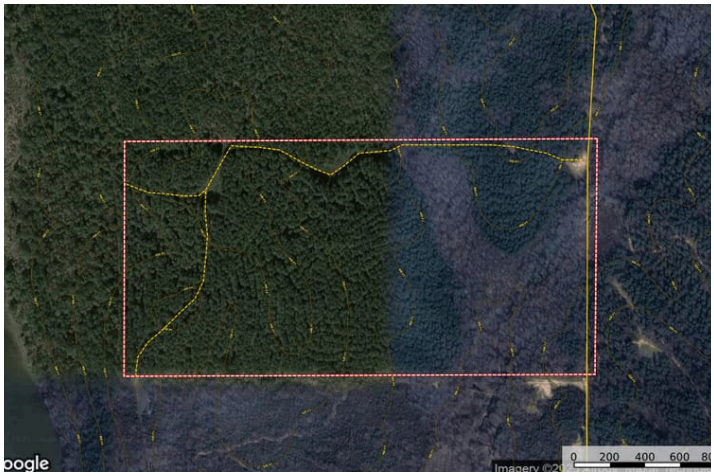
Coles Creek 79.5 Acres – Secluded Cutover Hunting Land
17 Miles from Oxford, Lafayette County, MS
County Road 433
Thaxton, MS 38871

$246,453
79.5± Acres
Lafayette County







SUMMARY

Address
County Road 433

City, State Zip
Thaxton, MS 38871

County
Lafayette County

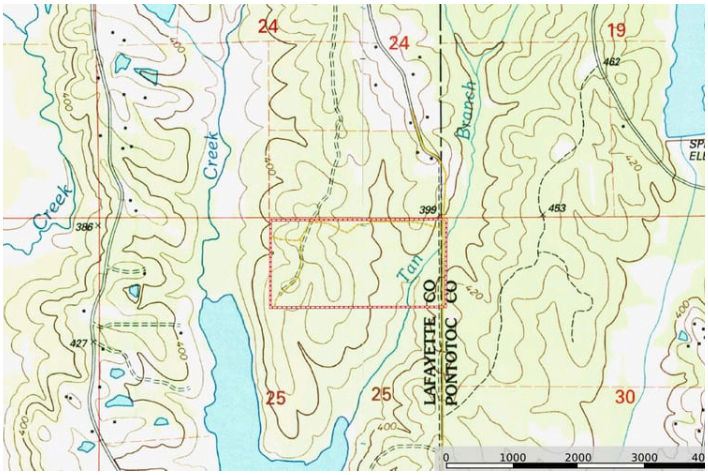
Type
Hunting Land, Undeveloped Land, Recreational Land, Timberland

Latitude / Longitude
34.277109 / -89.246012

Acreage
79.5

Price
$246,453

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

79.5 +/- Acres of Fresh Cutover Hunting Land near Thaxton, 17 Miles from Oxford - Lafayette County, Mississippi

Quick facts

- Acreage: 79.5 +/- acres
- Location: Thaxton, Lafayette County, Mississippi 38871
- Price: $246,453 ($3,100 per acre)
- Property type: Hunting Land, Undeveloped Land, Recreational Land, Timberland
- Road access: County Road, Unimproved (unimproved surface)
- Land cover: Cleared
- Wildlife: Small Game, Turkey, Whitetail Deer
- Current use: Hunting, Recreational
- Possible uses: Hunting, Investment, Recreational, Residential, Timber
- Parcel ID: 207-25-001.00
- MLS #: 4120710
- Listing agent: Hunter McCool, Mossy Oak Properties Bottomland Real Estate (Central Mississippi, Madison office)

Tucked away in the quiet countryside of Lafayette County, Mississippi, near Thaxton, this 79.5 +/- acre tract offers privacy, hunting and a blank canvas. It is about 17 miles from Oxford and Ole Miss and about 32 miles from Tupelo, close enough for a weeknight sit and far enough out that nobody will bother you.

Property highlights

- 79.5 acres of fresh cutover: a clean slate for replanting pine, managing for wildlife, or building an off-grid cabin
- Excellent access along the north boundary by way of a logging road that runs the property
- Private and peaceful: reached by an abandoned county road, roughly a quarter mile from the nearest paved road and utilities
- Prime setup for deer, turkey and small game as the cutover greens up into the thick cover that holds game
- Under 20 miles to Oxford and within 35 miles of Tupelo

What a cutover gives you

Fresh cutover is the cheapest way into timberland. Replant it in loblolly and you have a pine stand on your own schedule; leave strips and drains in hardwood and you have deer and turkey habitat that only gets better for the next ten years. The logging road is already built, so stand access and planting access are solved.

