

DEVELOPMENT OR ESTATE PROPERTY

345± ACRES IN LAFAYETTE COUNTY, MS



Here is your chance to own a large recreational tract just over one mile from the Oxford City limits. This Lafayette County, MS property is conveniently located 2.96 miles southwest of the Old Taylor Road and Highway 6 intersection, 3.57 miles southwest of the Highway 6 and Highway 7 intersection, 1.67 miles west of Highway 7, 0.73 miles southeast of Old Taylor Road, 1.6 miles northeast of Taylor, MS, and only 5 miles to Vaught-Hemingway Stadium. This tract has approximately 400± feet of road frontage and an additional 1,400± feet along the east side of County Road 323. Electricity is available with Taylor Water Association being approximately 2,200 feet to the west, 870 feet to the south, and 1,350 feet to the east. While holding for future development possibilities, you will be watching your timber value grow as the entire property is timbered (see detailed timber stand map with acreages). If purchased for a residential estate just a few minutes from campus, the timber is reaching the “pretty canopy stage” where the pines transfer from a thicket to a more open, aesthetically pleasing stage. This property has been strictly managed by Campbell Group Timber Company for many years with the goal of future harvest. Morris Creek traverses the north end of the property creating a nice water feature and the possibility of a lake site. Additionally, Oxford has been growing to the south for a few years and this 345± acre tract is right in the crosshairs. If you have been looking for a large tract near the town of Oxford, give Michael Oswalt a call today for your private showing.



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call me today!

MICHAEL OSWALT, ASSOC. BROKER

Michael@TomSmithLand.com

601.898.2772 office | 662.719.3967 cell

Licensed in MS, AR & MO



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AERIAL MAP



[CLICK HERE FOR INTERACTIVE MAP](#)



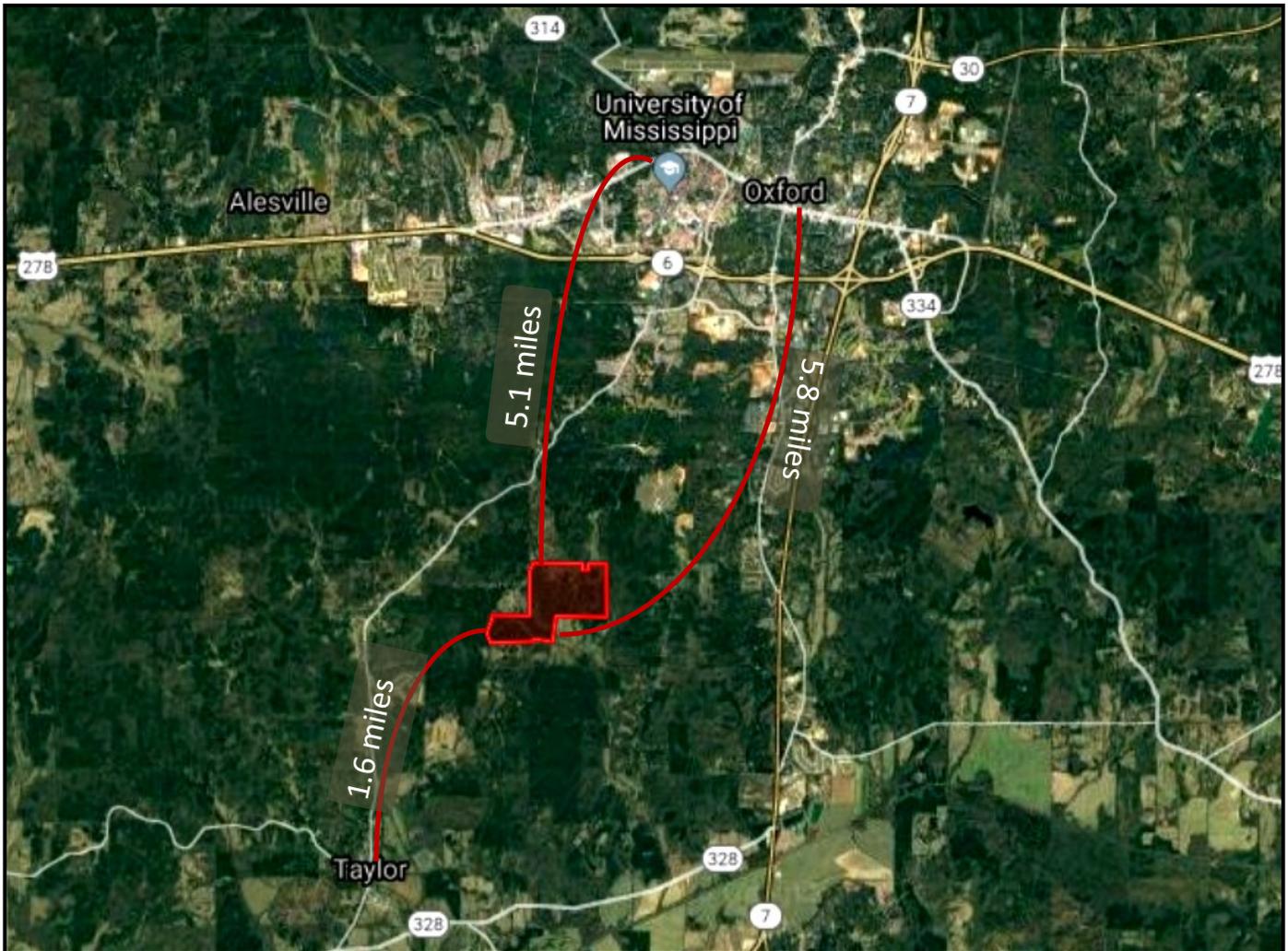
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LOCATION MAP



