



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

404± ACRES WITH A CABIN
LAFAYETTE COUNTY, MS

\$1,395,000

FULLY-FURNISHED CABIN



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

THE LAFAYETTE 404

PROPERTY PROFILE

LOCATION:

- 200 Cr 444
Oxford MS 38655
- Lafayette County
- 2.6 Miles E of Tula
- 19.5 Miles SE of Oxford
- 21.4 Miles W of Pontotoc
- 41.8 Miles E of I-55
- 97 Miles SE of Memphis, TN

COORDINATES:

- 34.23728, -89.32296

PROPERTY USE:

- Recreational
- Weekend Getaway
- Hunting
- Timberland
- Investment

TAX INFORMATION:

- 2024 - \$2,424.72

PROPERTY INFORMATION:

- 404± Total Acres
- 280± Acres in Plantation Pines
- Gated Entrance
- Fully-Furnished Cabin
 - 2 Bedrooms/1 Bath
 - Covered Parking
- Excellent Internal Road System
- Mature Hardwoods
in Center of Property
- 4 Large Planted Food Plots
- Sawtooth Oaks in Plots
- 4 Shooting Houses
- Granny Branch Creek
- Deer & Turkey
- Utilities on Site
- Lafayette School District



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HUNTER ROBISON

LAND SPECIALIST

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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 404

THE LAFAYETTE 404 OFFERS AN INCREDIBLE COMBINATION OF TURNKEY HUNTING, TIMBER INVESTMENT POTENTIAL, AND EASY ACCESSIBILITY, MAKING IT IDEAL FOR SERIOUS OUTDOORSMEN AND INVESTORS ALIKE. The remarkable 404± acre property is in Lafayette County, Mississippi, just 2.6 miles east of Tula, 19.5 miles southeast of Oxford, and 21.4 miles west of Pontotoc.

Entering through the gated drive, you'll travel up a freshly white-rocked driveway to a fully furnished, move-in-ready cabin featuring two bedrooms and one bathroom. A fenced backyard is ideal for pets to roam, while a covered parking garage protects vehicles, ATVs, or other equipment from the elements.

Beyond the cabin, the land offers miles of maintained and cleared internal roads, providing easy access to nearly every corner of the tract. Four large food plots have already been planted, each with permanent hard-sided blinds and strategically placed sawtooth oaks to provide early-season food for the local wildlife. These plots are hunt-ready from day one, making it a true, turnkey recreational property.



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MORE ABOUT THE LAFAYETTE 404

Wildlife on the Lafayette 404 is abundant! Trail cameras and past harvest records confirm an impressive turkey population and trophy deer opportunities throughout. The tract features 280± acres of approximately 15-year-old pines and 124± acres of mature hardwood timber, intermixed with naturally regenerating pines, creating an ideal combination for timber investors and wildlife habitat alike.

A large span of Granny Branch Creek runs through the property, supplying fresh spring-fed water to wildlife and adding to the natural beauty of this tract.

If you're looking for a turnkey hunting and timber tract that's ready to enjoy immediately, the Lafayette 404 is worth considering! An added bonus: the Ole Miss campus is just 20 minutes away!

