100± ACRES
LAFAYETTE COUNTY, MS

$799,000

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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

THE LAFAYETTE 100

PROPERTY PROFILE

LOCATION:

- County Road 379
  Water Valley, MS 38965
- Lafayette County
- 13.9± Miles S of Oxford
- 10.6± Miles NE of Water Valley

COORDINATES:

- 34.1967, -89.4981

PROPERTY USE:

- Recreational
- Hunting & Fishing
- Potential Home/Cabin Sites
- Investment

TAX INFORMATION:

- Parcels
  - #1: 236-23-012.00
  - #2: 236-23-012.01
  - #3: 235-22-001.00
  - #4: Part of 235-22.003.00
- Taxes: TBD

PROPERTY INFORMATION:

- 100± Total Acres
- 40± Acres of Open Ground
- 13± Acre Shared Lake
- Gated Entrance
- Enclosed Barn
- Mature Hardwoods/Pines
- Internal Trail System
- Multiple Food Plot Areas
- Shooting Houses in Place
- Deer/Turkey History
- Lafayette County School District
- County Road Frontage
- Utilities Available at Road

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MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

WELCOME TO THE LAFAYETTE 100

WELCOME TO THE LAFAYETTE 100, AN AMAZING RECREATIONAL, INVESTMENT, OR RESIDENTIAL PROPERTY OFFERING AN EXCEPTIONAL OPPORTUNITY IN WATER VALLEY, LESS THAN 14 MILES SOUTH OF OXFORD, MISSISSIPPI. This impressive 100± acre tract in Lafayette County features a gated entrance leading into a well-maintained internal road system that provides easy access throughout. An enclosed barn is ideal for storing all of your equipment. The land consists of 40± acres of open ground, suitable for pasture, future development, or habitat enhancement. Additionally, there are multiple established food plots complete with shooting houses, making it a turnkey setup for the avid outdoorsman. The property has a proven history of quality deer and turkey hunting, further enhanced by a diverse mix of mature hardwoods and pine timber that create excellent habitat.

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MORE ABOUT THE LAFAYETTE 100

A standout feature is a shared 13± acre lake, offering both recreational enjoyment and scenic value. The lake is stocked with bass, bream, and crappie. Several ridges are scattered across the landscape, presenting outstanding potential home sites with beautiful views. With utilities available at the road and frontage along County Road 370, the Lafayette 100 combines convenience with seclusion, making it a rare find!

Contact Michael Oswalt or Luke Gossett today to schedule a personal tour and experience #TheSmallTownWay!

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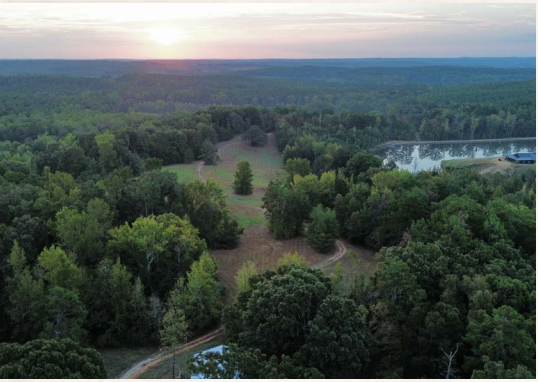

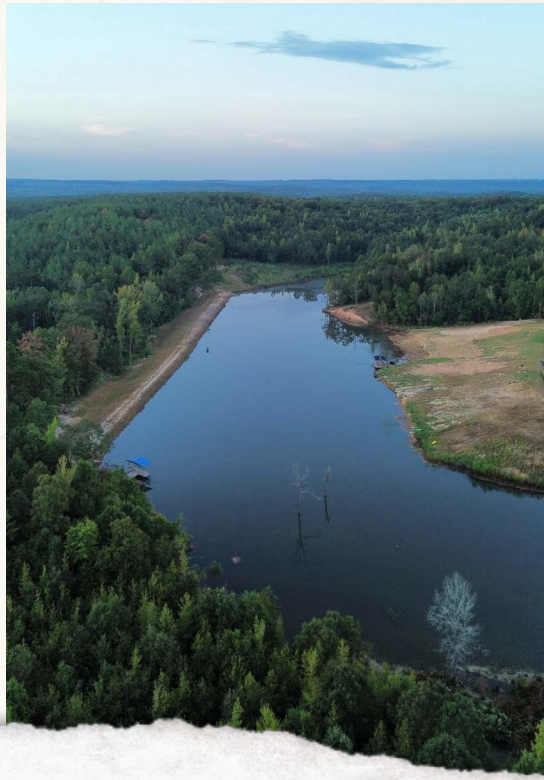

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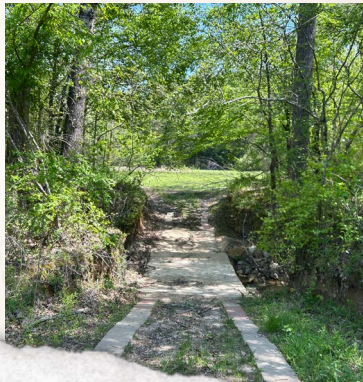

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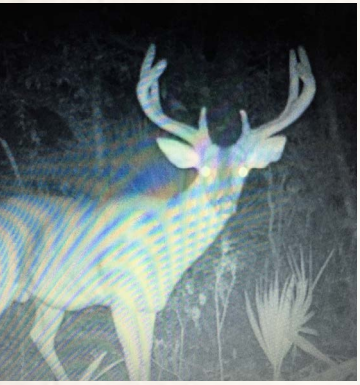

