

HOME AND 100± ACRES LAFAYETTE COUNTY, MS

\$1,620,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE LAFAYETTE 100

PROPERTY PROFILE

LOCATION:

- 981 Hwy 7 South
Water Valley, MS 38965
- Lafayette County
- 17± Minutes NE of Oxford

COORDINATES:

- 34.2399, -89.5716

PROPERTY USE:

- Residential
- Deer and Turkey
Hunting

TAX INFORMATION:

2023: \$3901.52

- Parcel # 1: 241-12-001.00
- Parcel# 2: 241-01-016.00

PROPERTY INFORMATION:

- 100± Acres
- 3,278± Square Foot Home
- 4 Bedrooms and 3.5 Bathrooms
- Safe Room/Gun Room Combo
- 3-Car Garage
- Outdoor Oasis with Gunitite
Pool and Pool House
- Giant Shop Partially Heated/
Cooled with Game Processing
Station, Walk-In Cooler,
and Full Bathroom
- ½ Acre Pond
- Pasture
- Timber
- Live Creek



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

21,000+ Followers

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAFAYETTE 100

WELCOME TO YOUR PERSONAL PARADISE IN LAFAYETTE COUNTY JUST 2.3± MILES SOUTH OF TAYLOR, MS. Located off Highway 7, this place has everything you have been looking for in country living: the house, the pool, the pool house, the shop, the pond, and the acreage! As you arrive, the long gravel drive will lead you through the big pines to the secluded home place where a 3,278± square foot home sits. Built in 2017, the home features four bedrooms, three and a half bathrooms, a great room, kitchen, office, safe room, three-car garage, and a beautiful outdoor area. The kitchen is equipped with many custom cabinets, stainless appliances, a breakfast area and an island. You will find built-ins, a gas fireplace, and vaulted ceilings in the great room. The office features pine walls, built-ins for additional storage, and a safe room/gun room combo. Each bedroom is spacious with big closets to match.

Out back is where you will spend time with friends and family! Fall in love with the covered area where you'll find a cooking station, fireplace, and a vaulted pine ceiling. All this overlooks your 20 x 40 gunite pool with a 12 x 20 tanning ledge and pool house, all constructed in 2023. You will be looking forward to summer here! The pool house is approximately 1,100 square feet equipped with modern finishes, a full bathroom, glass roll-up door, and a huge porch area. Aside from the home is a giant shop - 7,000± square feet under roof with 2,000± square feet being heated and cooled. The shop offers a full bathroom, a game processing station, walk-in cooler, and an open area for all your equipment.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

21,000+ Followers

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE LAFAYETTE 12

Finally, the land. You will quickly notice the diversity – pasture area, pockets of mature timber, thickets for bedding and nesting, open areas for wildlife plots, and a live creek. You have a .5+/- acre pond located off the back of the pool and a shop area for all of your fishing requirements. You will also find a fenced pasture area for your mini-farm needs. Bring all the farm animals with you. The interior and perimeter road system meanders the entire property leading you to nearly anywhere you want to go. The deer and turkey numbers are good in this area offering opportunities to take this property to the next level from a recreational standpoint. This tract also enjoys 2,900+ frontage feet along Humphreys Creek, a year-round clear water creek, for kids and grandkids to enjoy.

It's typically pretty hard to find a place with everything you need to appease the man, the wife, and kids, but this one truly has something for everyone. The location is super convenient, being a quick 17± minute drive to Oxford and 11± minutes to Water Valley.

If you have been on the hunt for a Lafayette County home place loaded with amenities, give Michael Oswalt a call today for your private showing.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

21,000+ Followers

Information is believed to be accurate but not guaranteed.

HOME AND 100 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER


C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 21,000+ Followers

Information is believed to be accurate but not guaranteed.

HOME AND 100 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

21,000+ Followers

Information is believed to be accurate but not guaranteed.

