



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**YOCTOC FARM**

**669.03± ACRES WITH A CABIN**  
**LAFAYETTE COUNTY, MS**

**\$3,679,665**



**OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)**

# VOCTOC FARM

## PROPERTY PROFILE

### LOCATION:

- 1278 Highway 334  
Oxford, MS 38655
- Lafayette County
- 10± Miles SE of Oxford

### COORDINATES:

- 34.2704, -89.3397

### TAX INFORMATION:

2024 Taxes: \$2,868.97

- Parcel #1: 209-30-005.00
- Parcel #2: 209-31-004.00
- Parcel #3: 197-25-023.03
- Parcel #4: 197-36-001.00
- Parcel #5: 197-36-004.00
- Parcel #6: 197-35-001.00
- Parcel #7: 197-35-005.00
- Parcel #8: 197-25-033.00

### PROPERTY USE:

- Recreational
- Hunting/Fishing
- Residential

### PROPERTY INFORMATION:

- 669.03± Total Acres
- 12± Acres of Fishable Water
- 1,574± SqFt Cabin
- 4 Bedrooms/2 Bathrooms
- Diverse Landscape
- Excellent Road System
- Frontage on Highway 331 & 334
- 4.5+ Miles of Yocona  
River Frontage
- Wildlife Plots with  
Stands in Place
- Deer, Turkey, Small Game  
& Occasional Wild Hog
- Same Family for 35 Years



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

/25,000+ Followers

Information is believed to be accurate but not guaranteed.



# WELCOME TO YOCOTOC FARM

**JUST 10 MILES SOUTHEAST OF OXFORD, MISSISSIPPI, LIES A RARE PROPERTY THAT HASN'T SEEN THE OPEN MARKET IN 35 YEARS.** YocToc Farm is a true legacy tract: 669.03± acres of prime recreational ground with river frontage, a well-appointed cabin, and an unbeatable location, close to everything Ole Miss. Tucked away yet easily accessible, YocToc Farm offers the perfect blend of seclusion and convenience, with frontage on both Highway 331 and 334. Whether you're looking for a family retreat, an established hunting camp, or a long-term investment, this Lafayette County property delivers on every front.

The land itself is as diverse as it is beautiful. With more than 4.5 miles of Yocona River frontage, you'll find a mix of mature timber, open 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.



**CLICK HERE OR SCAN THE CODE TO WATCH A VIDEO**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

/25,000+ Followers

Information is believed to be accurate but not guaranteed.



# MORE ABOUT YOCOTOC FARM

At the heart of the farm sits a 1,574± square foot, well-kept cabin with four bedrooms and two baths, offering both comfort and a rustic feel. Sit back on the front porch and enjoy the views of the 12± acres of fishable water, home to F1 bass, black and white crappie, shellcracker and redear sunfish, and bluegill. The cabin is fully equipped with power serviced by Northeast MS EPA, a private water well, and a septic system, making it move-in ready for weekend getaways, extended stays, or a place to call home. This area is also served by 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, spending the weekend with family, or looking for a secluded getaway just minutes from Ole Miss, YocToc Farm is a place you'll want to experience for yourself.

**Contact Michael Oswalt today to schedule  
your private tour of YocToc Farm.**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

/25,000+ Followers

Information is believed to be accurate but not guaranteed.