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



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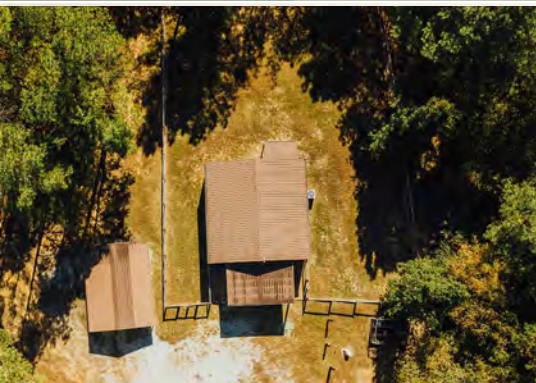
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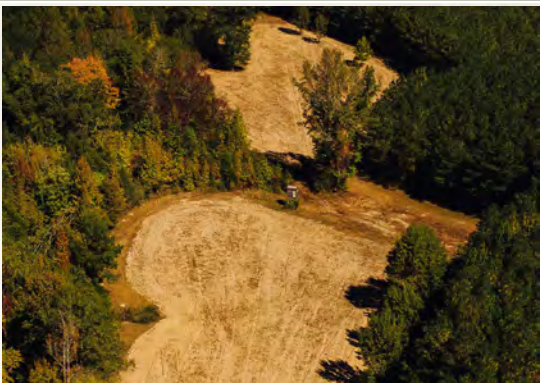
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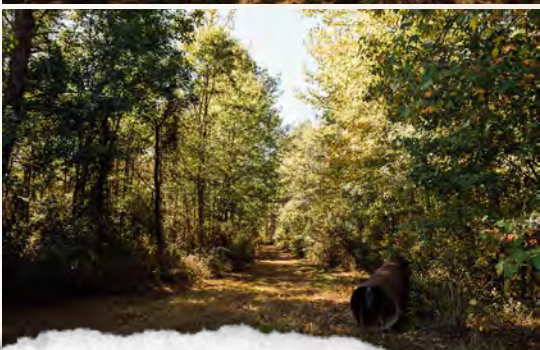
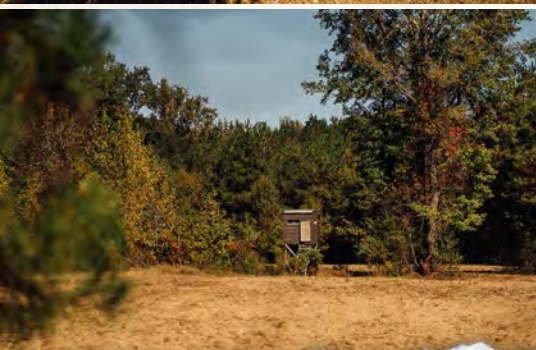
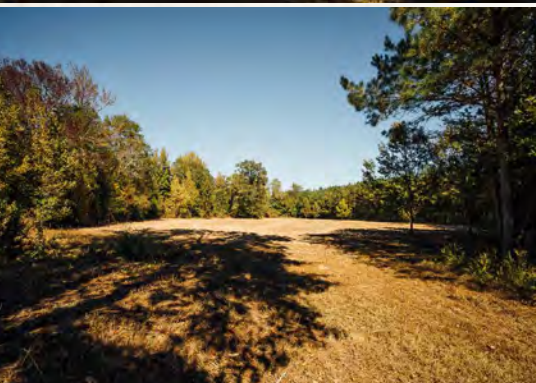
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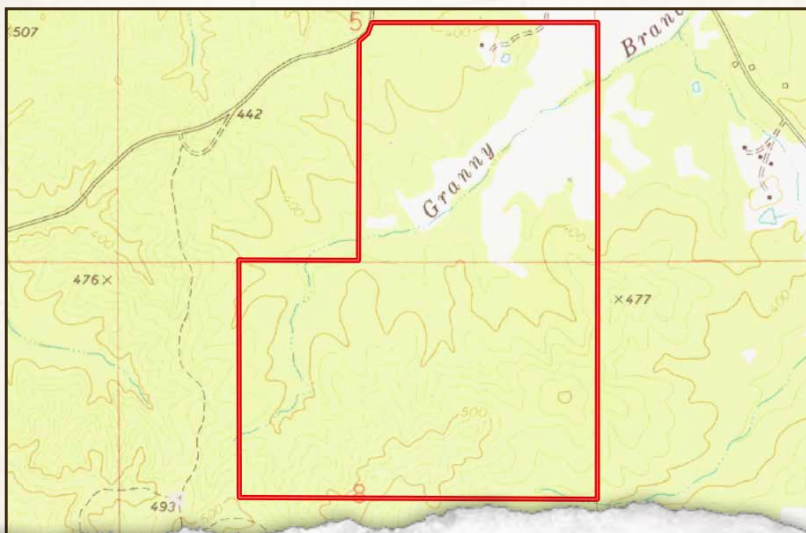
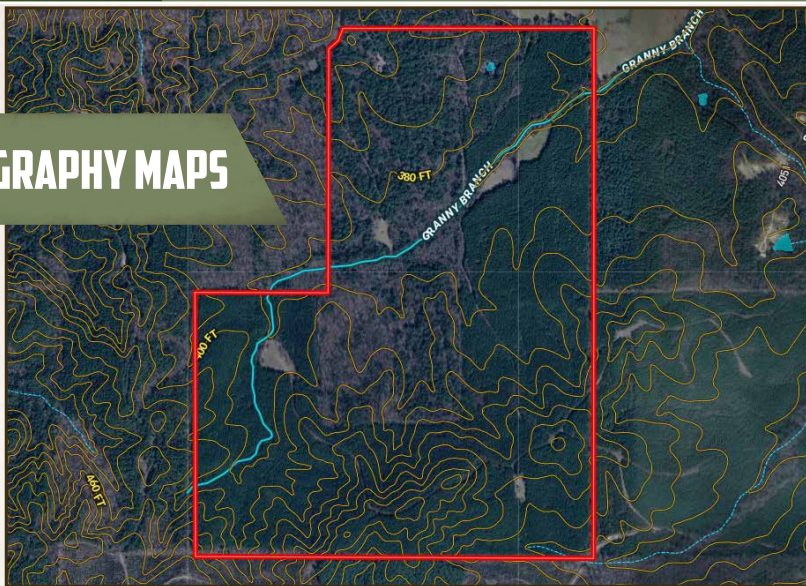
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TOPOGRAPHY MAPS



