



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

230± ACRES
LAFAYETTE COUNTY, MS
\$918,850



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

THE LAFAYETTE 230

PROPERTY PROFILE

LOCATION:

- MS-331
Oxford, MS 38655
- Lafayette County
- 10± Miles SE of Oxford

COORDINATES:

- 34.2598, -89.3598

TAX INFORMATION:

2024 Taxes: \$1,089.13

- Parcel #1: 197-36-004.00
- Parcel #2: 197-35-001.00
- Parcel #3: 197-35-005.00
- Parcel #4: 197-35-004.00

PROPERTY USE:

- Recreational
- Hunting/Fishing

PROPERTY INFORMATION:

- 230± Total Acres
- Excellent Road System
- Frontage on Highway 331
- 1.5+ Miles of
Yocona River Frontage
- Wildlife Plots with
Stands in Place
- Deer, Turkey, Small Game,
& Occasional Wild Hog
- Same Family for 35 Years
- Additional Acreage Available



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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 230

JUST 10 MILES SOUTHEAST OF OXFORD, MISSISSIPPI, LIES THE LAFAYETTE 230. This river bottom property offers prime recreational ground with river frontage and an unbeatable location, close to everything Ole Miss. Tucked away yet easily accessible, the farm offers the perfect blend of seclusion and convenience, with frontage on Highway 331. If you're looking for a hunting tract close to Oxford, this Lafayette County property delivers on every front.

The land itself is as diverse as it is beautiful. With more than 1.5 miles of Yocona River frontage, you'll find a mix of mature timber, fields, dense thickets, and swampy bottoms, providing ideal habitat for deer, turkey, small game, and even the occasional wild hog. Wildlife plots and deer stands are already in place, and a well-maintained internal road system makes navigating the property a breeze.



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MORE ABOUT THE LAFAYETTE 230

This area is serviced by Northeast MS EPA and the Yocona Water Association. Properties of this size and quality are hard to come by this close to Oxford. Whether you're chasing a buck, listening for those gobblers in the spring, fishing the Yocona River, or looking for a getaway just minutes from Ole Miss, the Lafayette 230 needs to be on your list.

Contact Michael Oswalt for your private tour today.



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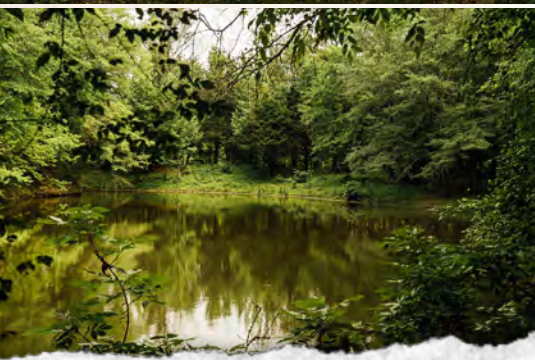
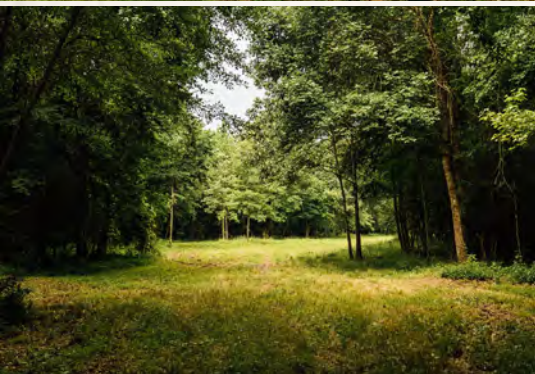
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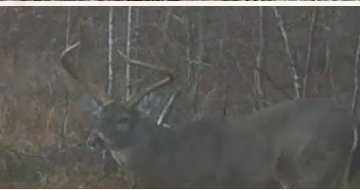
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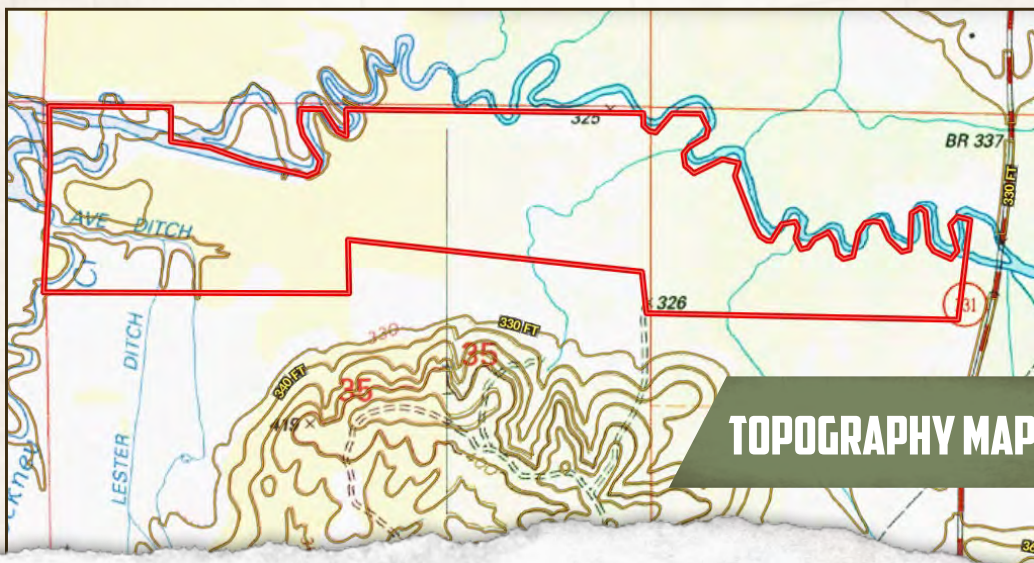
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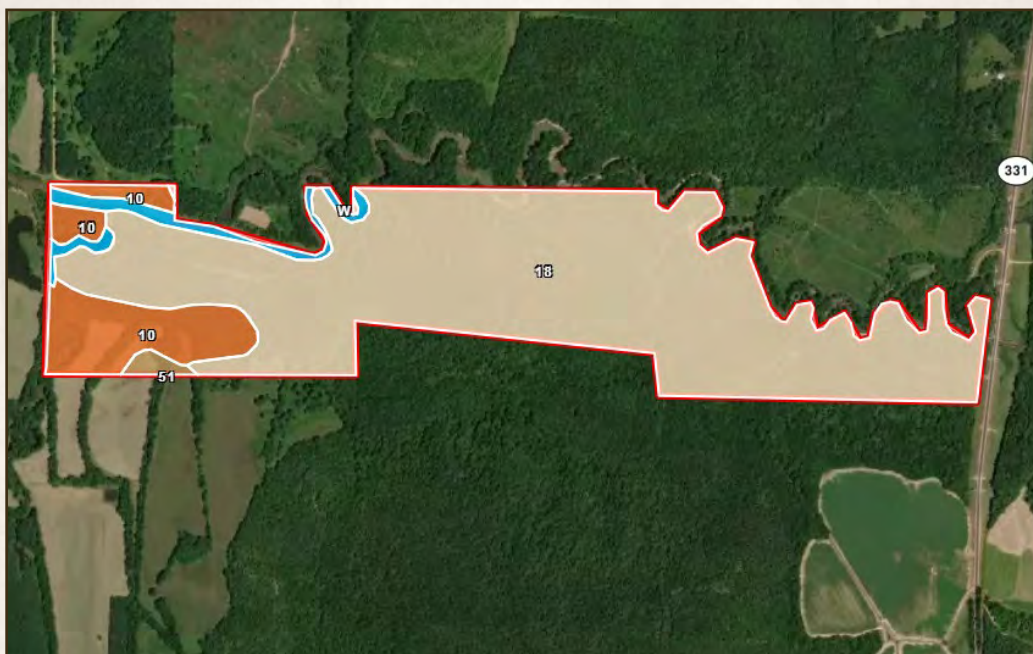
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
18	Arkabutla-Chenneby association, frequently flooded	190.49	83.15	0	58	4w
10	Chenneby silt loam, 0 to 2 percent slopes, occasionally flooded	28.56	12.47	0	79	2w
W	Water	8.01	3.5	0	-	-
51	Arkabutla silt loam, occasionally flooded	2.03	0.89	0	85	2w
TOTALS		229.09(*)	100%	-	58.83	3.72



