

**194± ACRES**  
**LAFAYETTE COUNTY, MS**  
**\$271,600**



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

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# THE LAFAYETTE 194

## PROPERTY PROFILE

### LOCATION:

- County Road 463  
Oxford, MS 38655
- Lafayette County
- Access via Decommissioned  
County Road
- 16± Miles NE of Bruce
- 20± Miles SW of Pontotoc
- 26± Miles SE of Oxford

### COORDINATES:

- 34.16565, -89.2673

### TAX INFORMATION:

- 2024: \$564.56

### PROPERTY INFORMATION:

- 194± Surveyed Acres
- 9± Acre Slough
- Freshly Clear-Cut
- Internal Roads
- Deer, Duck, & Turkey

### PROPERTY USE:

- Hunting
- Recreational
- Investment



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**HUNTER ROBISON**

LAND SPECIALIST

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[hrobison@smalltownproperties.com](mailto:hrobison@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE LAFAYETTE 194

**WELCOME TO THE LAFAYETTE 194, LOCATED IN OXFORD, MISSISSIPPI!** This 194± acre freshly clear-cut property offers a true blank canvas with excellent recreational and hunting potential.

Lafayette County is well known for producing quality deer and strong turkey numbers, making it a desirable location for the serious outdoorsman. The tract includes a 9± acre slough that provides great opportunities for fishing and duck hunting while enhancing overall wildlife habitat.



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# MORE ABOUT THE LAFAYETTE 194

The Lafayette 194 is accessible via a two-mile decommissioned county road; access is not deeded. Conveniently situated 23.7± miles southeast of Oxford, 19.7± miles southwest of Pontotoc, and 16± miles northeast of Bruce, the property offers seclusion while remaining within easy reach of Oxford.

If you're looking for an affordable tract just outside of Oxford, this property is priced to sell and ready for its new owner.

**Contact Hunter Robison today to schedule a private showing and experience #TheSmallTownWay!**



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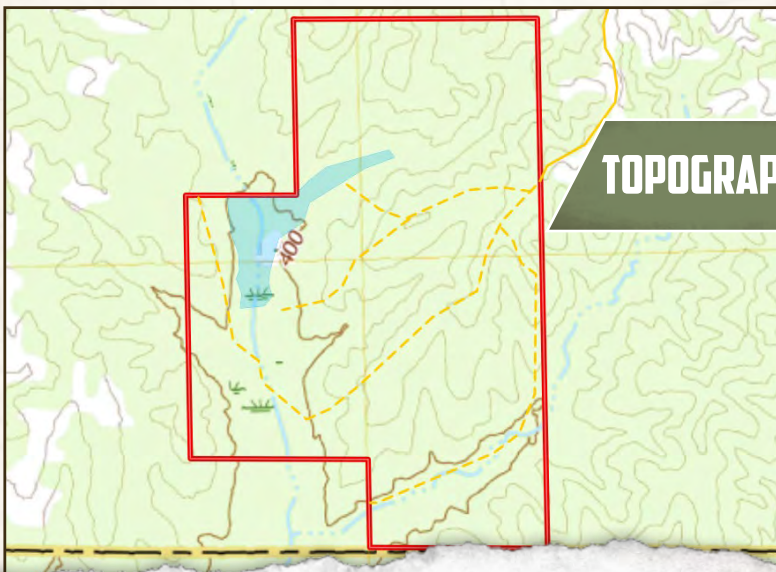
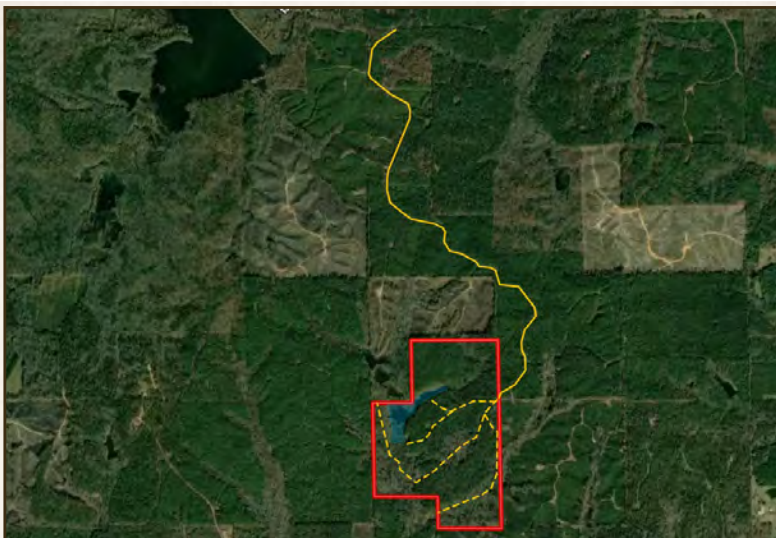
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TOPOGRAPHY MAP



