

141.3± ACRES
LAFAYETTE COUNTY, MS
\$564,494



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE LAFAYETTE 141.3

PROPERTY PROFILE

LOCATION:

- 1278 Highway 334
Oxford, MS 38655
- Lafayette County
- 10± Miles SE of Oxford
- 36± Miles W of Tupelo

COORDINATES:

- 34.2703, -89.3414

TAX INFORMATION:

2024 Taxes: \$556.66

- Parcel #1: 209-30-004.00
- Parcel #2: 209-31-003.00

PROPERTY USE:

- Recreational
- Hunting/Fishing
- Potential Residential

PROPERTY INFORMATION:

- 141.3± Surveyed Acres
- Old Cabin (Renovation Potential)
- Wildlife Plots
- Dove Field
- Mixed Timber
- Excellent Road System
- Highway 334 Frontage
- 2,000'+ Yocona River Frontage
- Deer, Turkey, Small Game,
and Occasional Wild Hog
- Same Family for 35 Years



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS
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michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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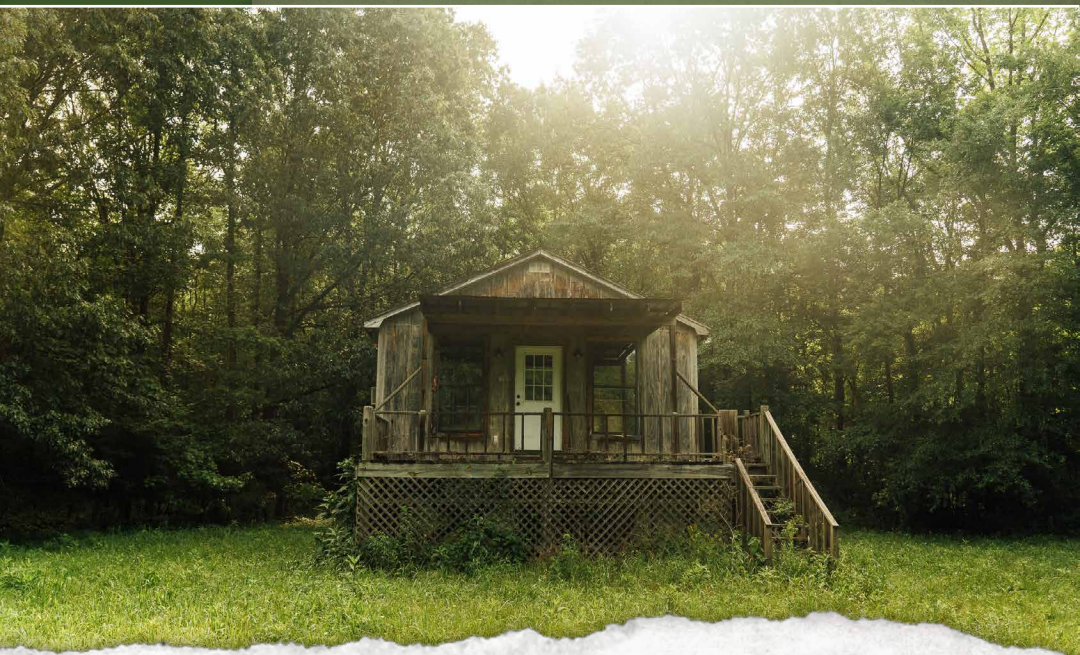


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WELCOME TO THE LAFAYETTE 141.3

JUST 10 MILES SOUTHEAST OF OXFORD, MISSISSIPPI, LIES A GREAT RECREATIONAL PROPERTY AWAITING ITS NEW OWNER. This 141.3± surveyed acre tract packs a punch with diversity—old cabin, fields, timber, thickets, and Yocona River frontage all near everything Ole Miss. Tucked away yet easily accessible, the Lafayette 141.3 is located off the south side of Highway 334 and offers the perfect blend of seclusion and convenience.

As you arrive at the gate, a long woods road leads to the older cabin and a big dove field. The cabin can be renovated to be a nice little place in the woods without breaking the bank; you could be watching wildlife from the front porch in no time! The land offers an array of scenery, providing exactly what the Mississippi wildlife needs to thrive. The deer and turkey numbers are excellent in this area, with the Lafayette 141.3 being no different.



