

**232± Acres in Lafayette County, MS**

**\$549,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

Office 662.238.4077

# Property Profile

## The Lafayette 232

### Location:

- Frontage on CR 351 Lafayette County, MS
- 9 Miles Southwest of the Oxford Square
- 7 Miles North of Water Valley
- 2 miles West of Taylor

### Coordinates:

- 34.264, -89.6273

### Property Information:

- 232± Acres
- 15 Year Old Natural Regeneration
- Signs of Deer and Turkey
- Established Trails/Roads
- Established Food Plots
- 2 Ponds
- Power at the Road and Water Nearby
- Priced Below Appraised Value

### Property Use:

- Recreational
- Fishing
- Hunting
- Investment

### Tax Information:

- Parcel #: 1783300100 2022 Taxes: \$676.50



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
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**RHEAGAN VAUGHN** | LAND SPECIALIST  
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4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



Welcome to The Lafayette 232 located just a short 19 minutes southwest of the Oxford City Limits! If you have been looking for a Lafayette County, MS getaway let's take a ride. These beautiful 232± acres present endless possibilities! The established road systems make it easy to navigate the property and jump in the stand just in time to watch the deer graze in your food plot. Because of its convenient location, you can call up a gobbler or rack in a buck and make it back in time for the big Ole Miss game or home for dinner!



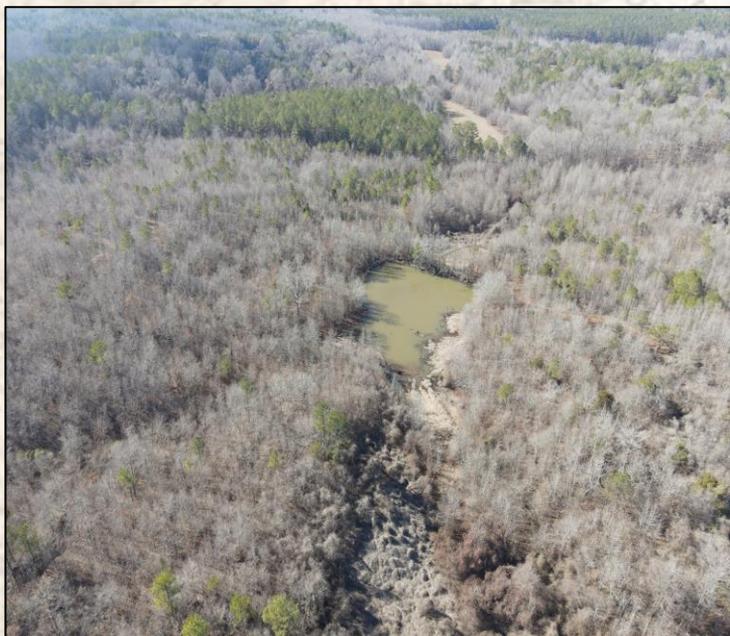
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There are even two very private ponds on the property for your enjoyment. As you follow the trails into the property off County Road 351, to the southwest, you will come to one of the ponds with opportunities to fish! If you don't have luck there just ride a little further and cast a line into the pond in the southeast corner of the tract.



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The natural regenerated pine and hard wood mix provides ample bedding and cover for deer, turkey, and small game. During our site visit, wildlife scrapes, rubs, and tracks were noticed. This property also offers established food plots complete with a variety of deer blinds, including a shooting house and a bow tree stand! Bring all of your hunting friends, there's plenty of blind choices for all of them.



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If you have been looking for a secluded place close to Oxford with endless hunting opportunities, where you could build your dream hunting cabin or full-time home, then this is it! In Lafayette County, this large 232-acre tract priced below appraisal, is definitely worth considering! Call Michael Oswalt or Rheagan Vaughn to schedule your private tour of The Lafayette 232 today!



