

RECREATIONAL TIMBERLAND

145.2± ACRES IN LAFAYETTE COUNTY, MS



\$3,495/ACRE

Welcome to your new country estate or recreational timberland property in Lafayette County, MS! This 145.2± acre tract has been in the family since 1913 and it's time to pass it on to the next generation. The old family home is still standing in the established yard just off Highway 7 and would make a great place to build your own cabin or country estate. The 1,920± frontage feet along the south side of Highway 7 offers plenty of room for more homes or an alternate location for a homeplace for yourself. The property also enjoys everything the avid sportsman would want: mature hardwoods for aesthetics and bowhunting, small area of planted pines, and a creek. The timber makeup would allow for some cutting to be done immediately if needed, and the diversity of the tract will allow for most all MS hunting (deer, turkey, and small game). If you are looking for proximity to Oxford, this tract is just a short 15 minute drive from town via highway 7. This property offers community water and electricity. If you are an outdoorsman, looking for an alternative to a condominium in town, this could be the property for you! Give Michael Oswalt a call today for your private showing.

DIRECTIONS FROM OXFORD, MS: Travel Highway 7 for approximately 7.3 miles. Remain on Highway 7 at the Highway 9/Highway 7 split. After .5 miles the property will be on the left. [GOOGLE MAPS LINK](#)



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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



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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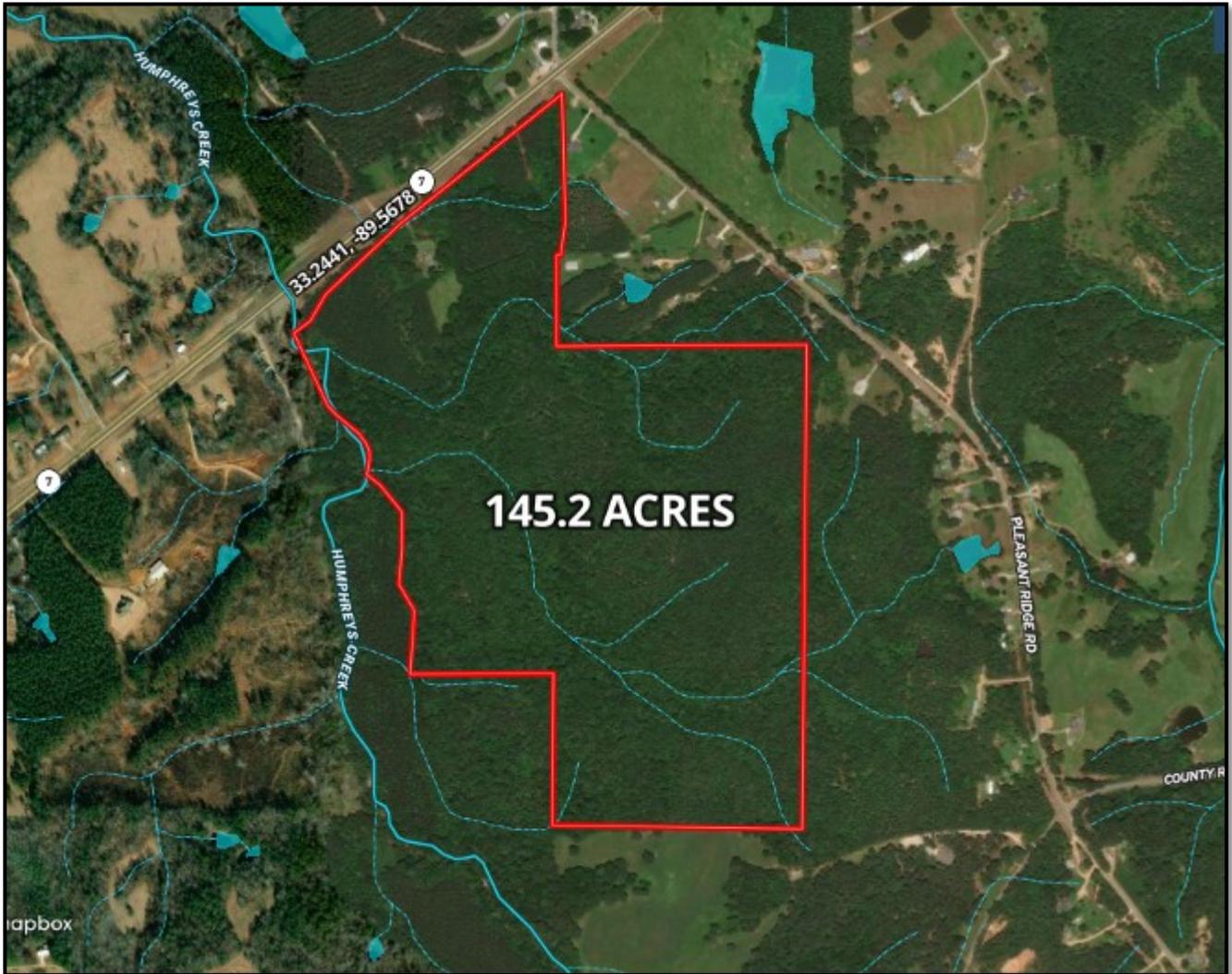
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AERIAL MAP