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MORE ABOUT THE LAFAYETTE 141.3

With more than 2,000 feet of Yocona River frontage, you can enjoy the river year-round. An established internal road system provides access to nearly anywhere you want to go on the property.

The utility providers include Northeast MS EPA and Yocona Water Association. The property is conveniently located 10 miles southeast of Oxford, 36 miles west of Tupelo, and 70 miles southeast of Memphis.

If you've been looking for a Lafayette County recreational tract close to Oxford, contact Michael Oswalt today to schedule your private tour of the Lafayette 141.3.



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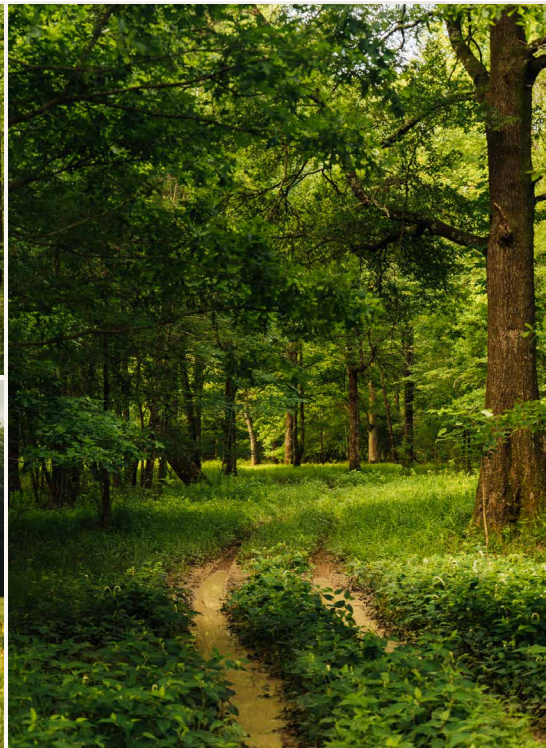
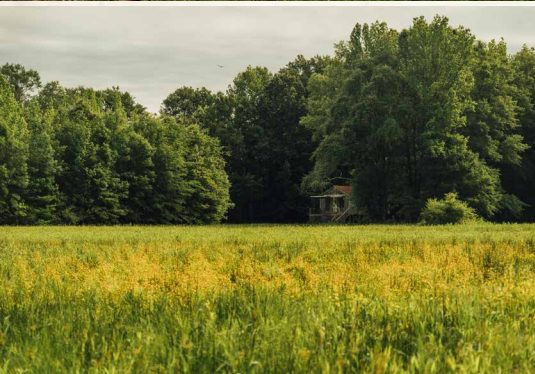
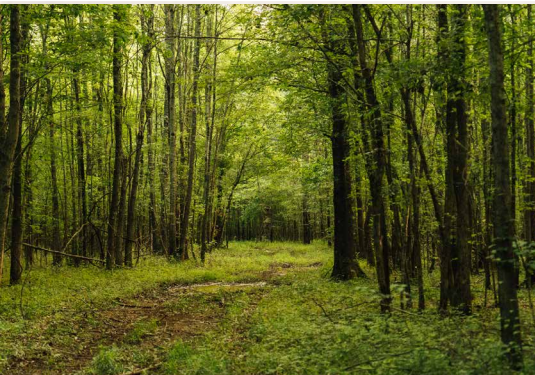
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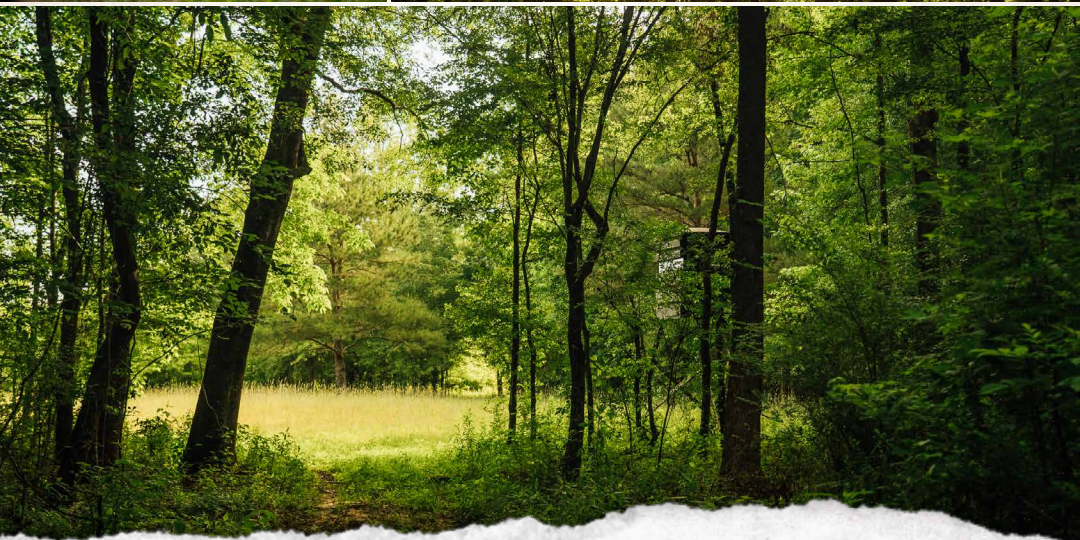
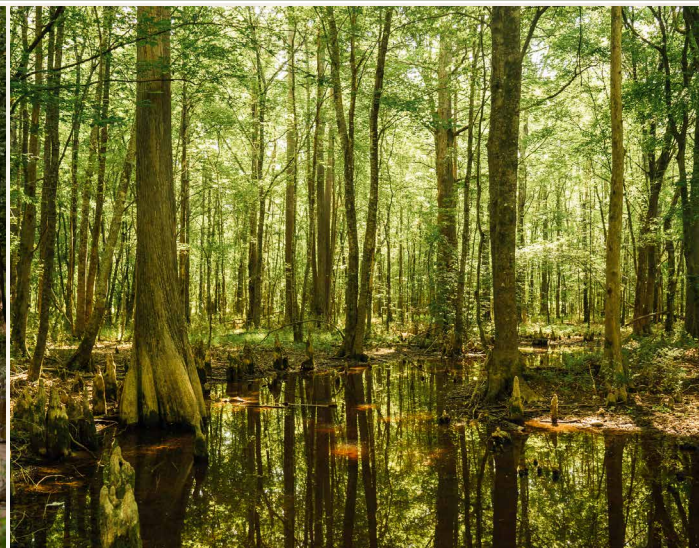
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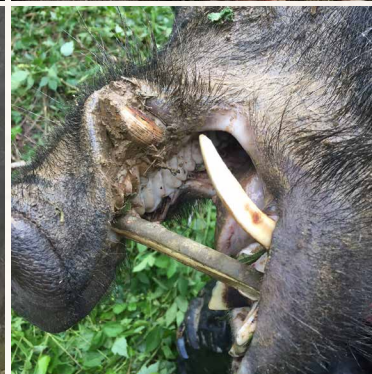
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FLOOD MAP