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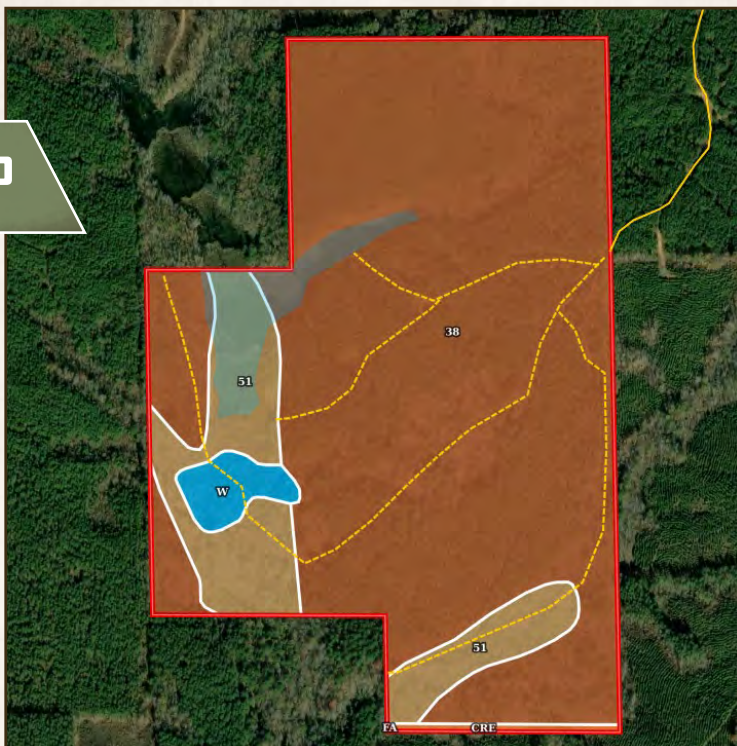
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## SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
38	Maben-Smithdale-Tippah association, hilly	162.08	83.28	0	33	7e
51	Arkabutla silt loam, occasionally flooded	26.83	13.79	0	85	2w
W	Water	4.41	2.27	0	-	-
CrE	Cuthbert, Dulac, and Ruston soils, 12 to 35 percent slopes (sweetman, providence and smithdale)	1.28	0.66	0	43	7e
Fa	Falaya silt loam (oaklimeter)	0.03	0.02	0	79	2w
TOTALS		194.63	100%	-	39.49	6.29



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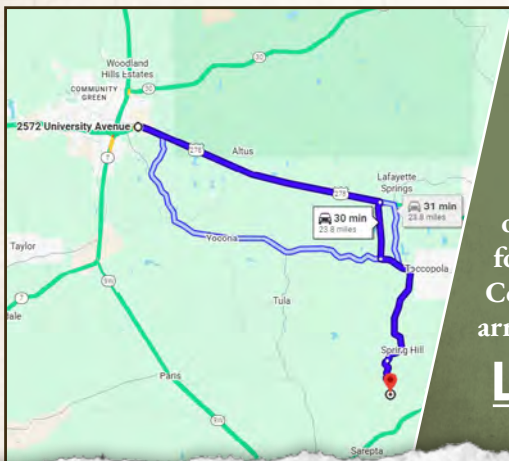
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Directions From Oxford, MS: Travel on MS-6/US 278 E for 14.5 miles. Merge onto County Road 429 and continue for 2.9 miles. Turn left onto MS-334 E and proceed for 1.6 miles. Turn right onto County Road 459 and continue for 4.4 miles. Turn right onto County Road 442 and travel for 1 mile. Continue straight onto County Road 462/463 and continue for 1.1 miles. Turn left onto Decommissioned County Road 462 and after 2 miles you will arrive at the destination.

**LINK TO GOOGLE MAP DIRECTIONS****SMALLTOWN**  
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