[Click here for an Interactive Map](#)



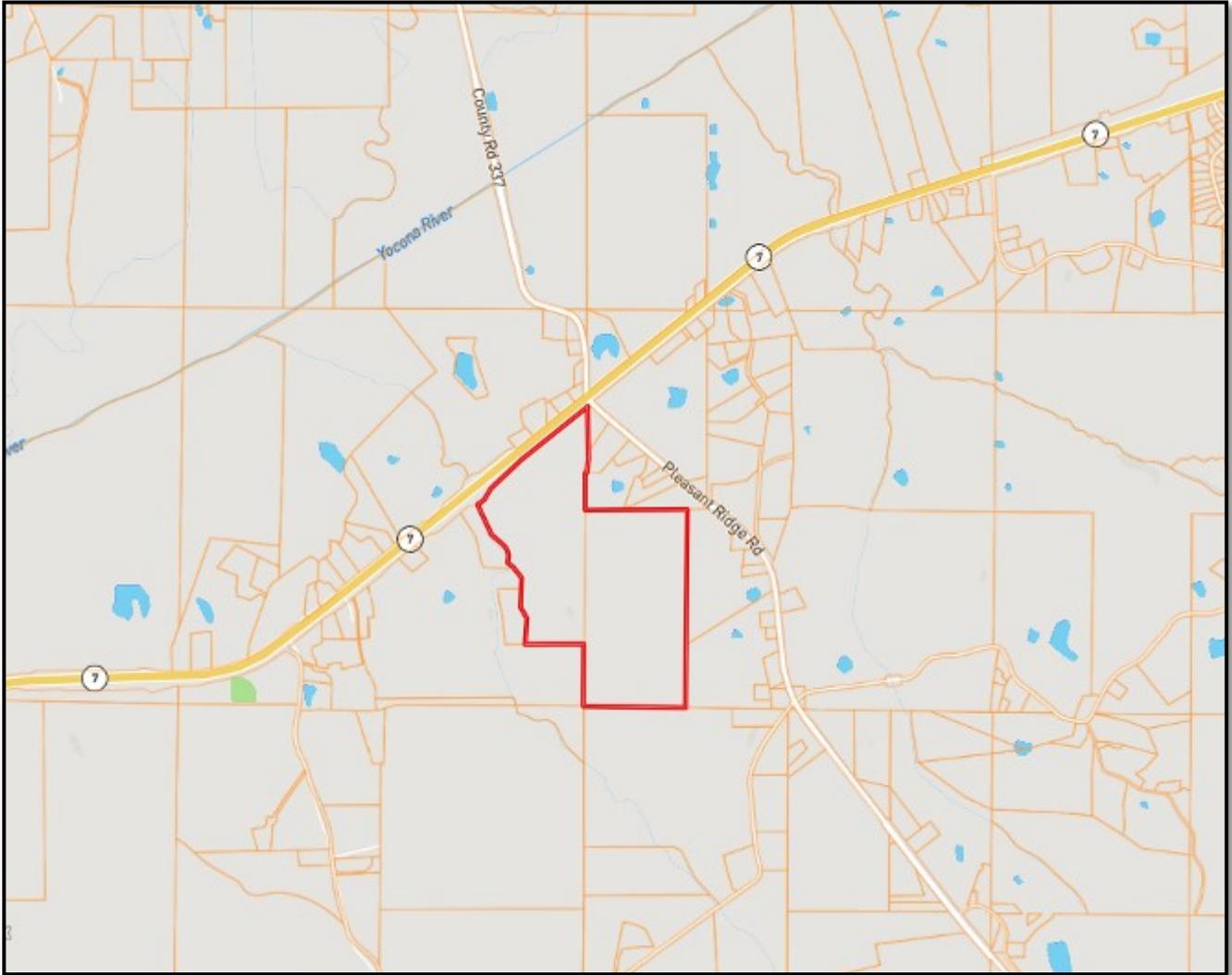
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OWNERSHIP MAP



