



# SMALLTOWN

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

**160.6± ACRES**

**LAFAYETTE/YALOBUSHA COUNTIES, MS**

**\$369,380**



# 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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50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://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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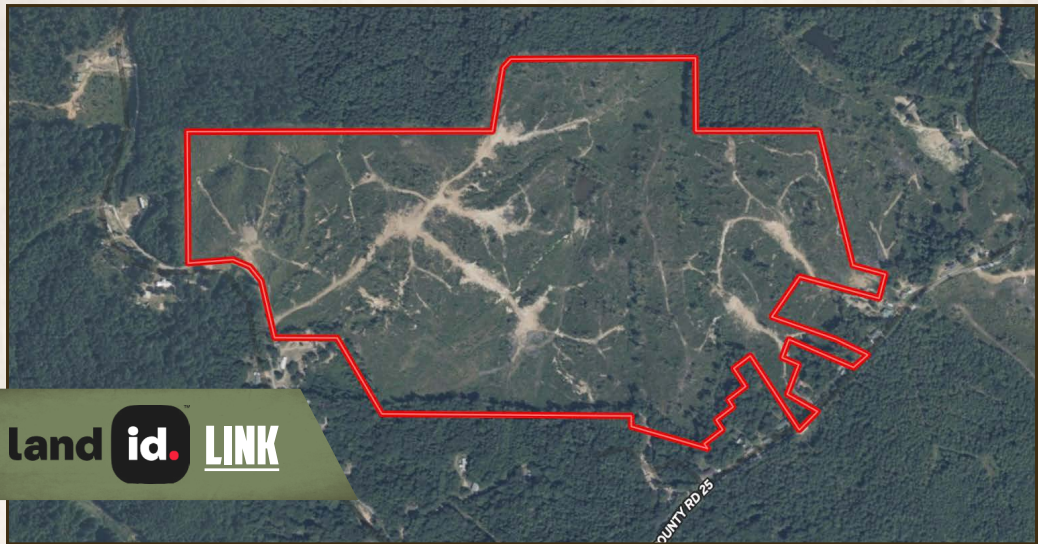
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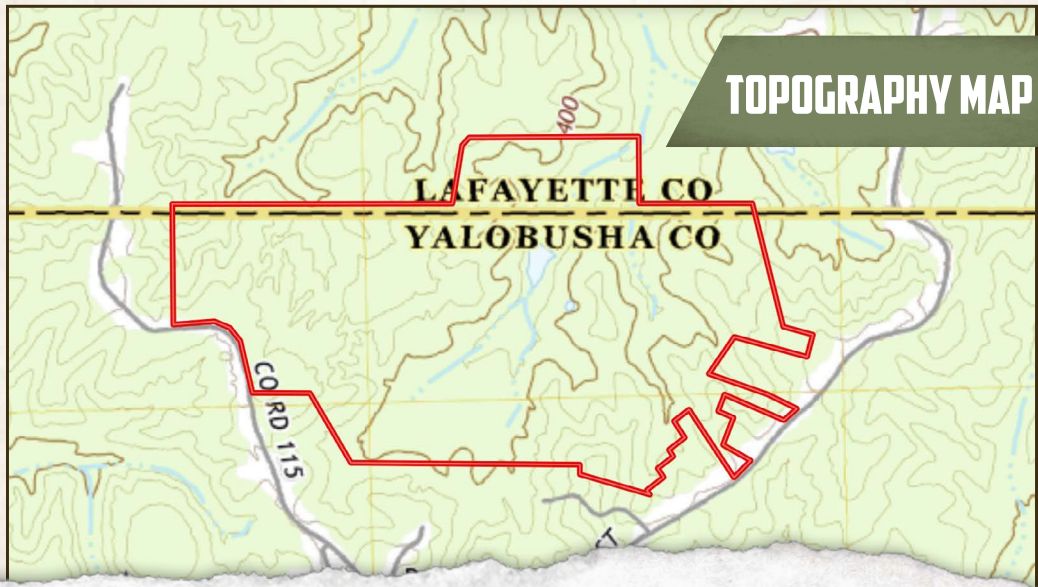
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**land id. LINK**



