

Lafayette County Potlockney 160
861 Highway 331
Potlockney, MS 38655

\$562,940
160.840± 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

160.840

Price

\$562,940

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

Hmccool@mossyoakproperties.com

Cell [662-295-7747](tel:662-295-7747)

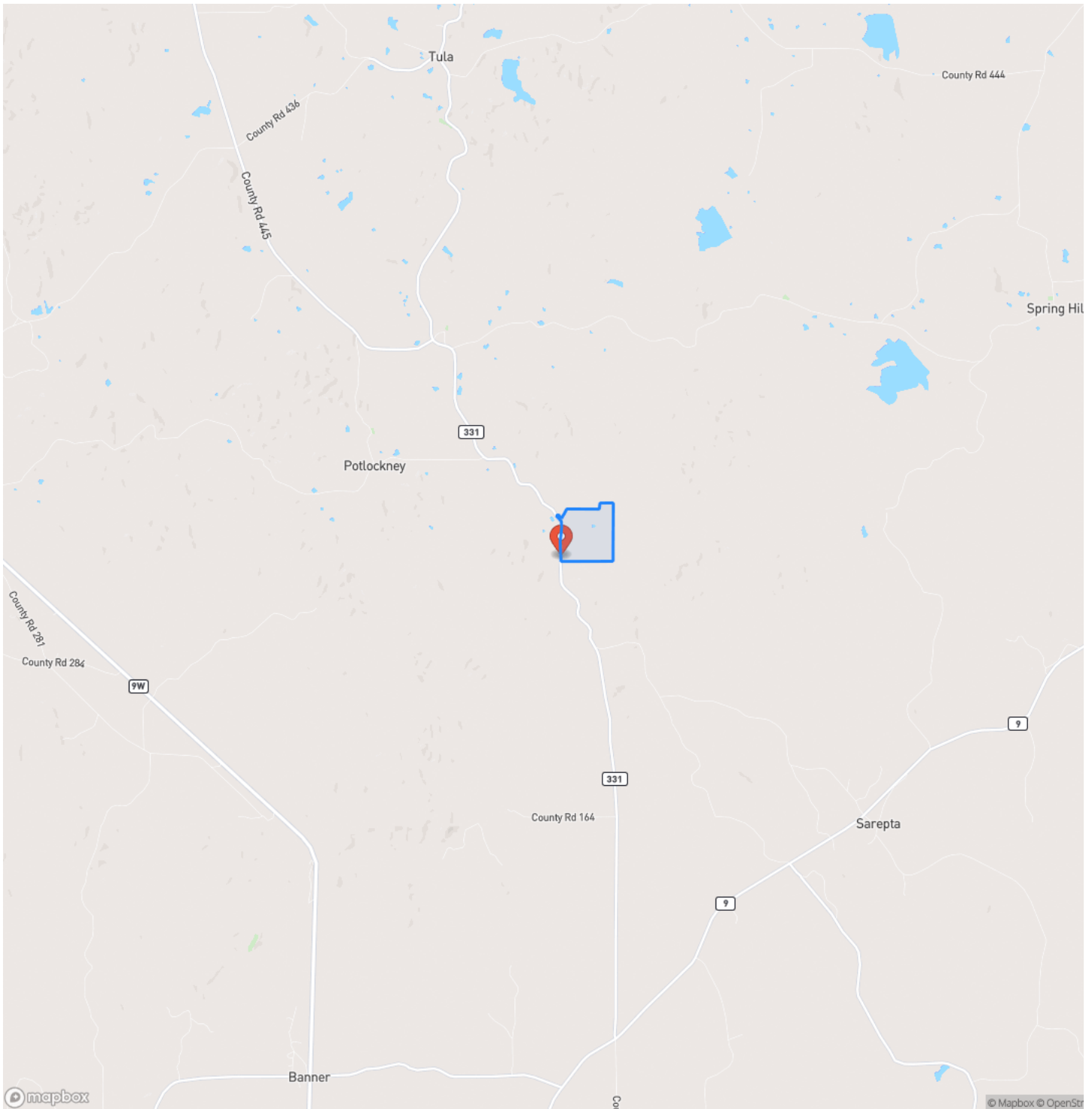
Office [662 495-1121](tel:662-495-1121)