669.03± ACRES WITH A CABIN

LAFAYETTE COUNTY, MISSISSIPPI



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER


C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

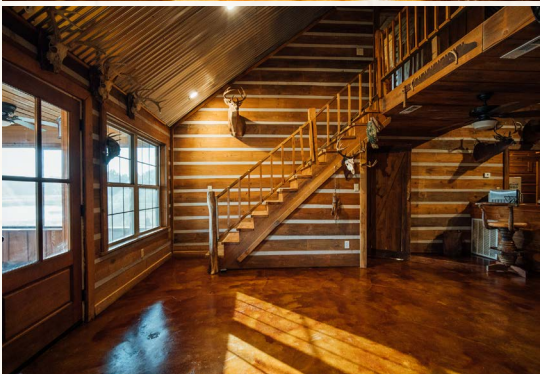
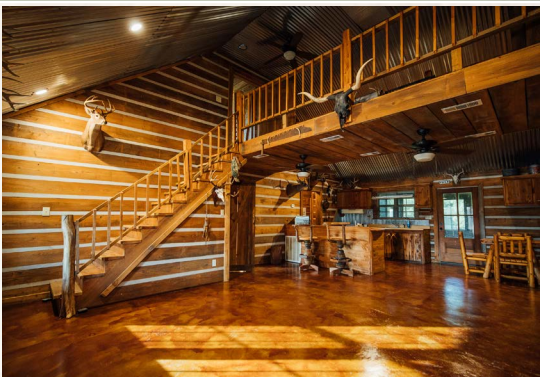
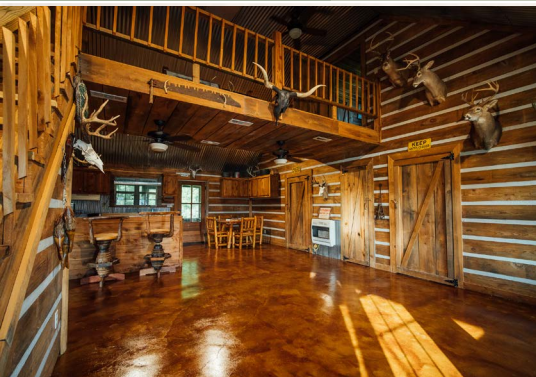
 25,000+ Followers

Information is believed to be accurate but not guaranteed.



669.03± ACRES WITH A CABIN

LAFAYETTE COUNTY, MISSISSIPPI



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER


C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

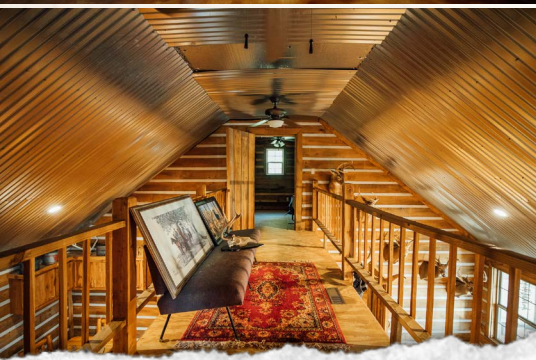
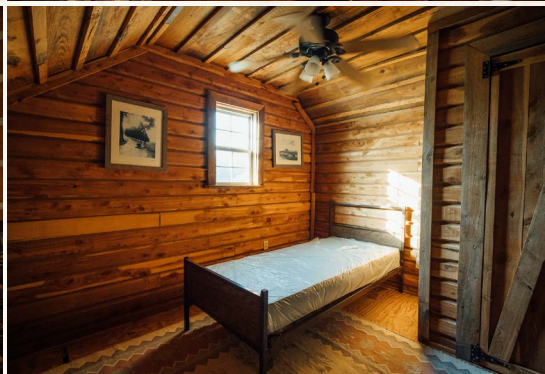
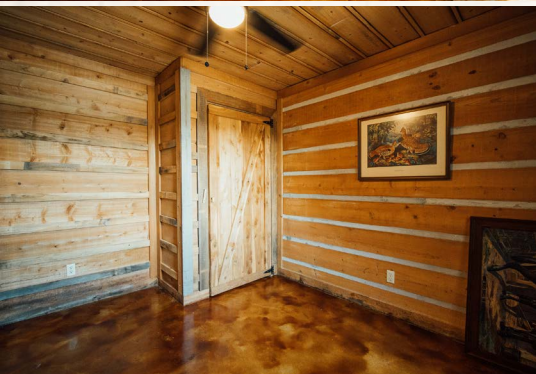
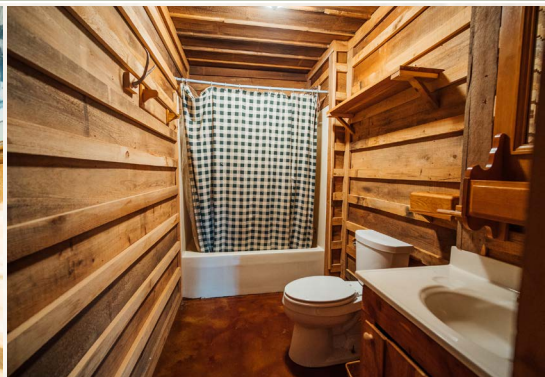
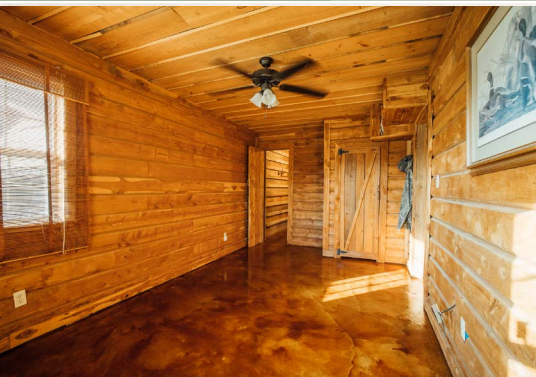
 /25,000+ Followers

