



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

779± ACRES
LAFAYETTE COUNTY, MS
\$2,550,000



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

THE LAFAYETTE 779

PROPERTY PROFILE

LOCATION:

- County Road 499
Oxford, MS 38655
- Lafayette County
- 22.1± Miles SW of Pontotoc
- 28± Miles SE of Oxford
- 44± Miles W of Tupelo
- 47± Miles E of I-55
- 56.1± Miles NE of Grenada Lake

PROPERTY USE:

- Recreational
- Potential Home Site
- Hunting
- Timberland
- Investment

TAX INFORMATION:

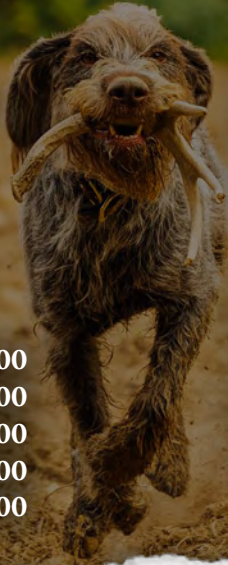
- Parcel# 219-32-001.00
- Parcel# 218-33-002.00
- Parcel# 218-33-001.00
- Parcel# 218-28-007.00
- Parcel# 218-34-005.00

COORDINATES:

- 34.170191, -89.287368

PROPERTY INFORMATION:

- 779± Total Acres
- 28± Acres CRP
- Gated Entrance
- Excellent Internal Road System
- Large Trail System
- Thinned Timber
- Cutover
- Planted Food Plots
- 10 New Ranch King
Shooting Houses
- Coon Creek & Branches
- Deer & Turkey
- Potential Lake Sites
- Prepared House Pad
- Utilities Nearby
- Timber Cruise Available
- Owner/Agent



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
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ANNAH BARNES | LAND & RESIDENTIAL SPECIALIST
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Information is believed to be accurate but not guaranteed.

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WELCOME TO THE LAFAYETTE 779

IF YOU'RE SEARCHING FOR THE ULTIMATE HUNTING AND INVESTMENT PROPERTY IN NORTH MISSISSIPPI, THIS 779± ACRE LAFAYETTE COUNTY GEM WILL SATISFY YOUR DESIRES! Conveniently located near Oxford, this versatile tract offers a rare opportunity for investors, hunters, and outdoor enthusiasts. At 779± acres, it's the largest tract available in Lafayette County at the time of listing—a truly rare find.

The property features a blend of mature pine and hardwood timber, cutover, rolling hills, creeks, 28± acres of CRP, and open ground already planted in food plots. A gated entrance off County Road 499 provides access to a interior road system, wide enough for a semi-truck, along with miles of trails allowing you to explore for hours without retracing your steps.



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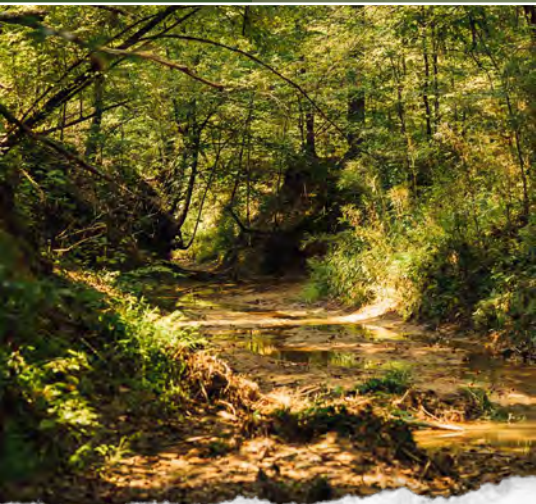
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MORE ABOUT THE LAFAYETTE 779

A 2025 timber cruise, available for serious inquiries, estimates approximately \$95,000 worth of pine logs and \$130,000 in hardwood logs, highlighting the strong timber investment potential. The timber was strategically thinned to promote healthy growth for future harvests and wildlife enhancement.

Coon Creek meanders through the tract, along with multiple branching streams, providing a year-round water source for wildlife. The diverse terrain and established food plots—some impressively large—support a population of game. Deer hunters will be especially impressed by the genetics, with trail camera photos and recent harvests confirming the presence of big, mature bucks.

The natural layout and habitat diversity create the perfect environment for growing and holding trophy whitetails. Ten new Ranch King shooting houses are in place, offering strategic vantage points for both rifle and bow hunters. The turkey hunting is just as impressive, with a thriving population among the large stands of timber that offer ideal roosting habitat. Turkeys regularly feed through the open ground and food plots, providing excellent opportunities throughout the season.



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MORE ABOUT THE LAFAYETTE 779

If you are looking to build, a house pad has already been prepared, and utilities are located nearby, making it a prime location for a future cabin, lodge, or permanent residence. The property also offers potential lake sites, further enhancing its recreational appeal.

The Lafayette 779 is an ideal option whether you are searching for a place to build a private retreat, establish a hunting club, or invest in a well-managed timber tract with outstanding recreational benefits.