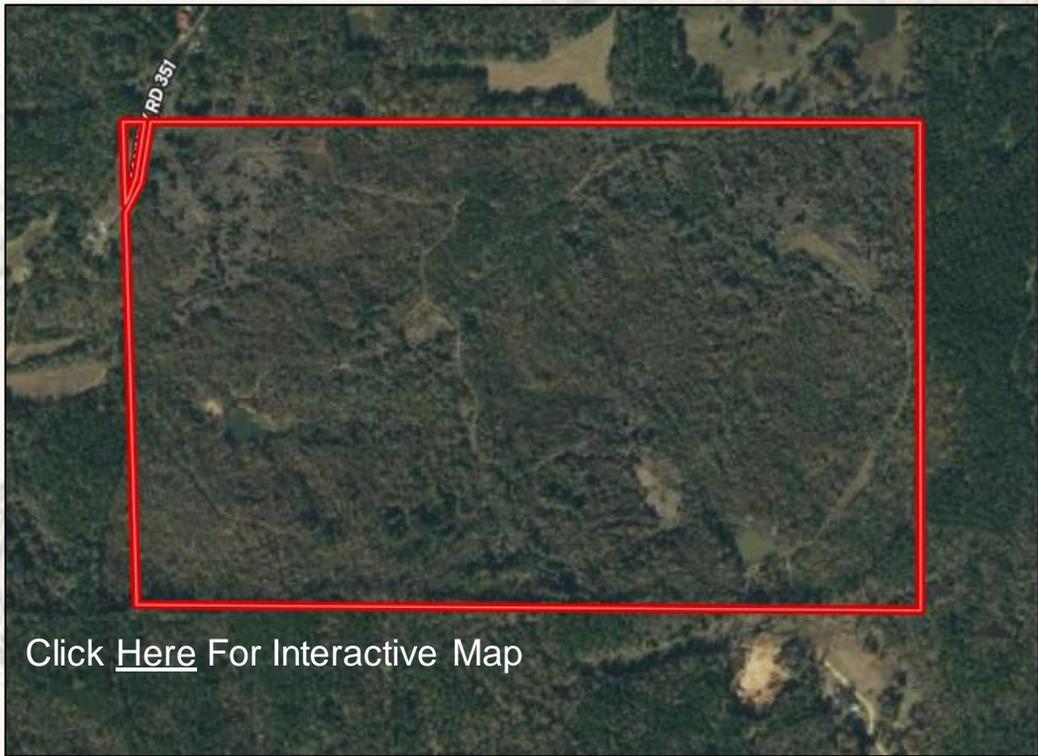
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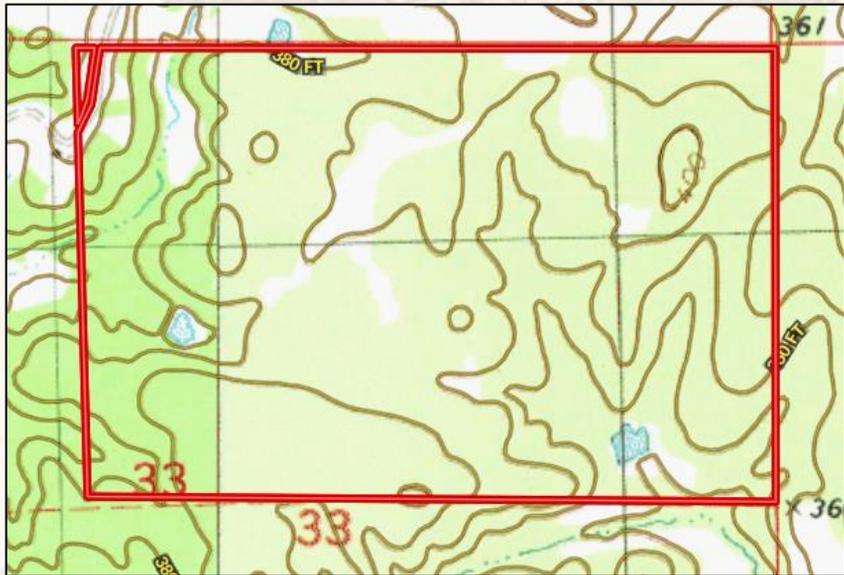
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Click [Here](#) For Interactive Map