Information is believed to be accurate but not guaranteed.



669.03± ACRES WITH A CABIN

LAFAYETTE COUNTY, MISSISSIPPI



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

/25,000+ Followers

Information is believed to be accurate but not guaranteed.



669.03± ACRES WITH A CABIN

LAFAYETTE COUNTY, MISSISSIPPI



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER


C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

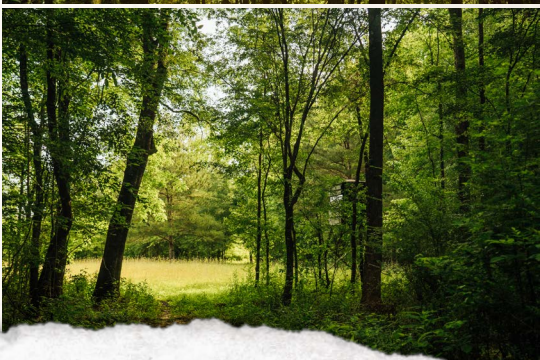
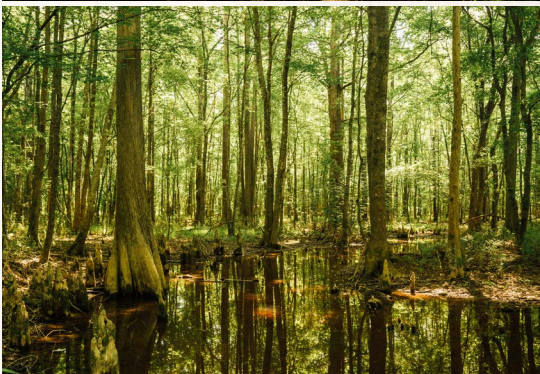
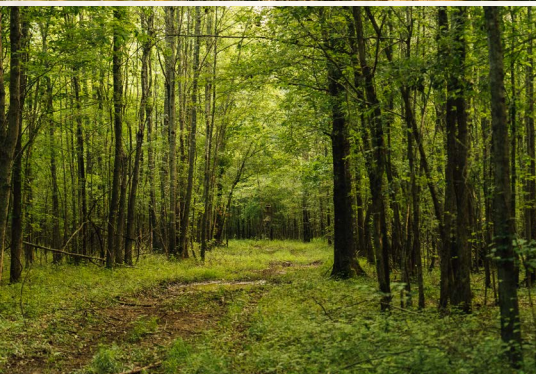
 /25,000+ Followers

Information is believed to be accurate but not guaranteed.



**669.03± ACRES WITH A CABIN**

**LAFAYETTE COUNTY, MISSISSIPPI**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

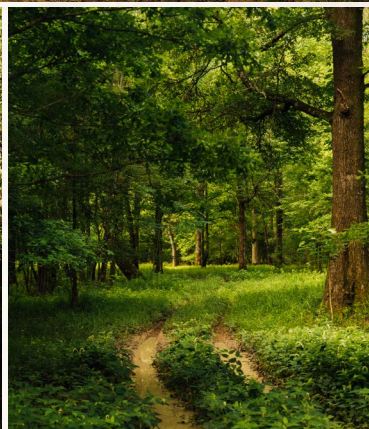
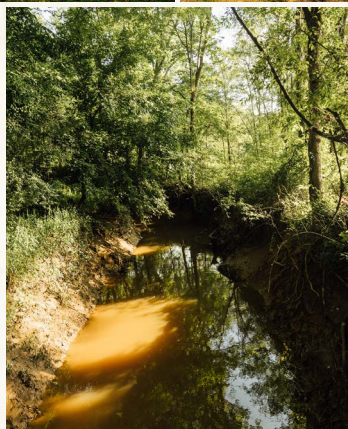
/25,000+ Followers

Information is believed to be accurate but not guaranteed.