This property suits a hunter, an investor, or anyone wanting a quiet corner of North Mississippi within reach of Oxford.

Offered by Mossy Oak Properties Bottomland Real Estate

Listed by Hunter McCool with Mossy Oak Properties Bottomland Real Estate, a Mississippi land brokerage with offices in West Point (Golder Triangle), Madison (Central Mississippi) and Clarksdale (Delta). The brokerage specializes in hunting land, timberland, farms, recreational tracts and rural homes across Mississippi. Showings are by appointment with the listing agent.

Acreage, boundaries, distances and timber figures are approximate and should be verified by the buyer. Offered subject to prior sale, price change or withdrawal.




Tara Estates
Woodland Hills Estates
Molly Barr Cove
University
Oxford
Brittany Woods
Rollings Woods
Altus
Ridgeland
Lafayette Springs
Denmark
Porterton
Markette
Yocona
Cornish
Dogtown
Toccopola
Delay
Tula
Union Hall
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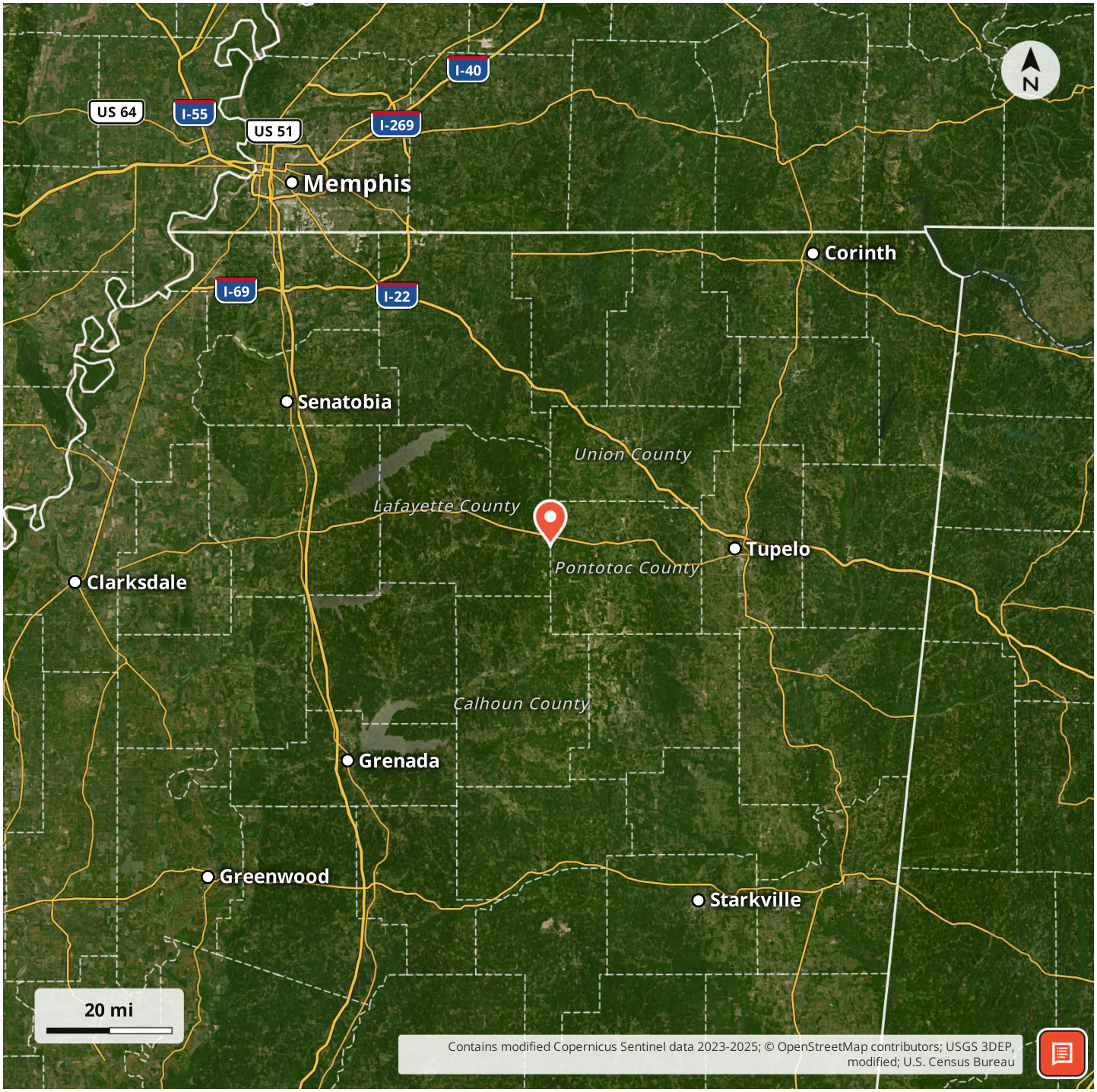