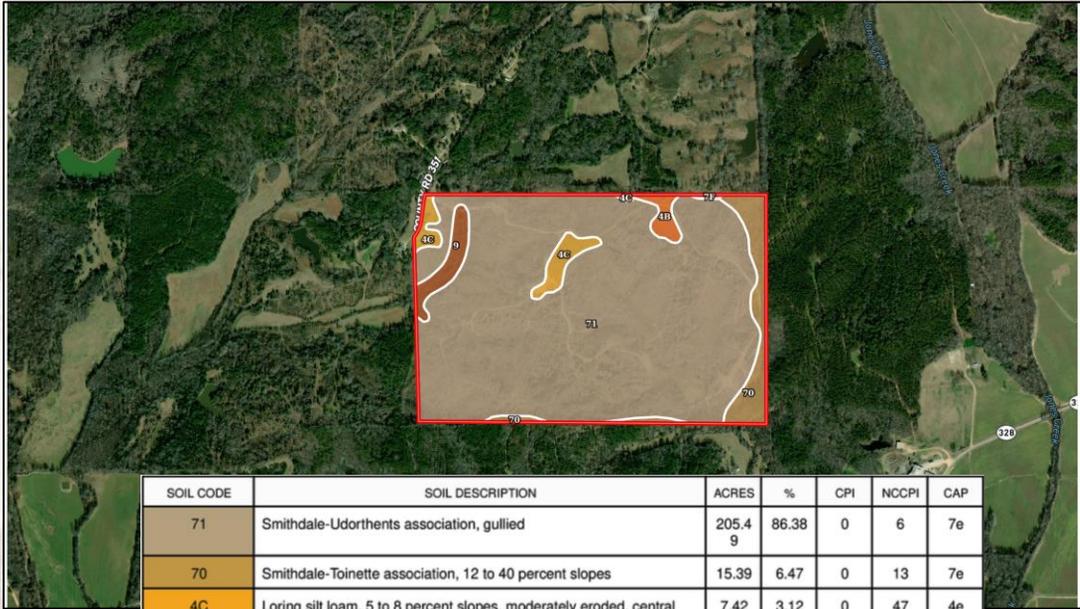
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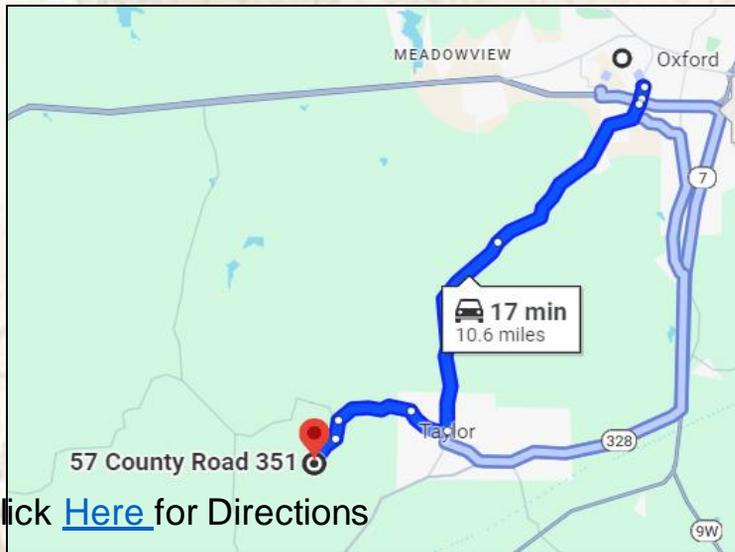
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
71	Smithdale-Udorthents association, gullied	205.49	86.38	0	6	7e
70	Smithdale-Toinette association, 12 to 40 percent slopes	15.39	6.47	0	13	7e
4C	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	7.42	3.12	0	47	4e
9	Ochlockonee sandy loam, occasionally flooded	5.94	2.5	0	74	2w
4B	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	3.31	1.39	0	55	3e
7F	Smithdale sandy loam, 15 to 35 percent slopes, eroded	0.34	0.14	0	16	7e
TOTALS		237.89(*)	100%	-	10.13	6.73



Click [Here](#) for Directions



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