**669.03± ACRES WITH A CABIN**

**LAFAYETTE COUNTY, MISSISSIPPI**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

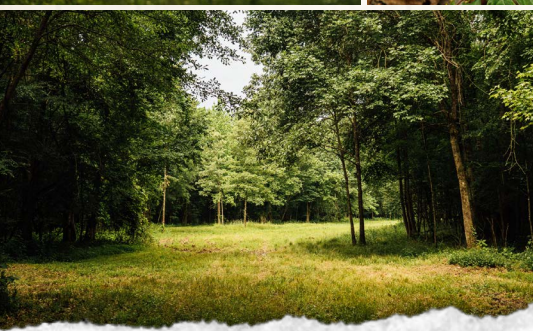
/25,000+ Followers

Information is believed to be accurate but not guaranteed.



**669.03± ACRES WITH A CABIN**

**LAFAYETTE COUNTY, MISSISSIPPI**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

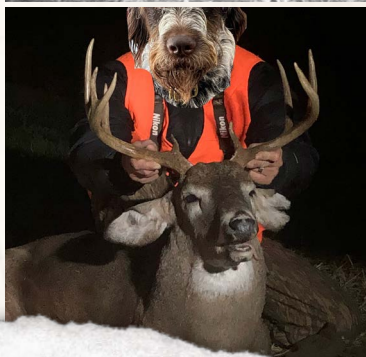
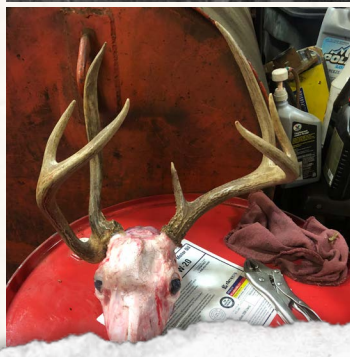
/25,000+ Followers

Information is believed to be accurate but not guaranteed.



669.03± ACRES WITH A CABIN

LAFAYETTE COUNTY, MISSISSIPPI



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

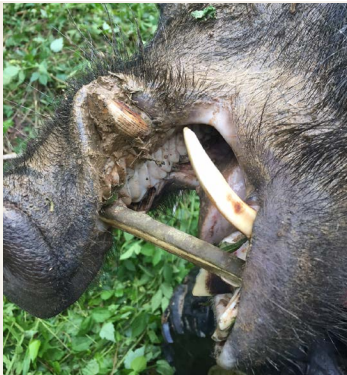
f/25,000+ Followers

Information is believed to be accurate but not guaranteed.