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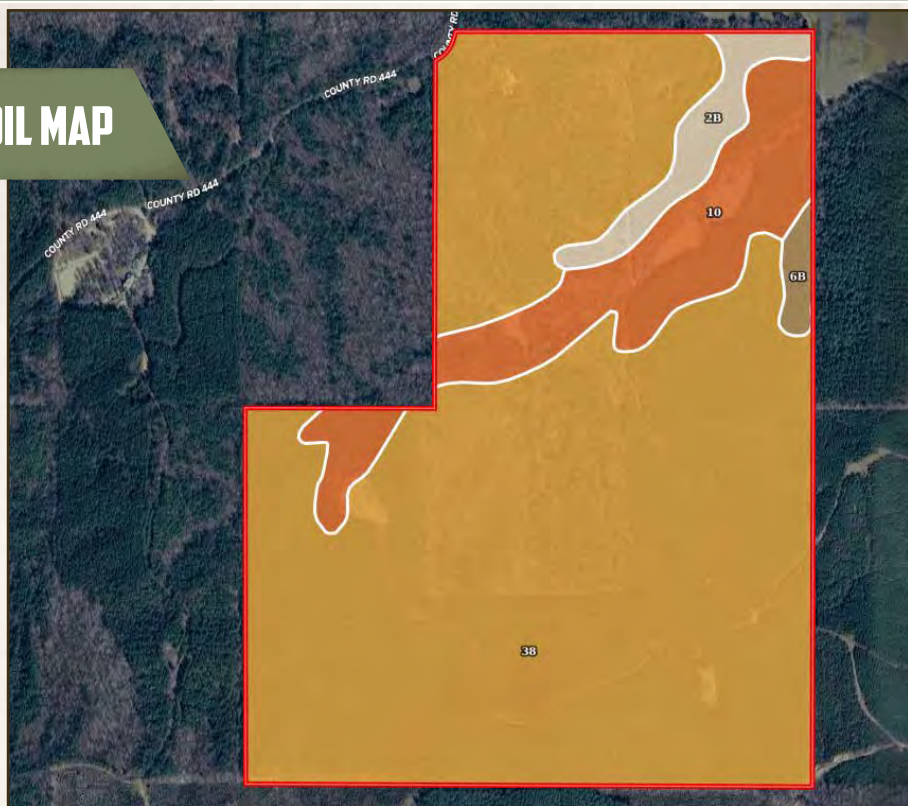
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
38	Maben-Smithdale-Tippah association, hilly	335.89	83.17	0	33	7e
10	Chenneby silt loam, 0 to 2 percent slopes, occasionally flooded	50.34	12.47	0	79	2w
2B	Providence silt loam, 2 to 5 percent slopes, moderately eroded, north	13.58	3.36	0	37	2e
6B	Grenada silt loam, 1 to 3 percent slopes	4.05	1.0	0	64	2e
TOTALS		403.86(*)	100%	-	39.18	6.16



