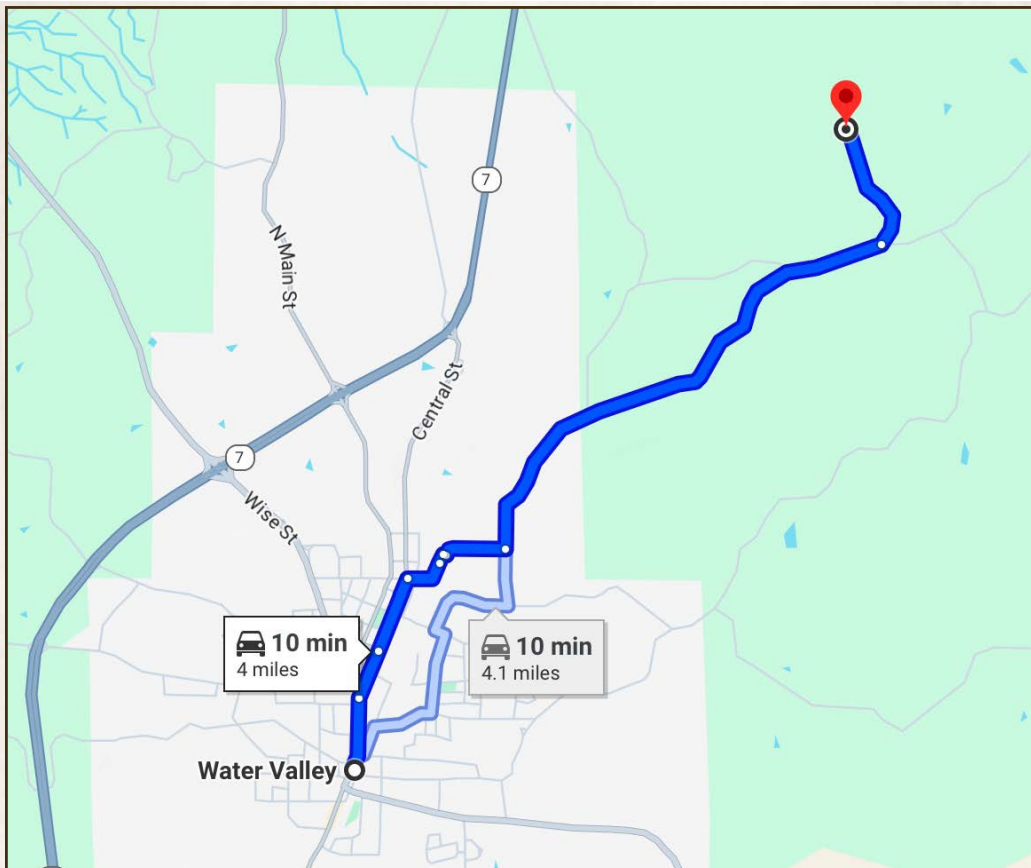
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Directions From Water Valley, MS: Travel 2.1 miles north on Boyd Street. Turn left on County Road 115 and continue 0.5 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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