LARGE DEVELOPMENT OR RECREATIONAL TRACT
336± Acres in Lafayette County, MS

DEVELOPERS, THIS COULD BE SPECIAL! Located just 15.5 miles from the Oxford Square, this beautiful 336± acre tract has big rolling hills and a spectacular 50+ acre lake site that is nearly ready to build and all testing has been completed. The home sites are limitless, great exterior and interior road system that has access on the west side of CR 432 and has 4 access points. Electricity is Available.

SPORTSMEN, THIS ONE HAS TREMENDOUS HUNTING! There is a LARGE quail population, *140 class deer have been taken and it is absolutely loaded with turkey. Many foodplots are in place, and McCain Creek transverses the property.

INVESTORS, THIS COULD BE FOR YOU! The property is completely timbered in extensively managed plantation pine that was planted in 1993, second generation, nearing the second thinning and it has been burned four times.

DON'T LET THIS ONE GET AWAY! CALL MICHAEL OSWALT FOR YOUR PRIVATE SHOWING TODAY!

DIRECTIONS: From Oxford, travel Hwy 9 W, turn left onto CR 429, left onto CR 472, then right onto CR423. The property is on the west side of the road.

MORE THAN 10K FOLLOWERS ON FACEBOOK

call me today!

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

MORE THAN 10K FOLLOWERS ON FACEBOOK

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

2011-2020 BEST BROKERAGES

REALTORS® LAND INSTITUTE
RLI MISSISSIPPI CHAPTER

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

MORE THAN 10K FOLLOWERS ON FACEBOOK

2011-2020 BEST BROKERAGES

REALTORS® LAND INSTITUTE

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 **office** | 662.719.3967 **cell**
Licensed in MS, AR & MO

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

MORE THAN 10K FOLLOWERS ON FACEBOOK

2011-2020 BEST BROKERAGES

REALTORS® LAND INSTITUTE

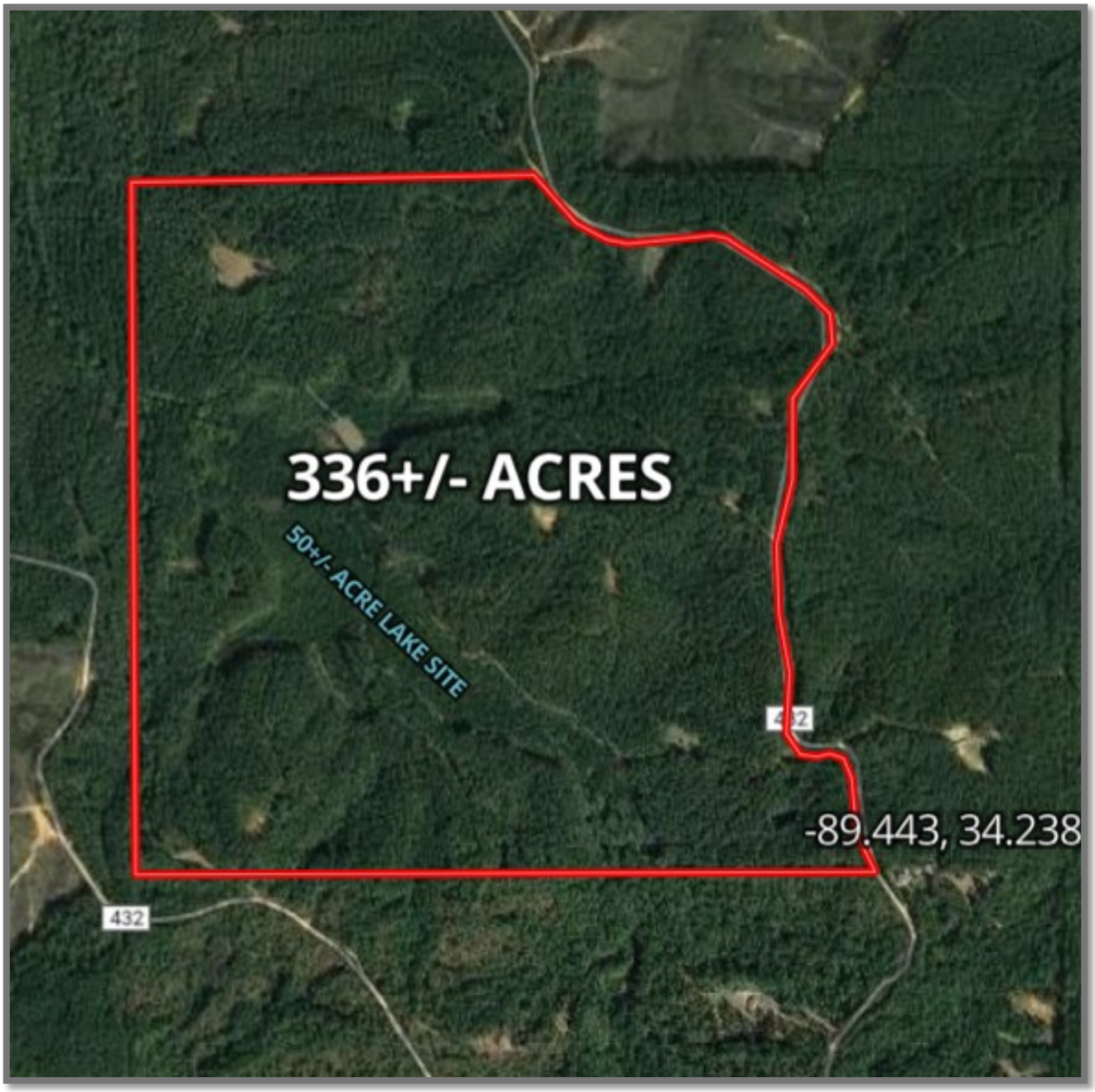
MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 **office** | 662.719.3967 **cell**
Licensed in MS, AR & MO