HOME AND 100 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

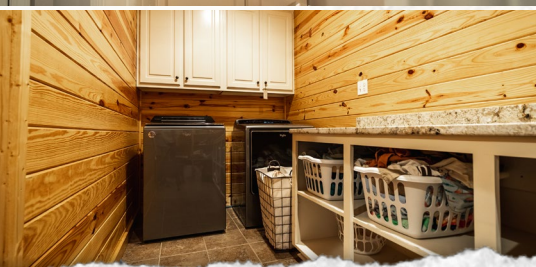
smalltownproperties.com

21,000+ Followers

Information is believed to be accurate but not guaranteed.

HOME AND 100 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

f/21,000+ Followers

Information is believed to be accurate but not guaranteed.

HOME AND 100 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER


C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 21,000+ Followers

Information is believed to be accurate but not guaranteed.

HOME AND 100 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

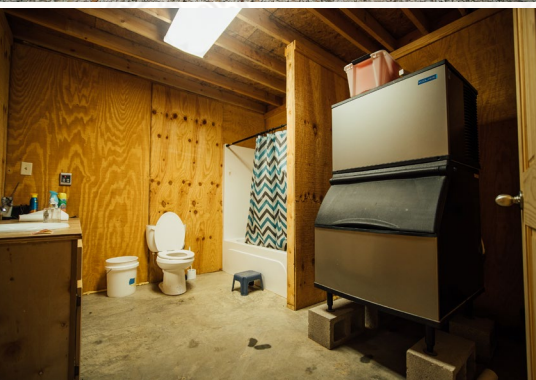
smalltownproperties.com

21,000+ Followers

Information is believed to be accurate but not guaranteed.

HOME AND 100 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

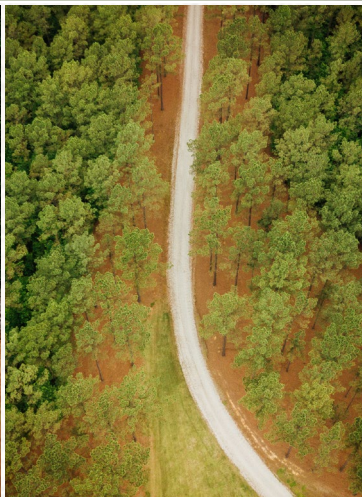
smalltownproperties.com

21,000+ Followers

Information is believed to be accurate but not guaranteed.

HOME AND 100 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

21,000+ Followers

Information is believed to be accurate but not guaranteed.

HOME AND 100 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

21,000+ Followers

Information is believed to be accurate but not guaranteed.

HOME AND 100 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER


C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 21,000+ Followers

Information is believed to be accurate but not guaranteed.

HOME AND 100 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

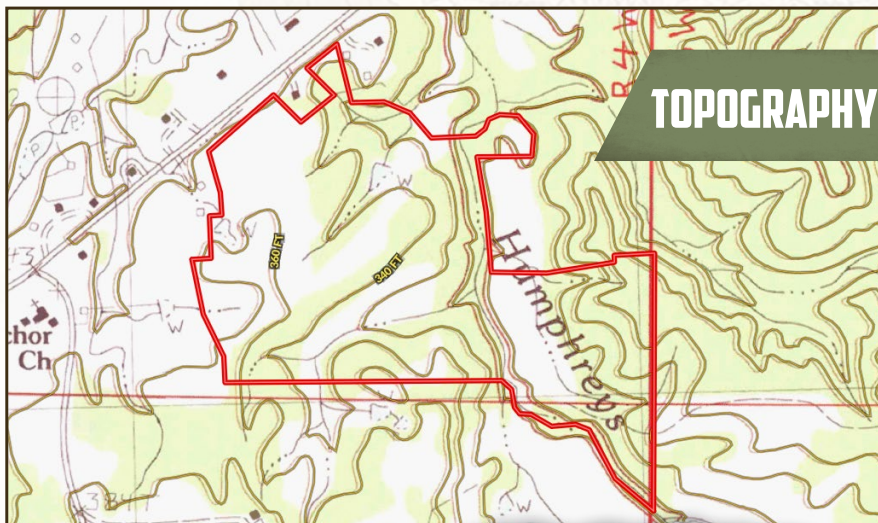
21,000+ Followers

Information is believed to be accurate but not guaranteed.

