

Lafayette County Potlockney 160
861 Highway 331
Potlockney, MS 38655

\$546,856
160.84± Acres
Lafayette County



Lafayette County Potlockney 160 Potlockney, MS / Lafayette County

SUMMARY

Address

861 Highway 331

City, State Zip

Potlockney, MS 38655

County

Lafayette County

Type

Hunting Land, Undeveloped Land, Timberland

Latitude / Longitude

34.16226 / -89.341856

Taxes (Annually)

\$488

Acreage

160.84

Price

\$546,856

Property Website

<https://www.mossyoakproperties.com/property/lafayette-county-potlockney-160/lafayette/mississippi/67250/>



Lafayette County Potlockney 160 Potlockney, MS / Lafayette County

PROPERTY DESCRIPTION

Welcome to the Lafayette County Potlockney 160!

Located along Highway 331, just 20 miles southeast of Oxford, MS, this incredible 160-acre property offers a perfect blend of natural beauty, timber investment, and recreational opportunities. Carefully managed for timber production, this diverse property features:

- **54.1 acres of 2-year-old planted pine**, poised for long-term growth.
- **47.1 acres of 17-year-old pine plantation**, showcasing maturity and immediate timber value.
- **18 acres of cutover**, providing excellent wildlife habitat.
- Remaining acreage includes **streamside management zones (SMZs)** with a mix of hardwoods and pines for added ecological diversity.

The gated entrance opens to an **interior road system partially graveled with limestone**, leading you to three picturesque ponds, three strategically placed food plots, and abundant signs of deer and turkey activity throughout the property.

An **old home site** graced by large, stately oak trees offers a charming setting for a cabin or dream home, with views overlooking potential lake sites. Whether you're looking to establish a residence, create a hunting retreat, or invest in timber, the Potlockney 160 offers it all.

Don't miss your chance to explore this property where timber production, wildlife habitat, and scenic beauty come together seamlessly. Schedule your showing today!

Hunter McCool

Central Mississippi Agent, CLS

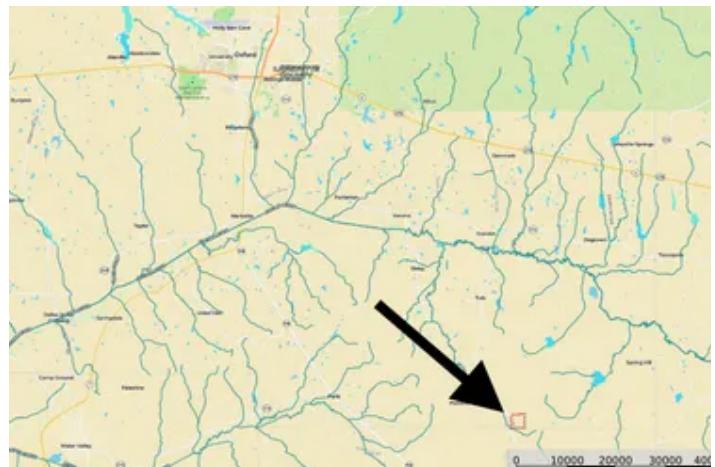
Mossy Oak Properties, Bottomland Real Estate