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

AERIAL MAP



CLICK HERE FOR AN INTERACTIVE MAP

MORE THAN 10K FOLLOWERS ON FACEBOOK

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

2011-2020 BEST BROKERAGES

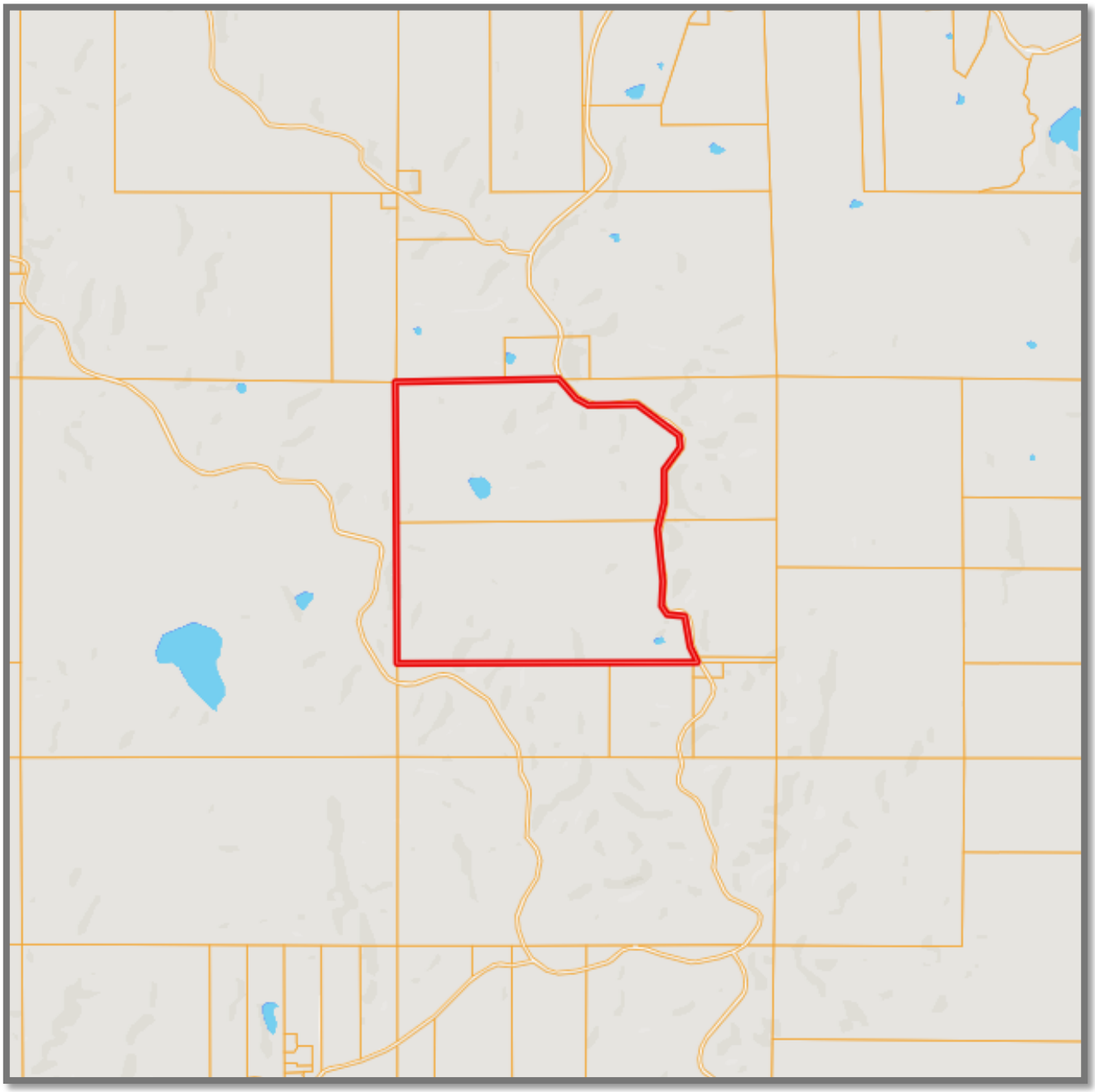
REALTORS® LAND INSTITUTE

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

OWNERSHIP MAP



MORE THAN 10K FOLLOWERS ON FACEBOOK

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