HOME AND 100 ± ACRES LAFAYETTE COUNTY, MISSISSIPPI



land **id.** LINK



TOPOGRAPHY MAP



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

21,000+ Followers

Information is believed to be accurate but not guaranteed.

SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
70	Smithdale-Toinette association, 12 to 40 percent slopes	49.7	50.34	0	13	7e
2C	Providence silt loam, 5 to 8 percent slopes, moderately eroded	15.46	15.66	0	36	3e
9	Ochlockonee sandy loam, occasionally flooded	13.95	14.13	0	74	2w
14	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	9.59	9.71	0	74	2w
2B	Providence silt loam, 2 to 5 percent slopes, moderately eroded, north	9.09	9.21	0	37	2e
3D3	Lexington silt loam, 8 to 15 percent slopes, severely eroded	0.93	0.94	0	65	6e
TOTALS		98.72(100%	-	33.84	4.71



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

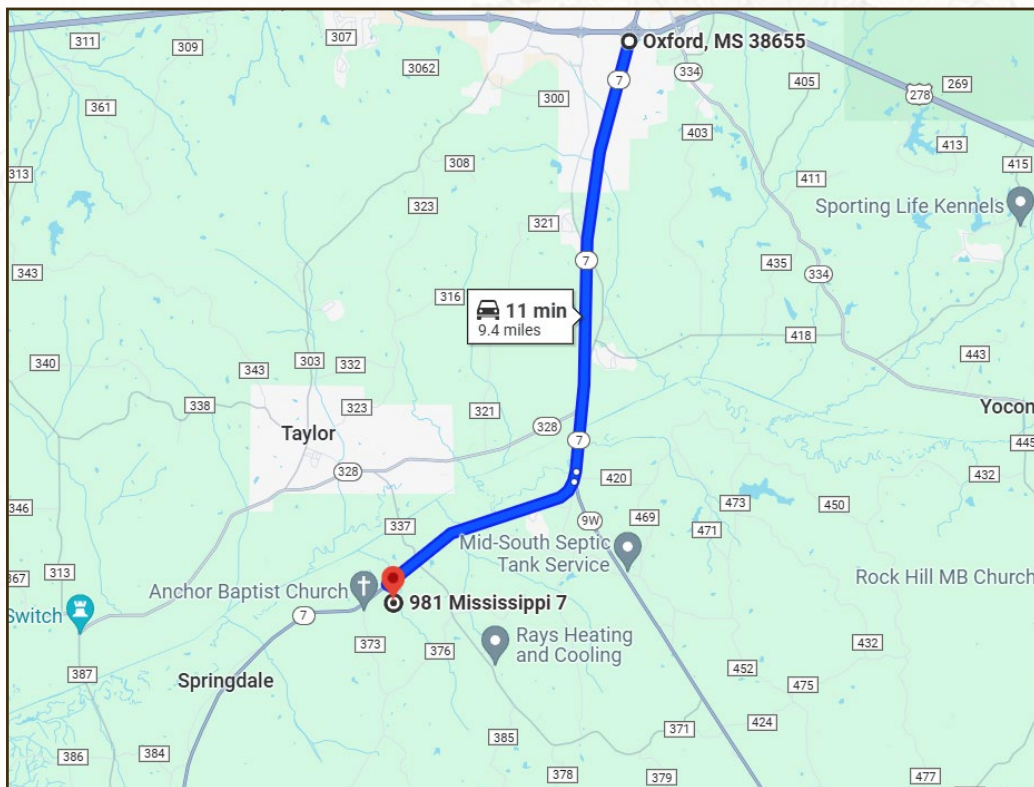
michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

f/21,000+ Followers

Information is believed to be accurate but not guaranteed.



Directions From the Intersection of 278 and MS-7 S in Oxford, MS: Travel south on MS-7 S for 6.2 miles. At the traffic circle, take the 1st exit and stay on MS- 7 S. In 3.1 miles take a left at the property.

PHYSICAL ADDRESS: 981 MS-7 WATER VALLEY, MS 38965

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

f/21,000+ Followers

Information is believed to be accurate but not guaranteed.