TOPOGRAPHY MAP



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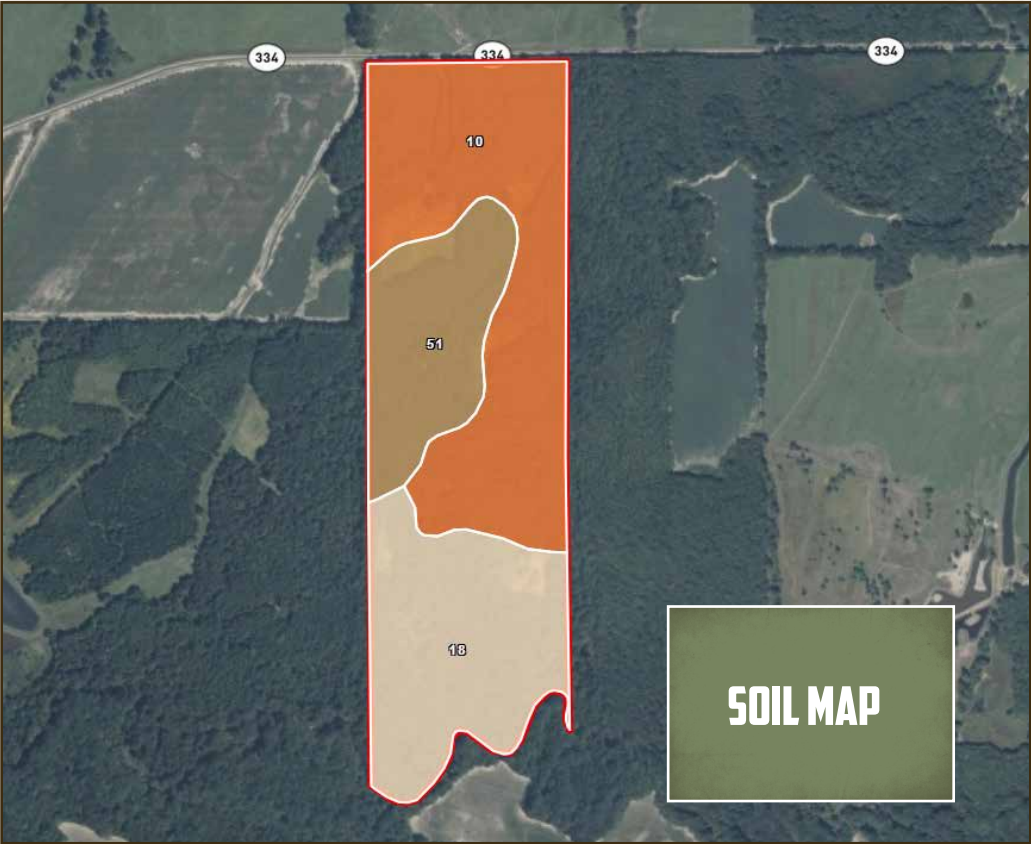
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10	Chenneby silt loam, 0 to 2 percent slopes, occasionally flooded	63.38	46.68	0	79	2w
18	Arkabutla-Chenneby association, frequently flooded	44.05	32.44	0	58	4w
51	Arkabutla silt loam, occasionally flooded	28.34	20.87	0	85	2w
TOTALS		135.7	100%	-	73.44	2.65



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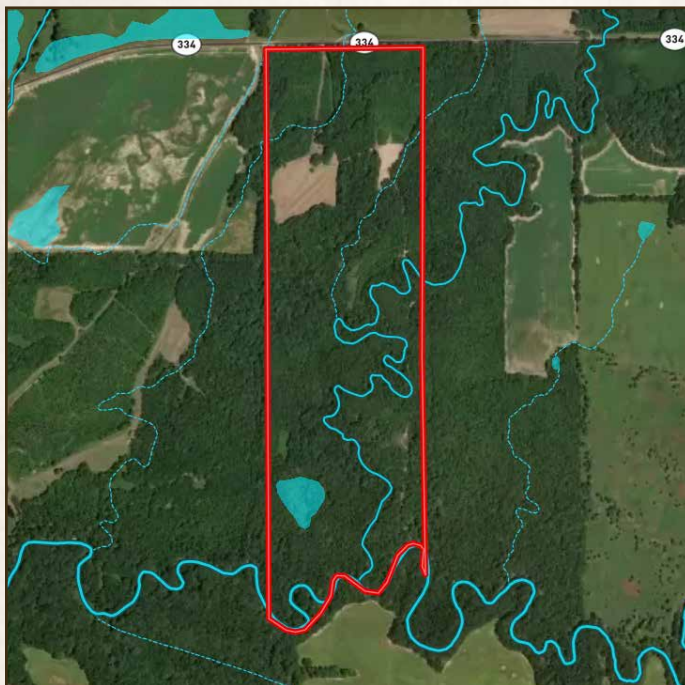
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land id. LINK



Directions From the Intersection of Hwy 7 and University Ave in Oxford, MS: Travel 0.2 miles east on University Ave toward Dede Drive. Turn right onto MS-334 E and continue 12.7 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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