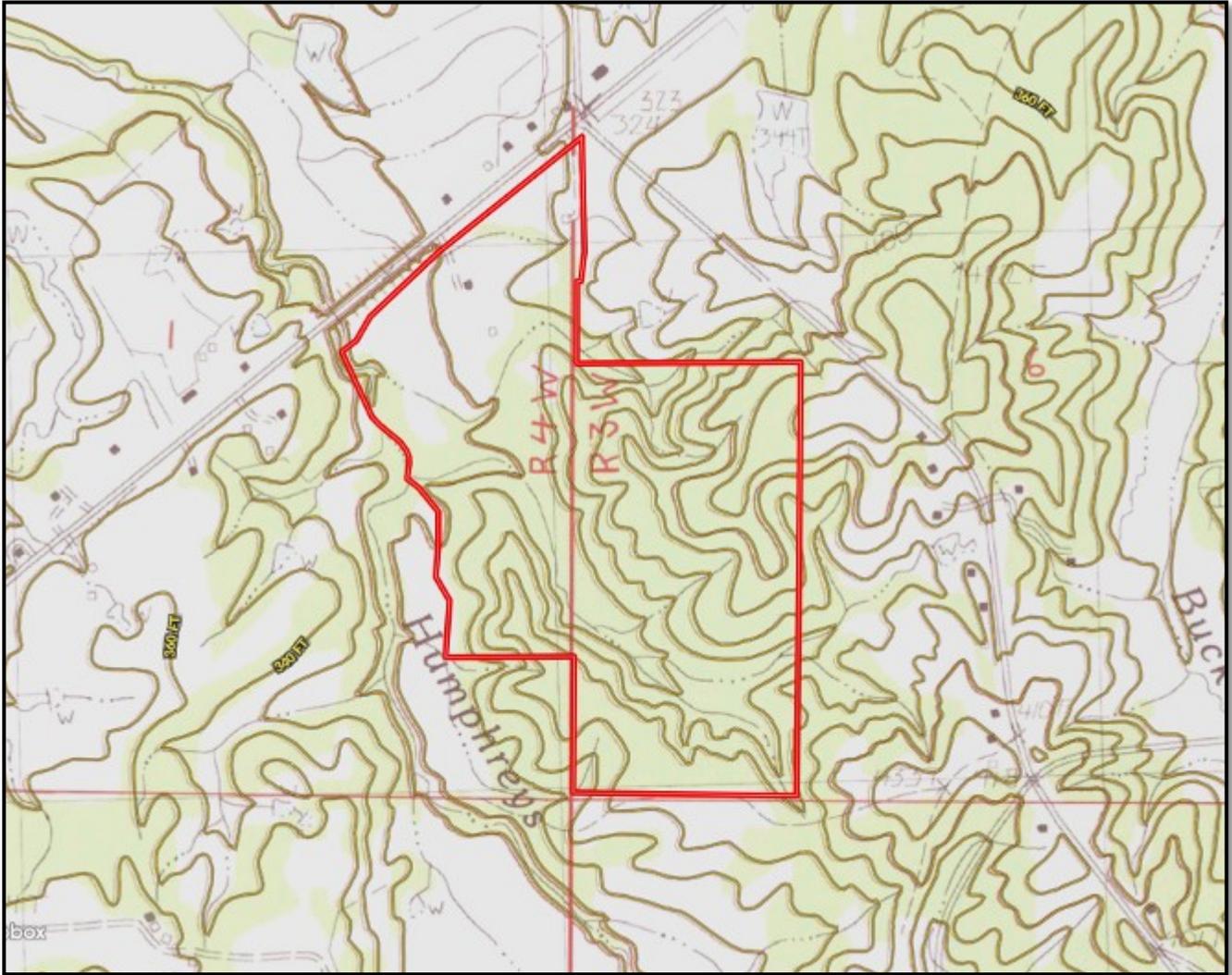
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TOPO MAP