2011-2020 BEST BROKERAGES

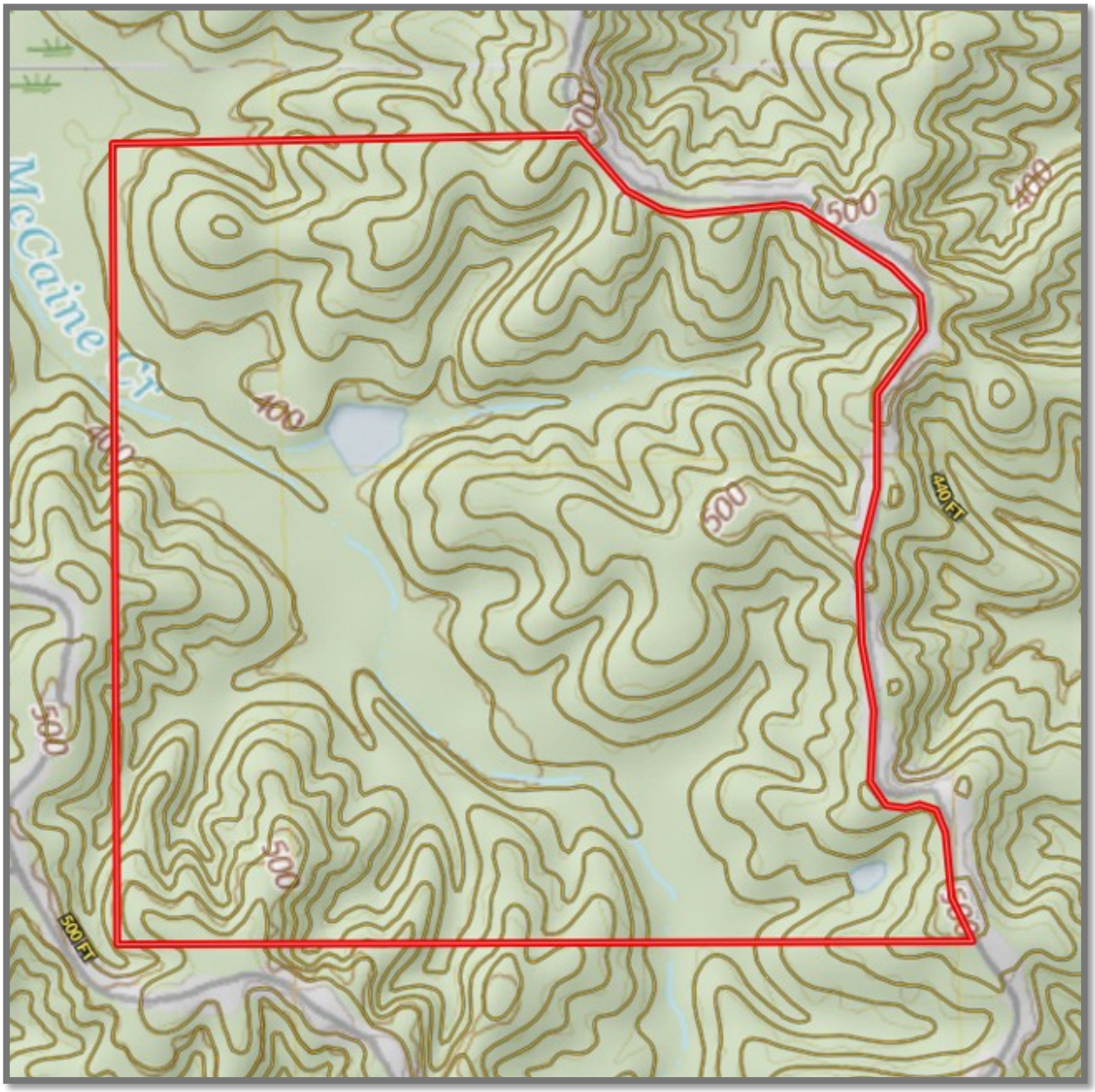
REALTORS® LAND INSTITUTE

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

TOPO MAP



MORE THAN 10K FOLLOWERS ON FACEBOOK

2011-2020 BEST BROKERAGES

REALTORS® LAND INSTITUTE

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
38	Maben-Smithdale-Tippah association, hilly	294.8	87.15	7e
51	Arkabutla silt loam, occasionally flooded	43.5	12.85	2w