**TOPOGRAPHY MAP**



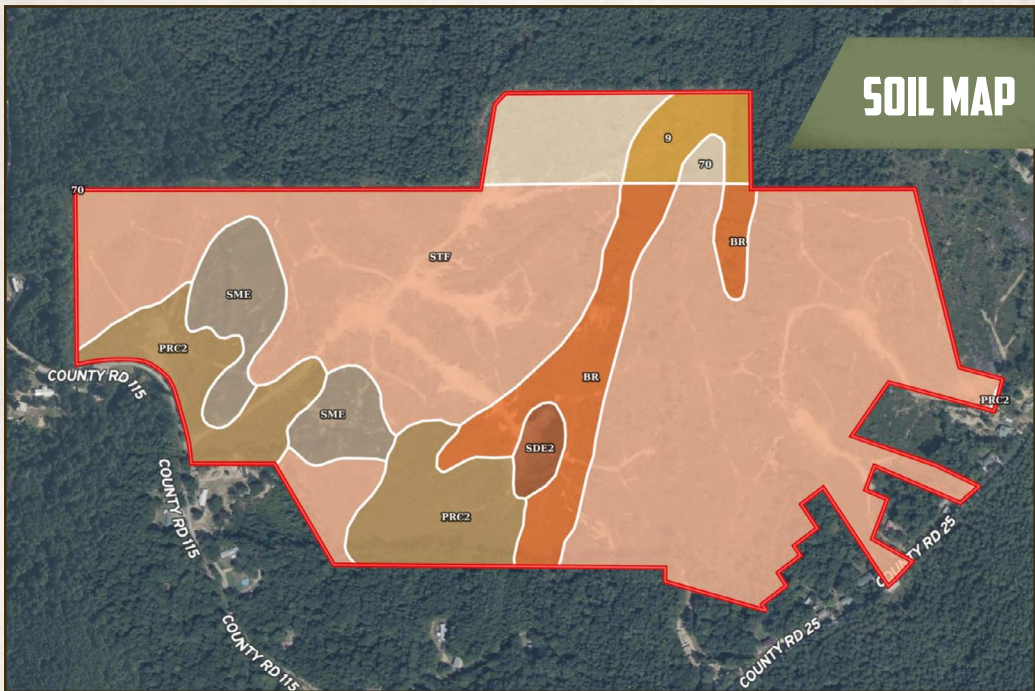


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**160.6± ACRES****LAFAYETTE/ YALOBUSHA COUNTIES, MISSISSIPPI****SOIL MAP**

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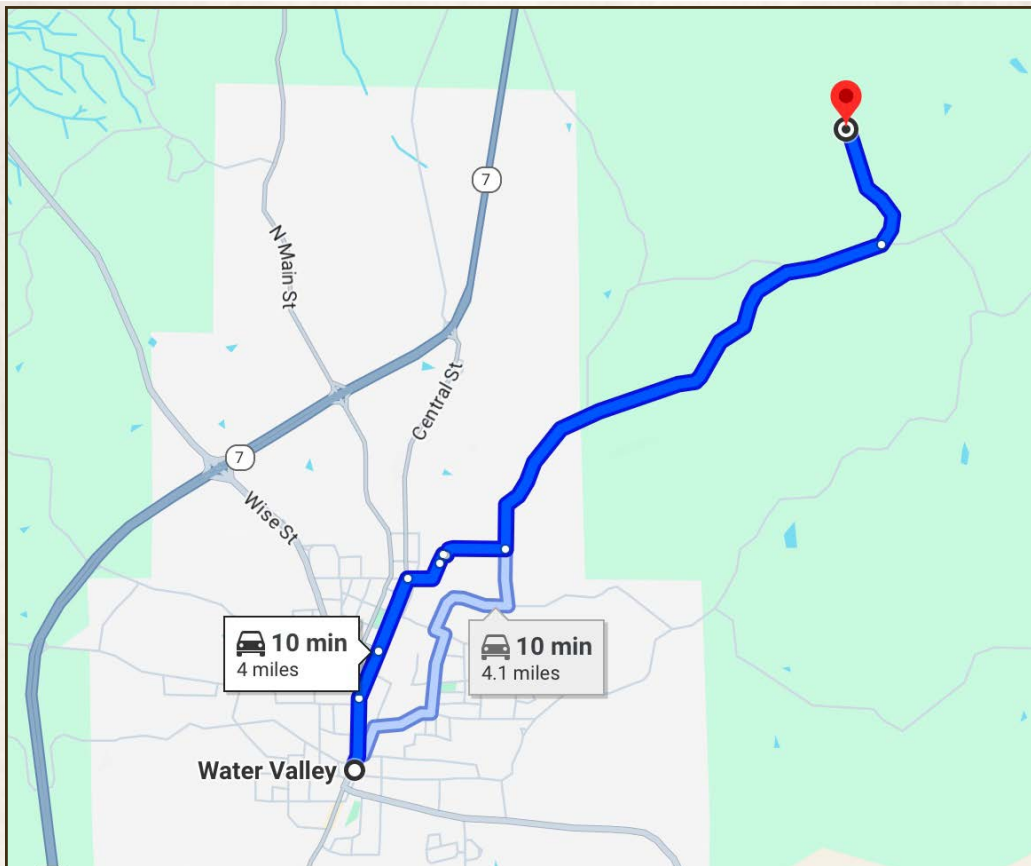
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**Directions From Water Valley, MS: Travel 2.1 miles north on Boyd Street. Turn left on County Road 115 and continue 0.5 miles to the property on the right.**

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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