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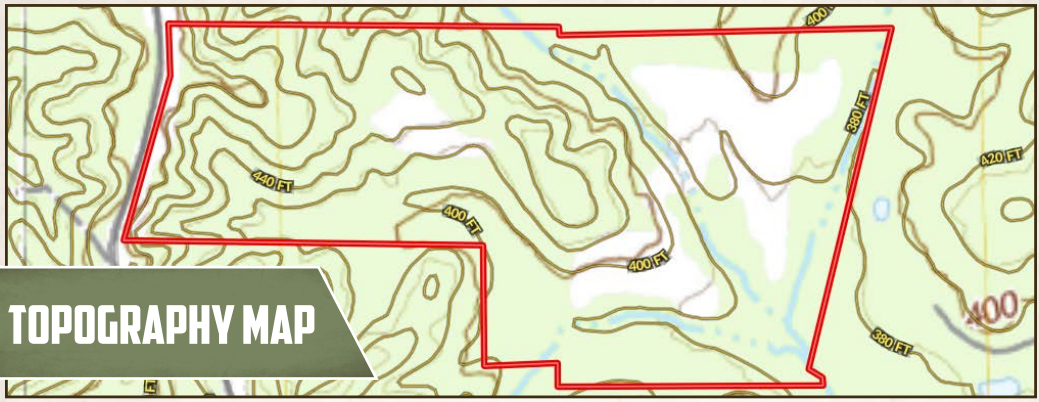

TOPOGRAPHY MAP

SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
51	Arkabutla silt loam, occasionally flooded	52.97	52.99	0	85	2w
7F	Smithdale sandy loam, 15 to 35 percent slopes, eroded	31.41	31.42	0	16	7e
70	Smithdale-Toinette association, 12 to 40 percent slopes	15.58	15.59	0	13	7e
TOTALS		99.96(*)	100%	-	52.1	4.35

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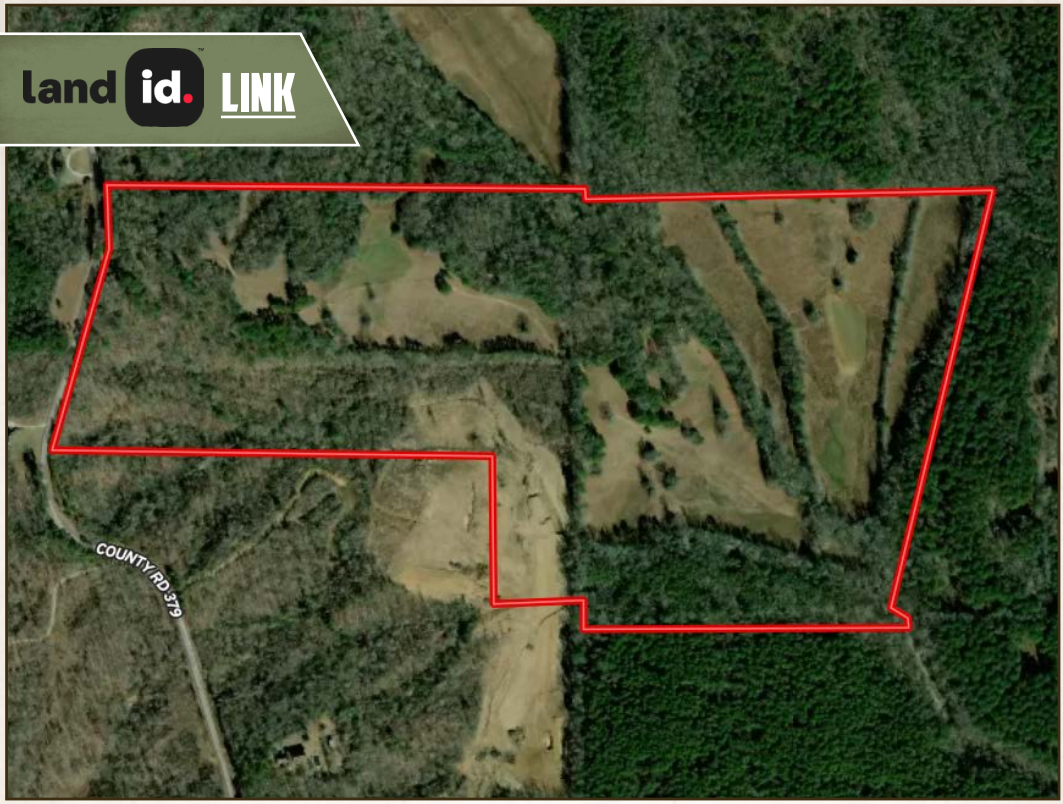
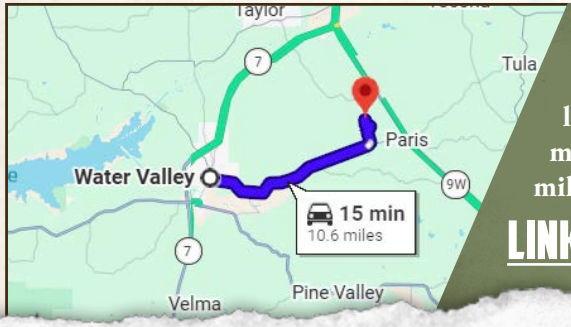
land id. LINK





Directions From Water Valley, MS: Travel 8.9 miles on MS-315 S. Turn left on Co Rd 382 and continue 0.2 miles. Turn left on Co Rd 379 and in 1.4 miles the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS

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