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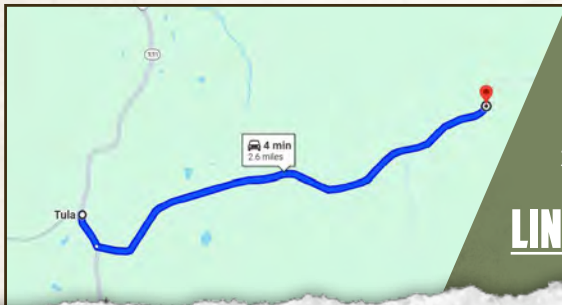
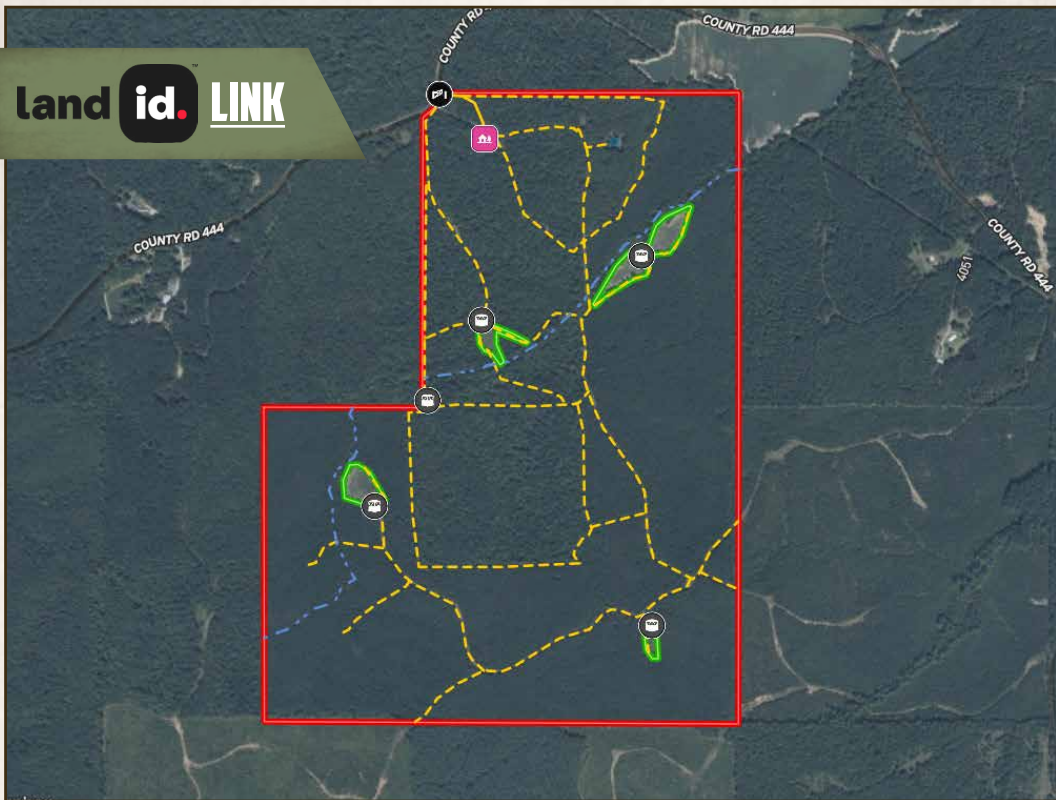
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land **id.** LINK



Directions From Tula, MS: Travel 0.2 miles south on MS-331 S. Turn left on County Road 444 and continue 2.4 miles to the destination on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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