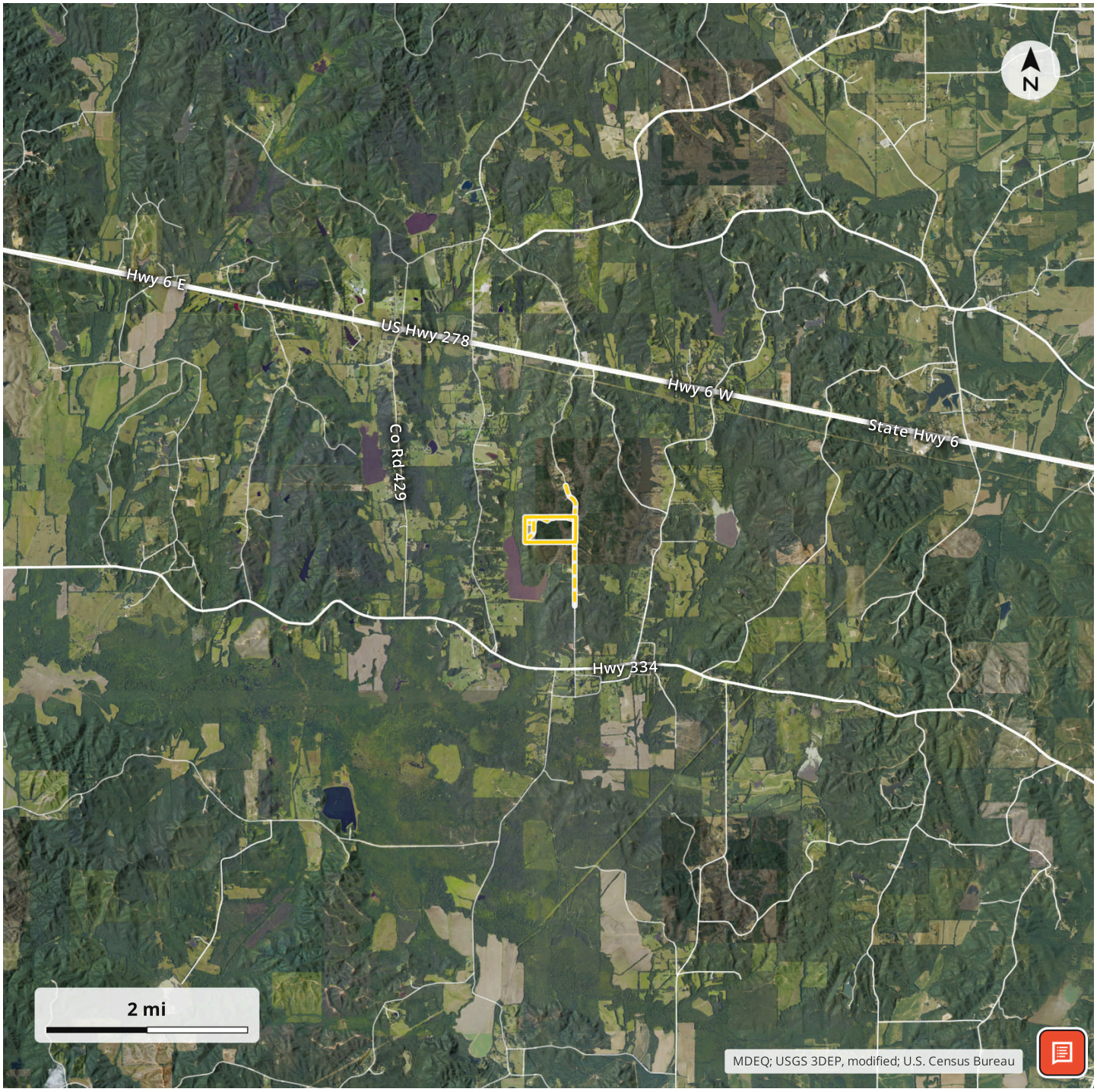




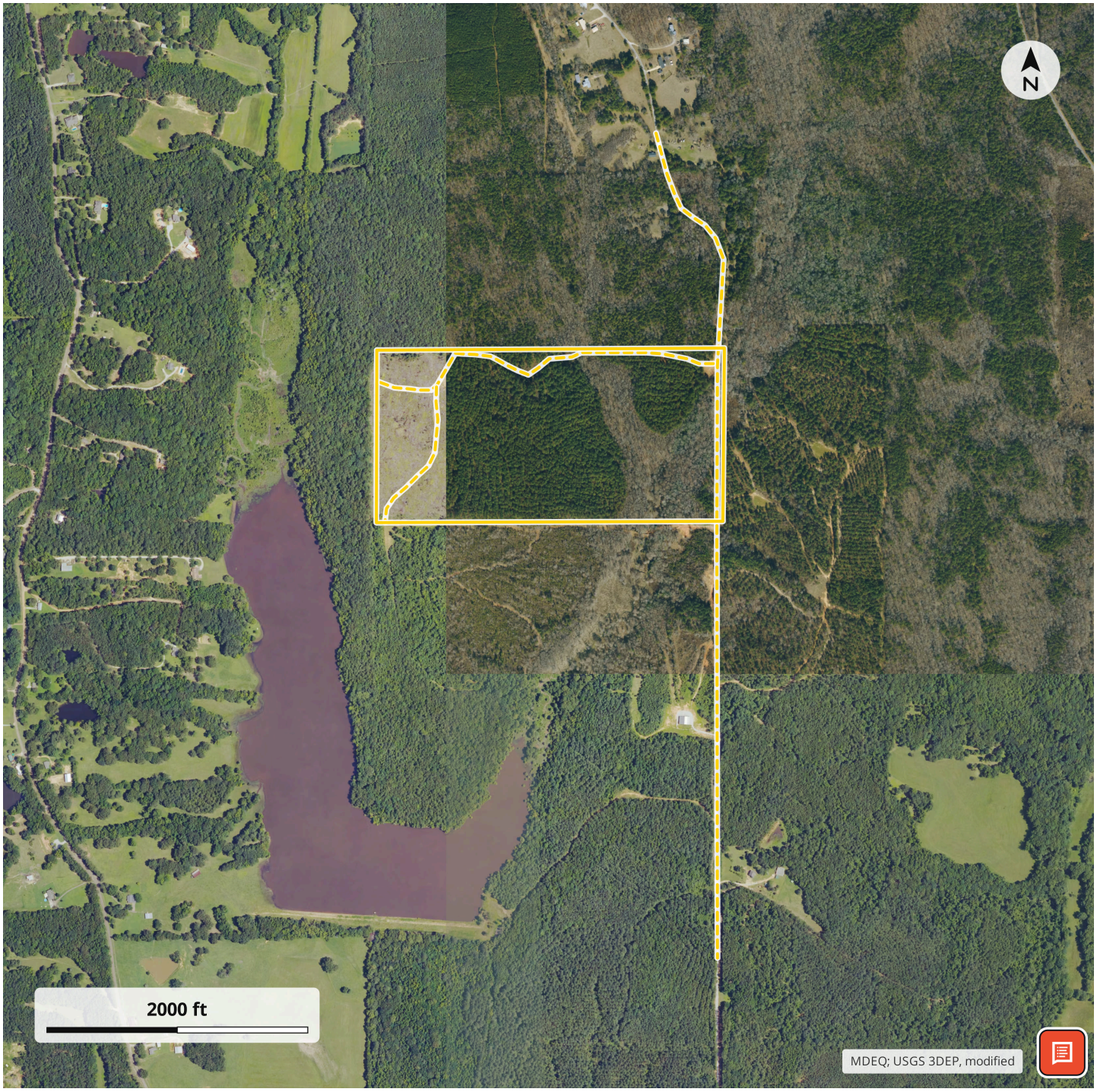
Regional Map



Locator Map


Hwy 6 E
US Hwy 278
Hwy 6 W
State Hwy 6
Co Rd 429
Hwy 334
N
2 mi
MDEQ; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Hunter McCool

Mobile
(662) 295-7447

Office
(662) 495-1121

Email
hmccool@mossyoakproperties.com

Address
108 Lone Wolf Drive

City / State / Zip
Madison, MS 39110

NOTES

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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.

Mossy Oak Properties Bottomland Real Estate
5795 Highway 45 Alt S
West Point, MS 39773
(662) 495-1121
https://www.mossyoakproperties.com/