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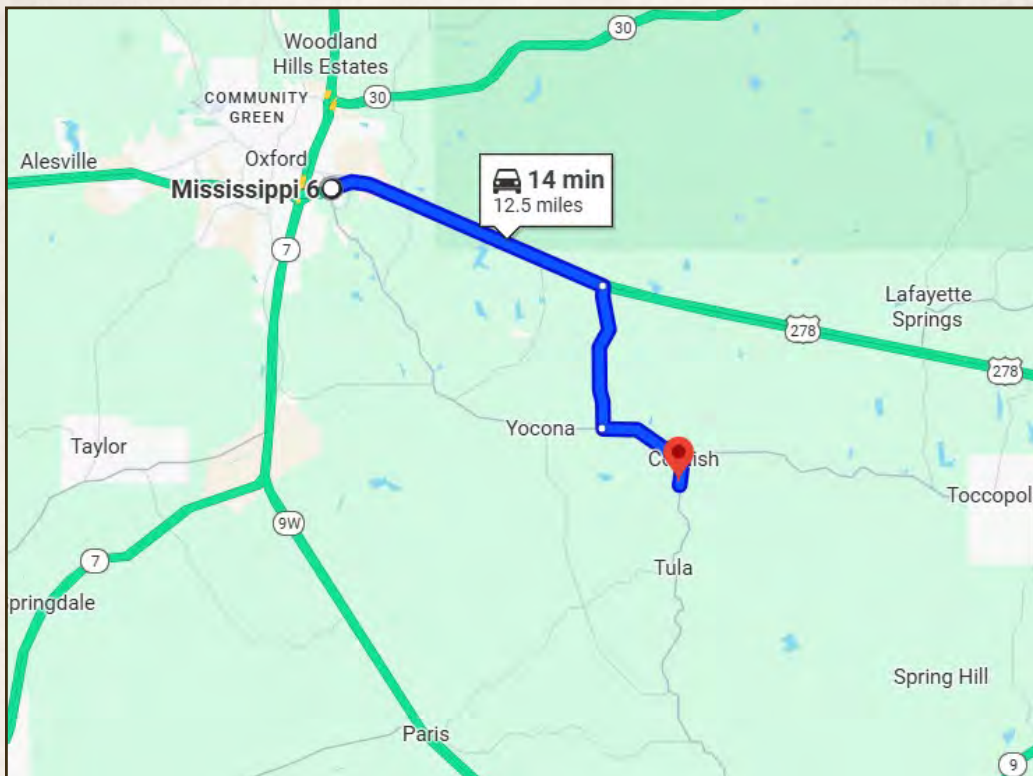
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Directions From Oxford, MS: Travel 6.6 miles northeast on US-278 E. Turn right onto Co Rd 421 and continue 3.3 miles. Turn left onto MS-334 E and continue 2 miles. Turn right onto MS-331 S and in 0.6 miles the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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