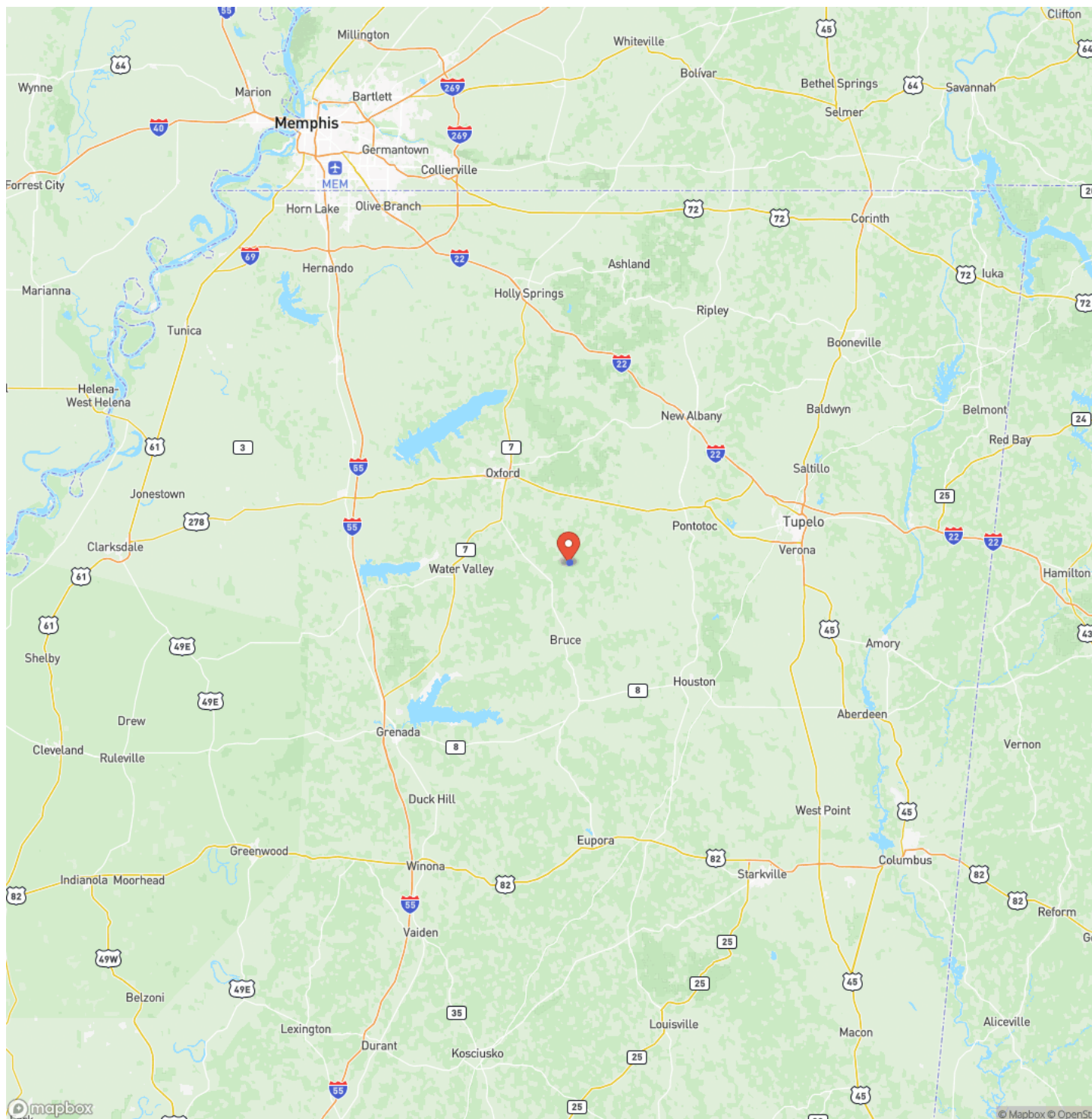
Lafayette County Potlockney 160
Potlockney, MS / Lafayette County



Locator Map



Locator Map



Satellite 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

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MossyOakProperties.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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

MossyOakProperties.com