669.03± ACRES WITH A CABIN

LAFAYETTE COUNTY, MISSISSIPPI



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

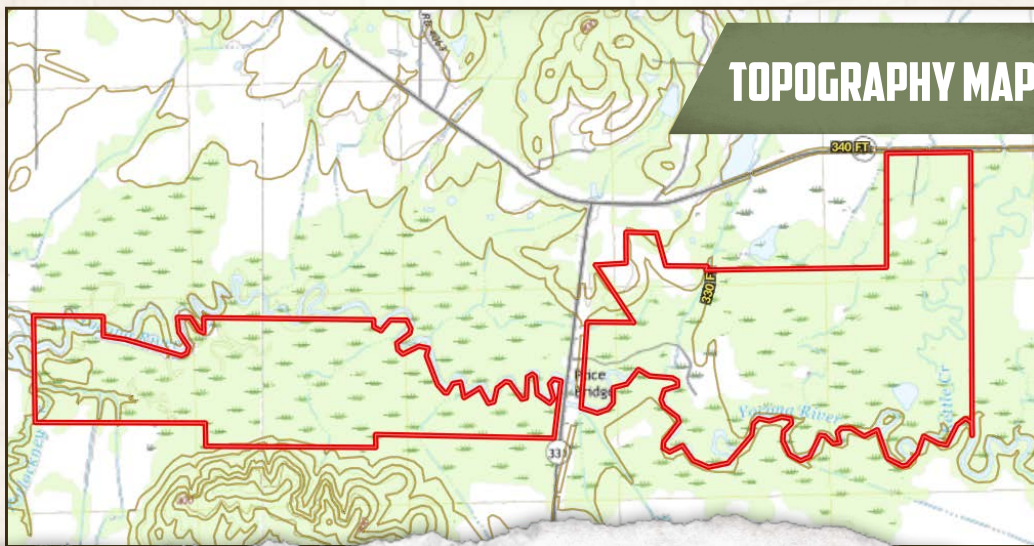
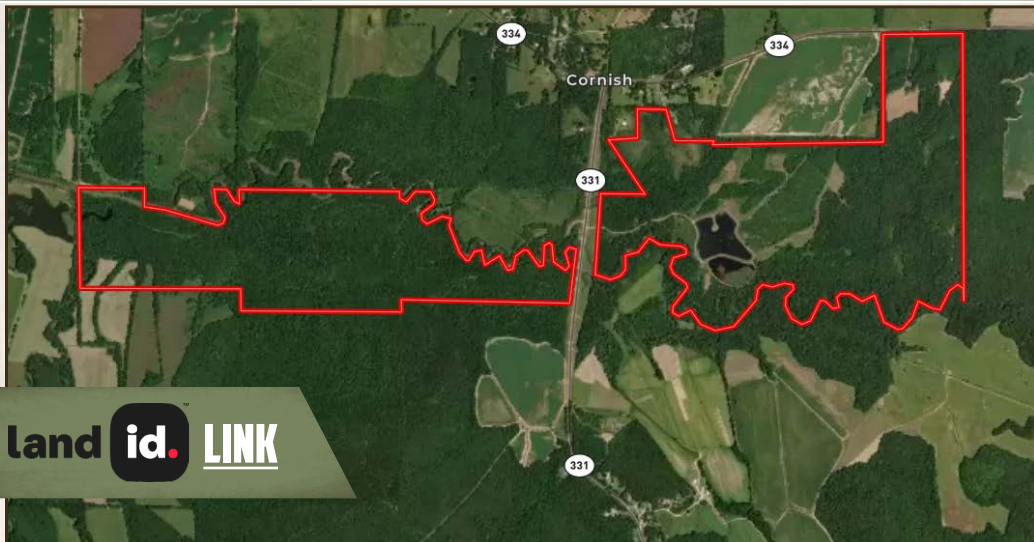
/25,000+ Followers

Information is believed to be accurate but not guaranteed.



669.03± ACRES WITH A CABIN

LAFAYETTE COUNTY, MISSISSIPPI



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

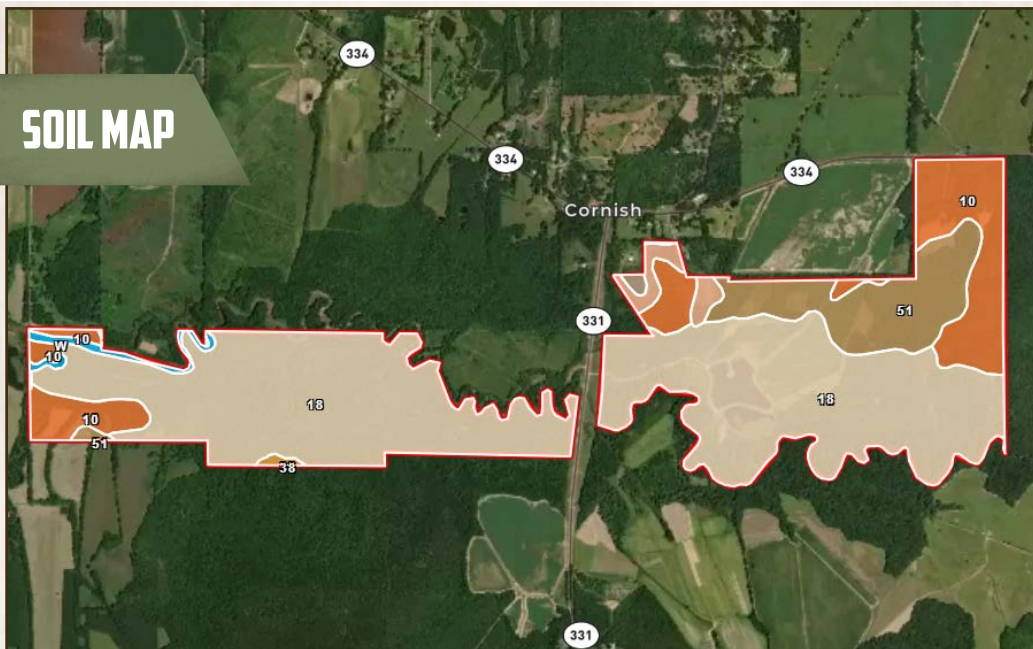
[smalltownproperties.com](http://smalltownproperties.com)

/25,000+ Followers

Information is believed to be accurate but not guaranteed.



## SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
18	Arkabutla-Chenneby association, frequently flooded	459.03	68.24	0	58	4w
10	Chenneby silt loam, 0 to 2 percent slopes, occasionally flooded	107.12	15.92	0	79	2w
51	Arkabutla silt loam, occasionally flooded	81.54	12.12	0	85	2w
2C	Providence silt loam, 5 to 8 percent slopes, moderately eroded	13.09	1.95	0	36	3e
W	Water	7.93	1.18	0	-	-
6B	Grenada silt loam, 1 to 3 percent slopes	2.13	0.32	0	64	2e
38	Maben-Smithdale-Tippah association, hilly	1.81	0.27	0	33	7e
TOTALS		672.65(*)	100%	-	63.46	3.41



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

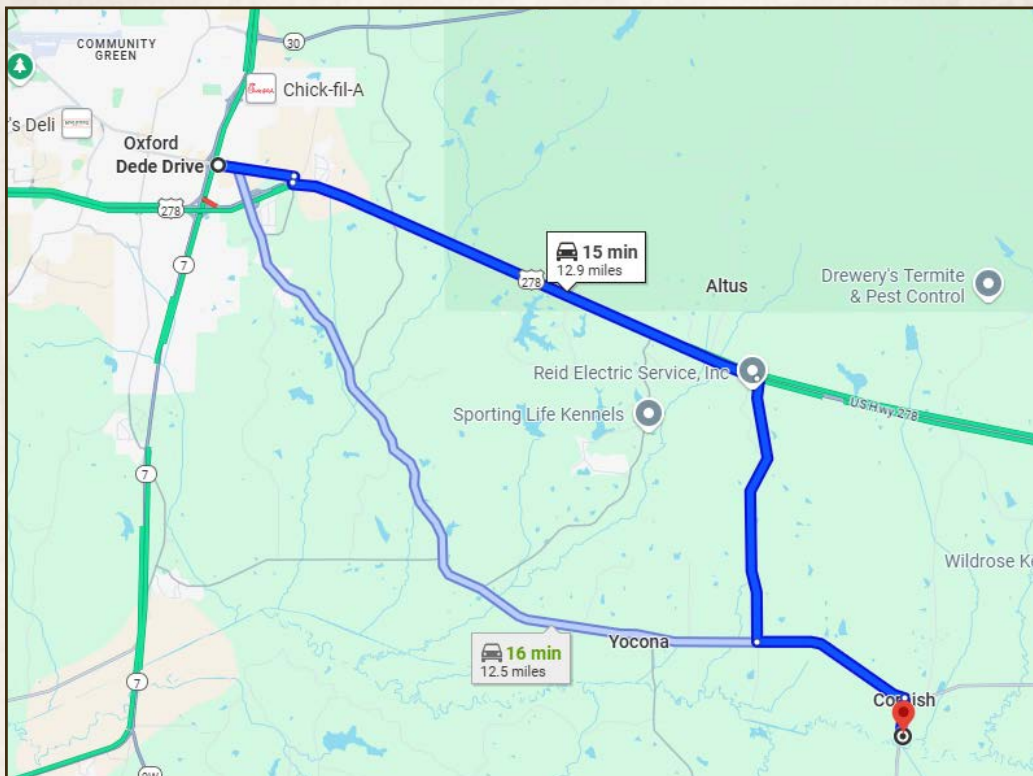
f/25,000+ Followers

Information is believed to be accurate but not guaranteed.



**669.03± ACRES WITH A CABIN**

**LAFAYETTE COUNTY, MISSISSIPPI**



Directions From the Intersection of Hwy 7 and MS-278 E in Oxford, MS:  
Travel 7.3 miles east on US-278. Turn right onto Co Rd 421 and continue 3.3 miles. Turn left onto MS-334E and proceed 2.0 miles, turn right onto MS-331S, continue 0.5 miles and the entrance to the property will be on the left.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

/25,000+ Followers

Information is believed to be accurate but not guaranteed.