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TIMBER STAND MAP



TC & I
Dixieland Treefarm
DX000027
Map Created On: 02/20/19

	Hardwood
	Non-Timber Production
	Pine 60.6%
	Pine/Hardwood

1 in = 0.16 miles

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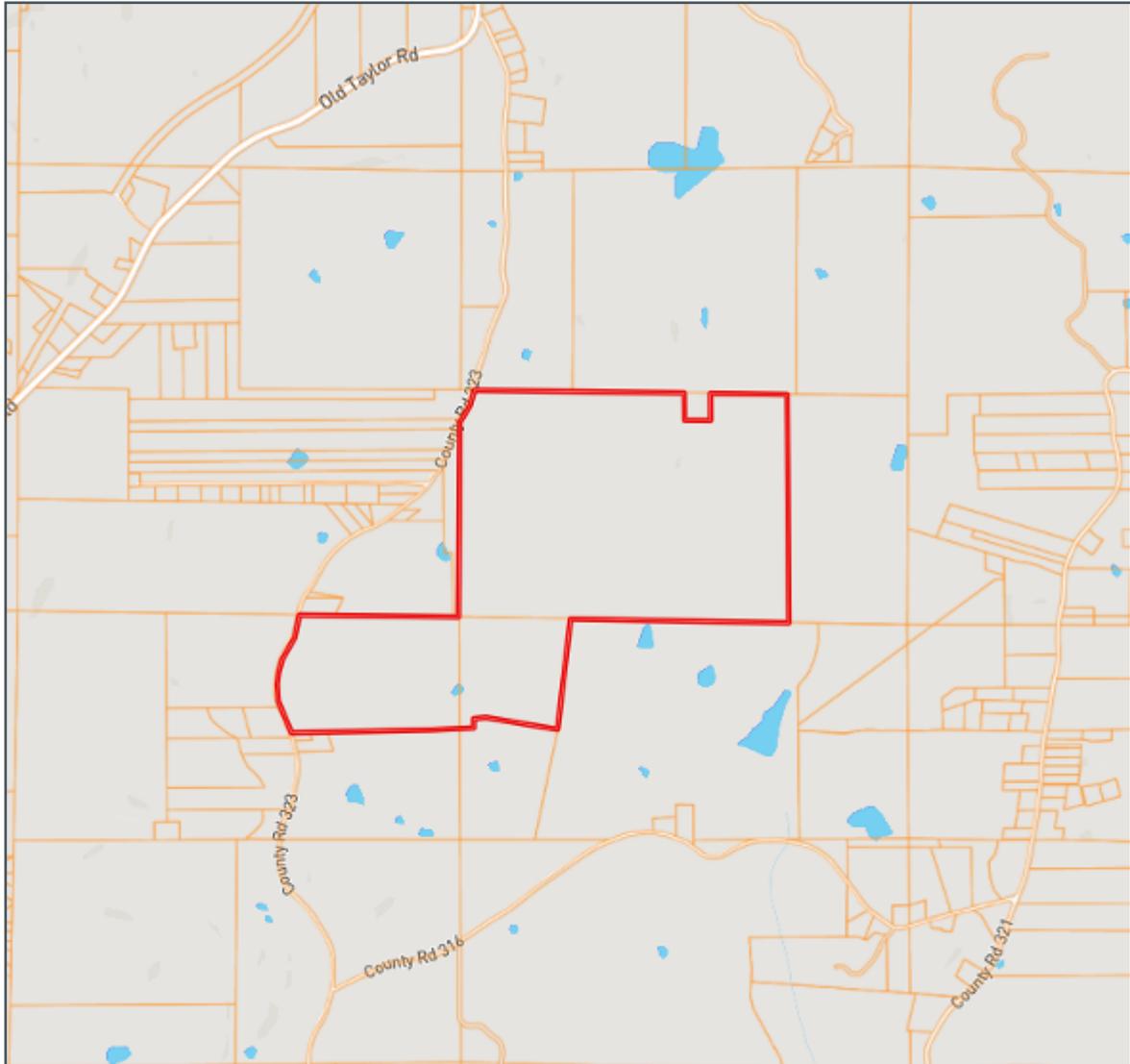
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OWNERSHIP MAP