MORE THAN 10K FOLLOWERS ON FACEBOOK

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

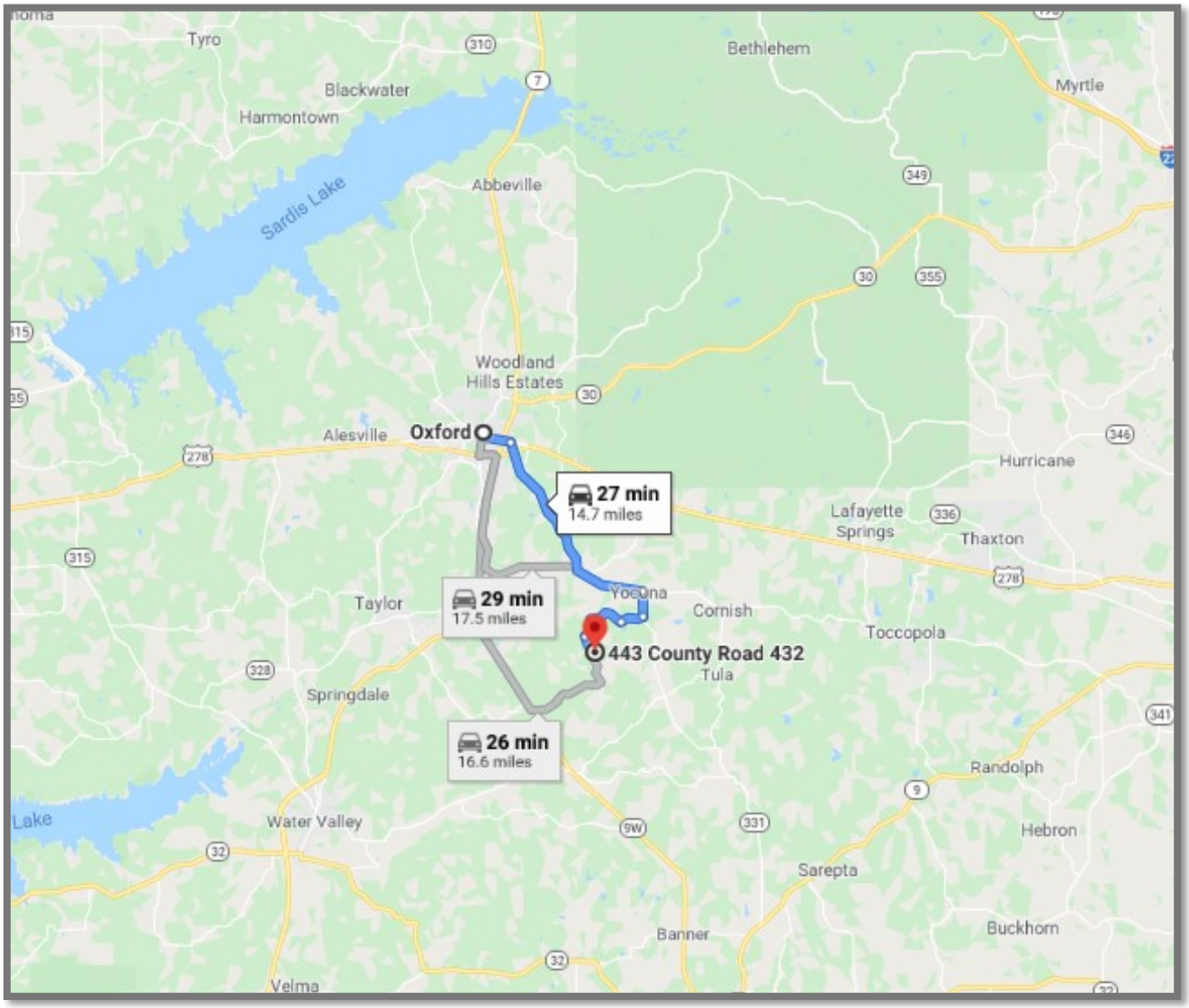
Tom Smith LAND AND HOMES
Expect More. Get More.

2011-2020 BEST BROKERAGES
REALTORS® LAND INSTITUTE

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

DIRECTIONAL MAP



Directions: From Oxford, take Hwy 9 W, turn left onto CR 429, left onto CR 472, then right onto CR423. The property is on the right side of the road. GOOGLE MAP LINK

call me today!

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.