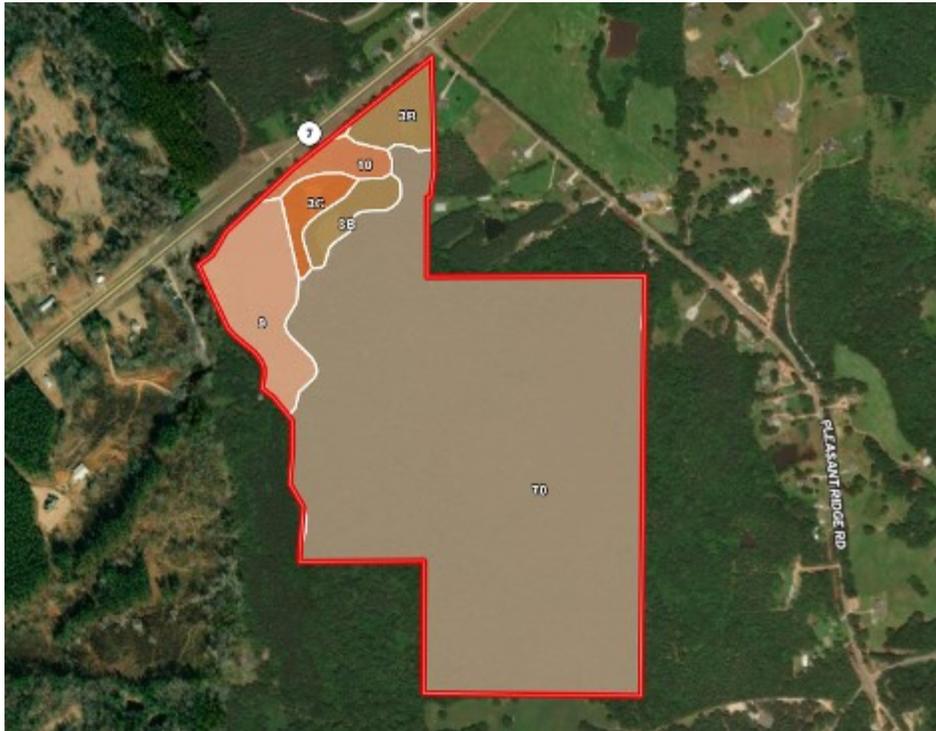
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3B	Lexington silt loam, 2 to 5 percent slopes, moderately eroded	7.4	5.08	2e
3C	Lexington silt loam, 5 to 8 percent slopes, moderately eroded	2.9	1.98	3e
14	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	0.1	0.08	2w
2C	Providence silt loam, 5 to 8 percent slopes, moderately eroded	0.1	0.07	3e
7F	Smithdale sandy loam, 15 to 35 percent slopes, eroded	0.1	0.04	7e
70	Smithdale-Toinette association, 12 to 40 percent slopes	120.8	82.95	7e
9	Ochlockonee sandy loam, occasionally flooded	11.4	7.81	2w
10	Chenney silt loam, 0 to 2 percent slopes, occasionally flooded	2.9	2.01	2w