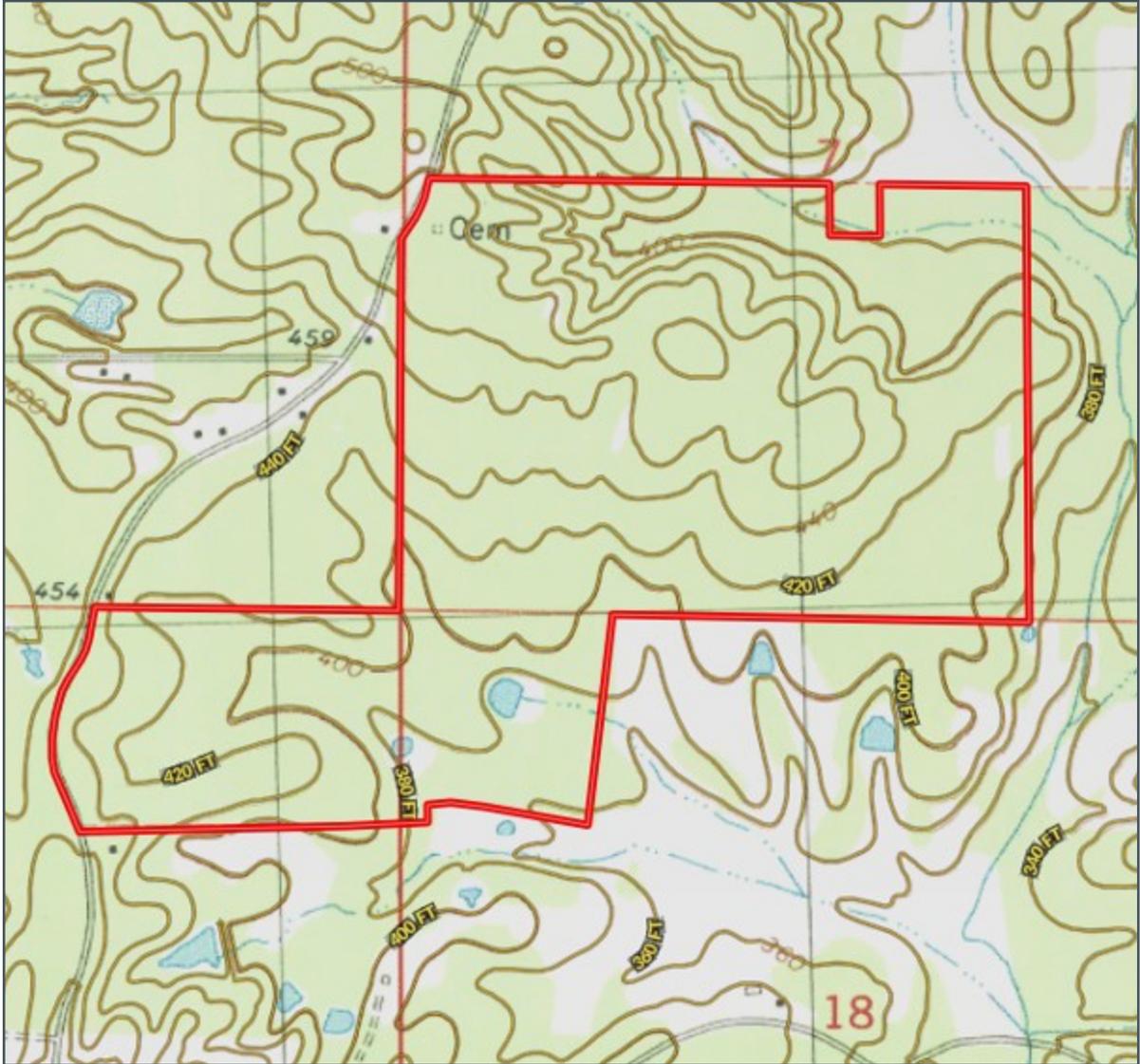
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TOPO MAP