**Contact Michael Oswalt or Annah Barnes today to schedule
a private tour and experience #TheSmallTownWay!**

Owner/Agent



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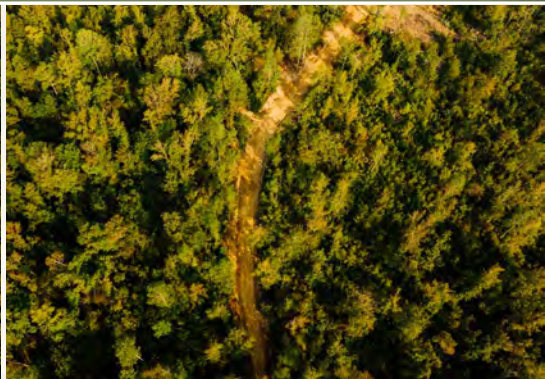
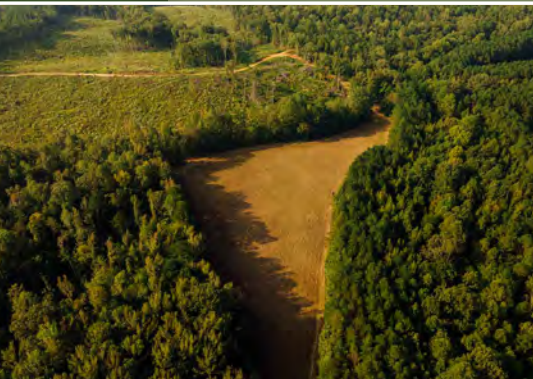
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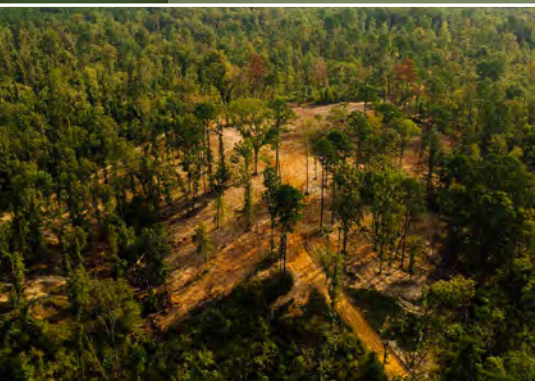
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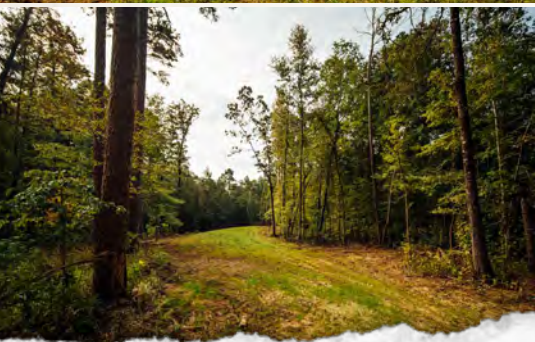
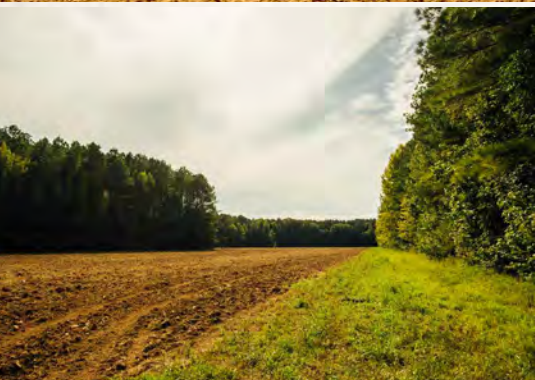
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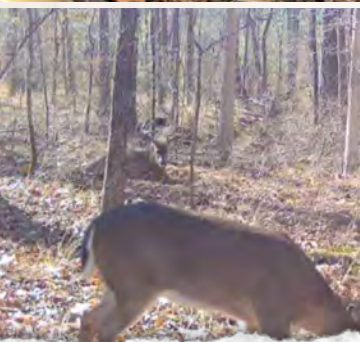
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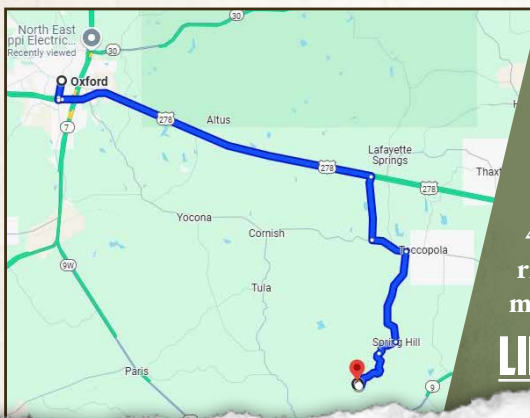
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land id. LINK

Directions From Oxford, MS:
 Travel 15.6 miles on MS-6 E/US-278 E. Turn right onto County Road 429 and continue 2.9 miles. Turn left onto MS-334 E and proceed 1.6 miles. Turn right onto County Road 459 and continue 4.4 miles. Turn right onto County Road 442 and in 1.0 mile continue straight onto County Road 462/County Road 463. In 2.3 miles turn right onto County Road 499. Travel 0.1 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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