



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

110.5± ACRES WITH A CABIN
LAFAYETTE COUNTY, MS
\$549,900



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

THE LAFAYETTE 110.5

PROPERTY PROFILE

LOCATION:

- 401 County Road 444
Oxford, MS 38655
- Lafayette County
- 13± Miles SE of Oxford
- 28± Miles W of Tupela
- 40± Miles NE of Grenada

COORDINATES:

- 34.234, -89.3031

TAX INFORMATION:

2024 - \$366.24

- Parcel #1: 212-04-005.00
- Parcel #2: 212-04-006.00
- Parcel #3: 212-04-007.00
- Parcel #4: 212-03-007.00

PROPERTY USE:

- Recreational
- Hunting
- Potential Homesite

PROPERTY INFORMATION:

- 110.5± Acres
- 1,500± SqFt Cabin
- Constructed in 2024
- 2 Bedrooms/2 Baths
- Stainless Steel Appliances
- On-Demand Hot Water Heater
- Front & Back Porches
- 2024 Harvested Timber
- Established Road System
- 2 Box Stands
- Natural Slough
- Pond
- Private Water Well
- Septic
- Utilities in Place



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAFAYETTE 110.5

WELCOME TO THE LAFAYETTE 110.5, LOCATED JUST 13± MILES SOUTHEAST OF OXFORD, MISSISSIPPI. This 110.5± acre tract features a newly constructed cabin, recently harvested timber, and excellent proximity to everything Ole Miss. This Lafayette County property could be a beautiful recreational alternative to a condo in town, a country home place, or a weekend cabin retreat with hunting opportunities. Nonetheless, the options are here.

A 1,500± square foot cabin, constructed in 2024, features two bedrooms, two bathrooms, stainless appliances, quartz countertops, an on-demand hot water heater, an all-wood interior, a low-maintenance metal exterior, and front and back porches. The utility providers include Northeast Mississippi EPA, a 2025 private water well, and septic sewer. The cabin setting is favorable, being secluded atop a hill located about 450 feet off the road.



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MORE ABOUT THE LAFAYETTE 110.5

The land is made up of 2024 harvested timber, creating a blank canvas for the next owner. A road system is in place but could easily be altered if wanted. If you're a hunter, there is plenty of room for recreational development with new food plots and slip-in-slip-out hunting locations. The property is already equipped with two box stands with room for more. Another couple of features you will find are a pond for your fishing needs and a natural slough along the eastern boundary that has held ducks periodically in the past.

The location is convenient, being roughly 13 miles southeast of Oxford, 28± miles west of Tupelo, and approximately 40 miles northeast of Grenada.

If you have been on the hunt for a spot in Lafayette County with a home/cabin already in place, give Michael Oswalt a call today for your private showing of the Lafayette 110.5!