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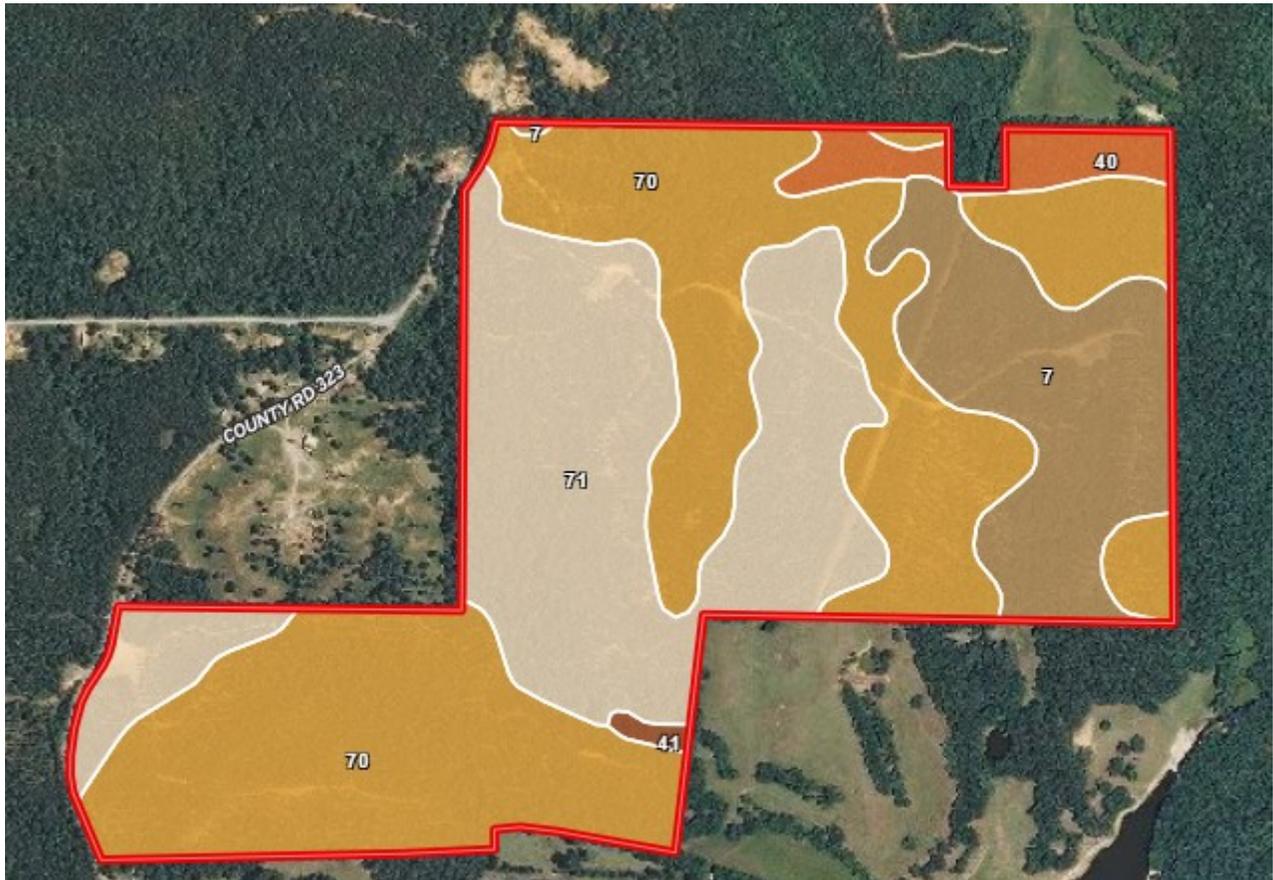
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
7	Smithdale-Udorthents complex, gullied	49.5	14.68	7e
40	Ochlockonee-Bruno association, frequently flooded	11.2	3.32	4w
71	Smithdale-Udorthents association, gullied	108.1	32.05	7e
70	Smithdale-Toinette association, 12 to 40 percent slopes	167.2	49.56	7e
41	Ochlockonee-Bruno complex, frequently flooded	1.3	0.39	4w