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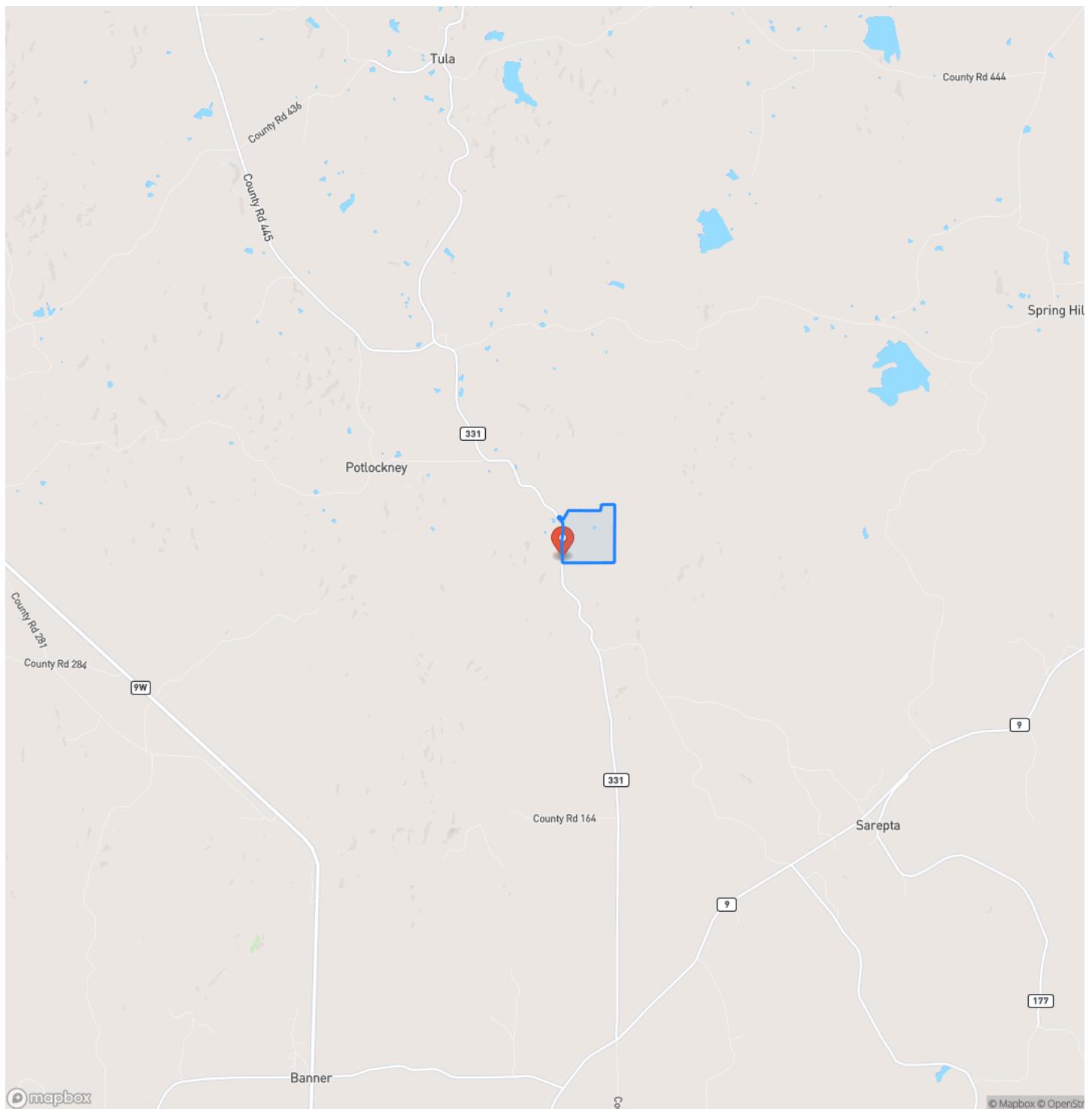
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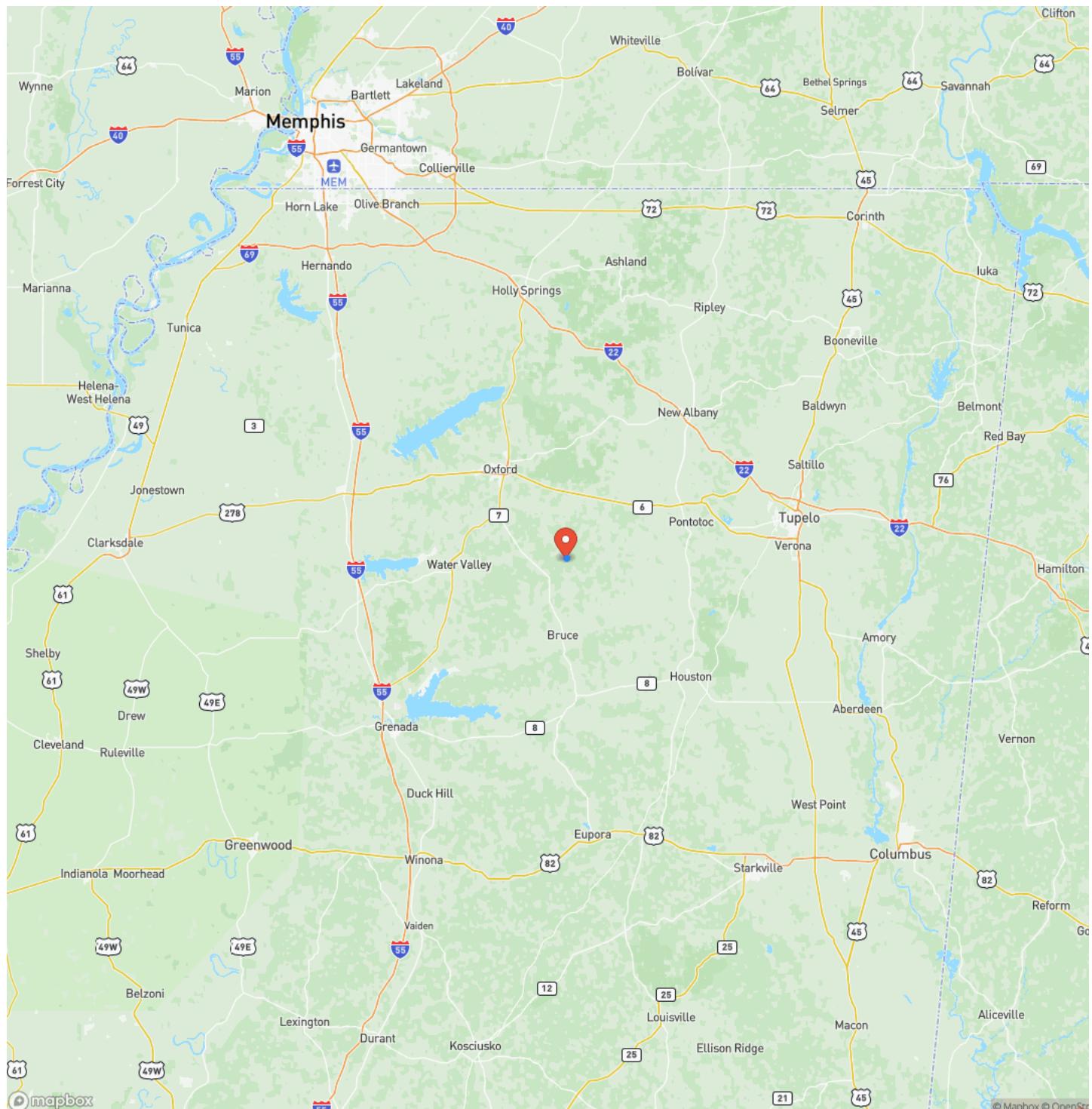
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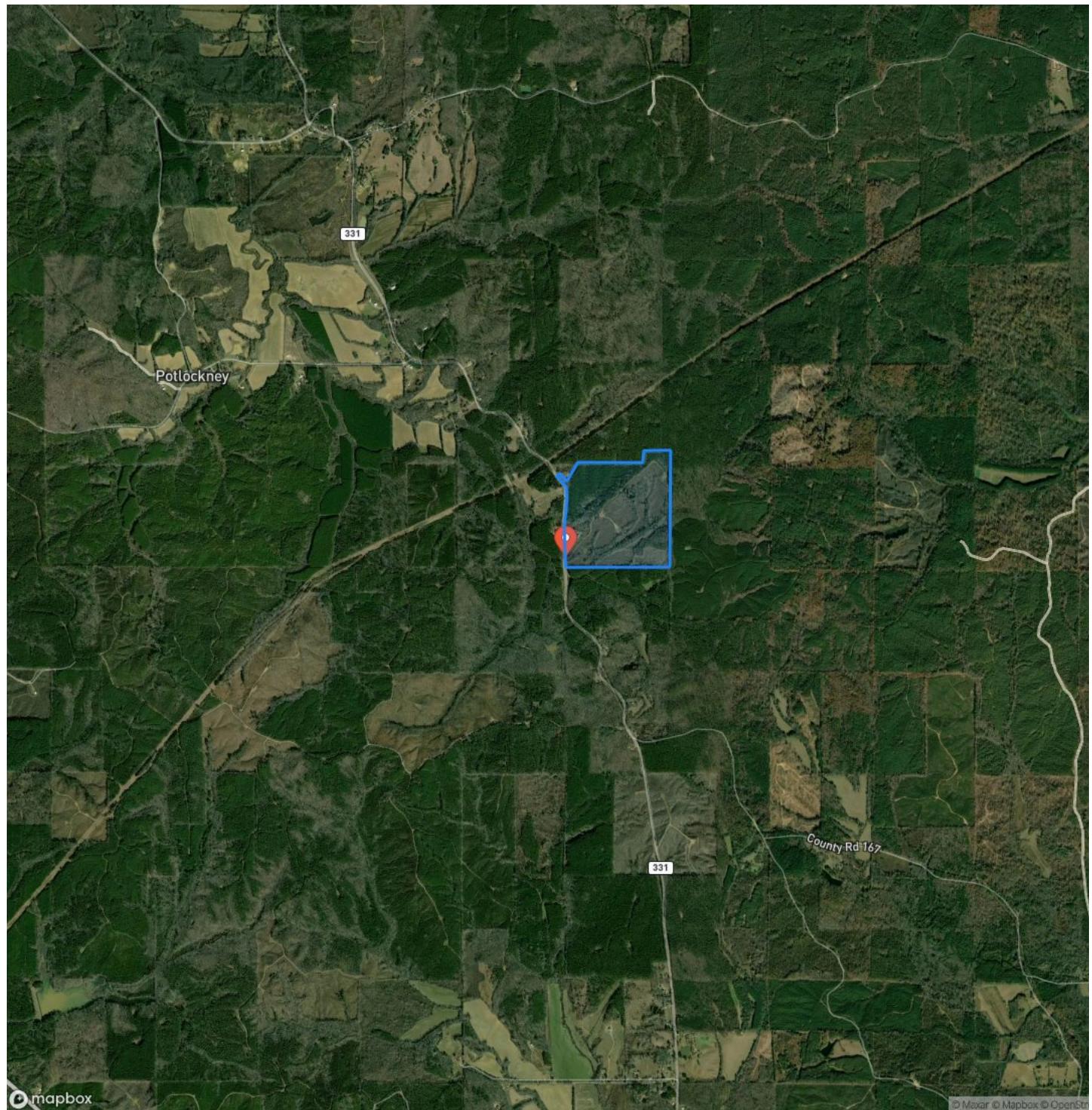
Locator Map



Locator Map



Satellite Map



Lafayette County Potlockney 160 Potlockney, MS / Lafayette County

LISTING REPRESENTATIVE

For more information contact:



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NOTES



MORE INFO ONLINE:

MossyOakProperties.com

NOTES

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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