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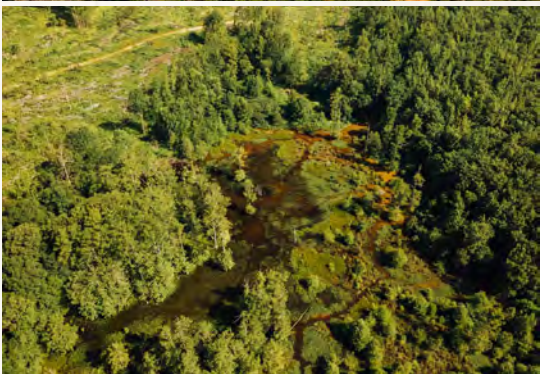
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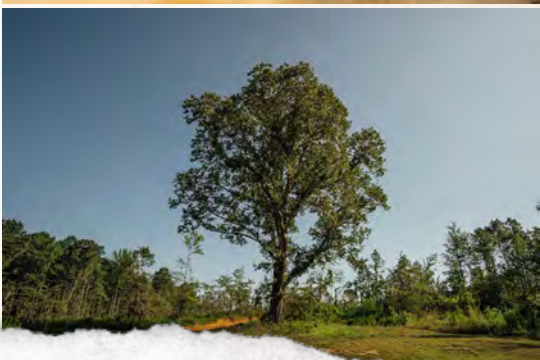
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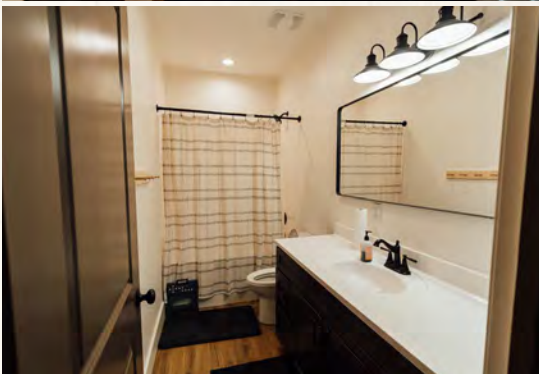
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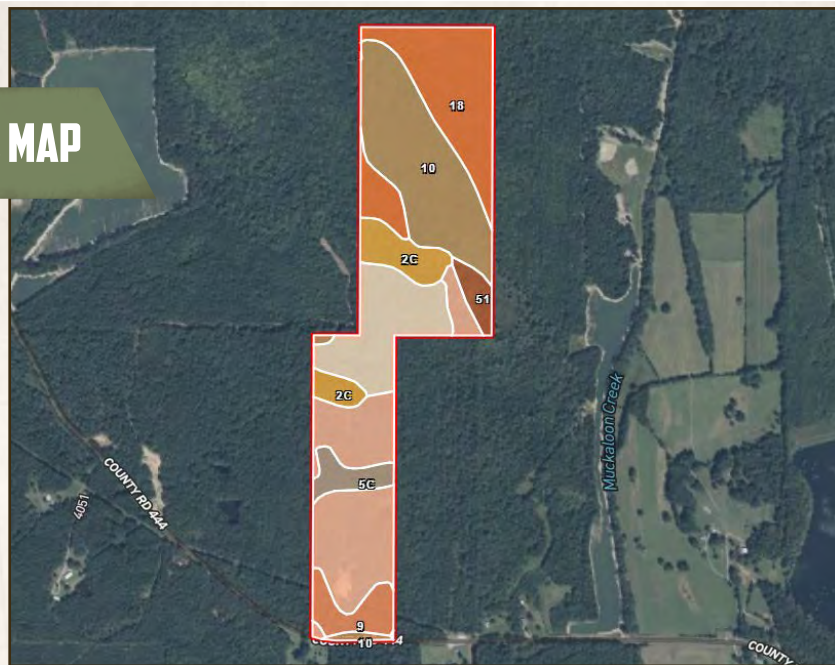
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10	Chenneby silt loam, 0 to 2 percent slopes, occasionally flooded	27.15	24.7	0	79	2w
7F	Smithdale sandy loam, 15 to 35 percent slopes, eroded	24.89	22.65	0	16	7e
18	Arkabutla-Chenneby association, frequently flooded	22.4	20.38	0	61	4w
2B	Providence silt loam, 2 to 5 percent slopes, moderately eroded, north	15.39	14.0	0	37	2e
2C	Providence silt loam, 5 to 8 percent slopes, moderately eroded	8.08	7.35	0	36	3e
9	Ochlockonee sandy loam, occasionally flooded	5.39	4.9	0	74	2w
5C	Tippah silt loam, 5 to 8 percent slopes, eroded	3.86	3.51	0	73	3e
51	Arkabutla silt loam, occasionally flooded	2.74	2.49	0	85	2w
TOTALS		109.9(	100%	-	51.71	3.65



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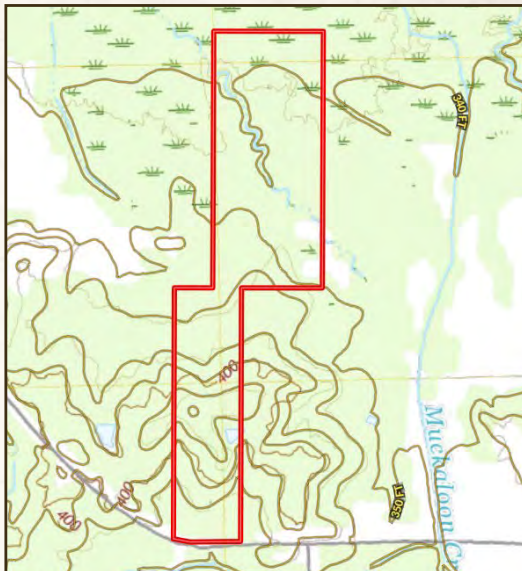
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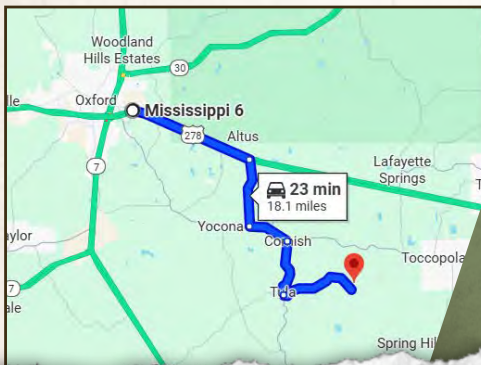
[LINK](#)

TOPOGRAPHY MAP



Directions from Oxford, MS: Travel 6.1 miles east on US-278 toward Dede Drive. Turn right on Co Rd 421 and continue 3.3 miles. Turn left on MS-334 E and proceed 2 miles. Turn right onto MS-331 S and travel 2.9 miles. Turn left on Co Rd 444 and in 3.9 miles the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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