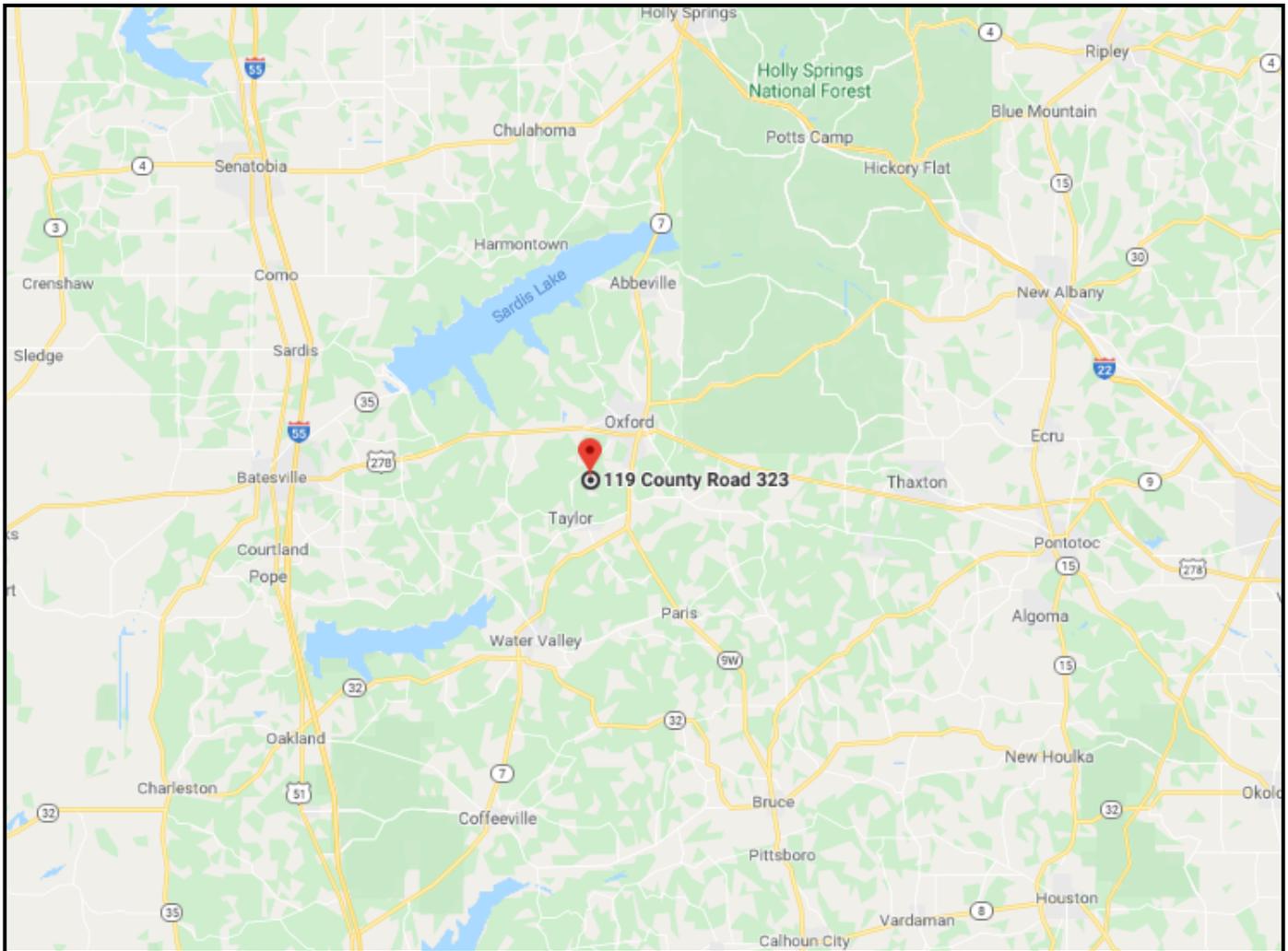
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DIRECTIONAL MAP



DIRECTIONS FROM OXFORD, MS: TRAVEL OLD TAYLOR ROAD FOR 5.7 MILES. TURN LEFT ON CR 323. AFTER 1.3 MILES, THE PROPERTY WILL BE ON YOUR LEFT. [GOOGLE MAP LINK](#)



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