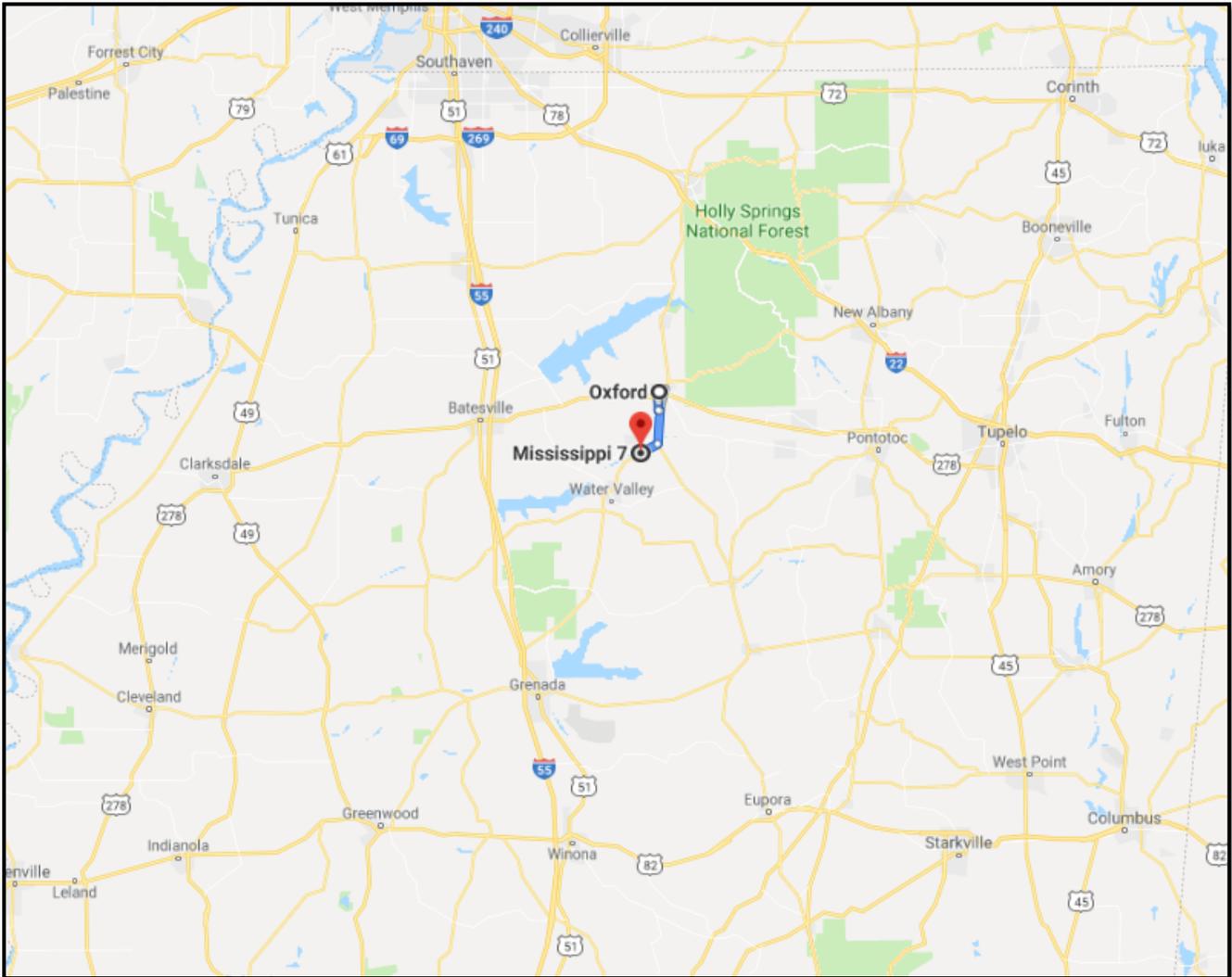
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DIRECTIONAL MAP



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