



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

132.04± ACRES
LAFAYETTE COUNTY, MS
\$1,452,440



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE LAFAYETTE 132.04

PROPERTY PROFILE

LOCATION:

- County Road 102
Oxford, MS 38655
- Lafayette County
- 3.5± Miles NW of the
Oxford City Limits
- 28± Miles NE of Batesville
- 88± Miles SE of Memphis, TN

COORDINATES:

- 34.4561, -89.6068

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Sites

PROPERTY INFORMATION:

- 132.04 ± Surveyed Acres
- Lot Branch Creek Frontage
- Great Internal Road System
- Mixed Timber
- Wildlife Plots
- Deer & Turkey
- Utilities On-Site
- Multiple Build Sites

TAX INFORMATION:

- Parcel #: 075-22-011.00
- 2025 Taxes: \$519.30



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAFAYETTE 132.04

WELCOME TO THE LAFAYETTE 132, LOCATED JUST 7± MILES NORTHWEST OF THE HISTORIC OXFORD SQUARE IN LAFAYETTE COUNTY, MISSISSIPPI. This 132.04± surveyed acre property offers an excellent combination of location, privacy, recreation, and potential. With water and power onsite, multiple potential cabin or home sites, a good internal road system, mixed timber, wildlife plots, and Lot Branch Creek frontage, this tract is well suited for someone looking for a sizable property close to Oxford.

The Lafayette 132 offers a secluded feel while still being conveniently located. The timber consists of a mixture of planted pines and mature hardwoods, providing both scenic aesthetics and excellent wildlife habitat. A great road system is already in place, making access throughout the property easy. Wildlife plots are scattered across the tract, and the surrounding area is known for good deer and turkey numbers, providing excellent hunting opportunities. Lot Branch Creek is a seasonal creek that traverses the property from north to south, providing a natural travel corridor and water source.



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MORE ABOUT THE LAFAYETTE 132.04

If you're thinking about building a home or cabin, Northeast Mississippi EPA provides electricity to the area, and water is supplied by a private well. Location is one of the biggest advantages of the Lafayette 132. You can be at your favorite Ole Miss sporting event or enjoying a day on Sardis Lake in just minutes. The property is located approximately 2 miles southeast of the Coontown Crossing Boat Landing, 3.5± miles northwest of the Oxford city limits, 28± miles northeast of Batesville, Mississippi, and 88± miles southeast of Memphis, Tennessee.

If you've been searching for a sizable recreational property, privacy, timber, hunting opportunities, and convenient access to Oxford, the Lafayette 132 deserves a closer look.

**Contact Michael Oswalt today to schedule a private tour
and experience #TheSmallTownWay.**



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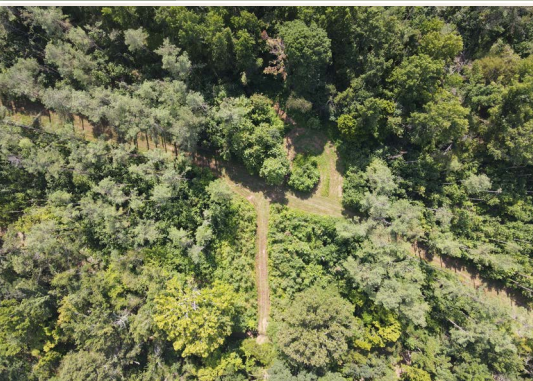
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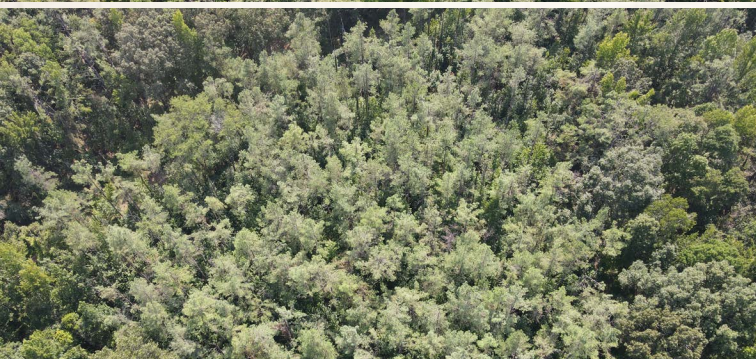
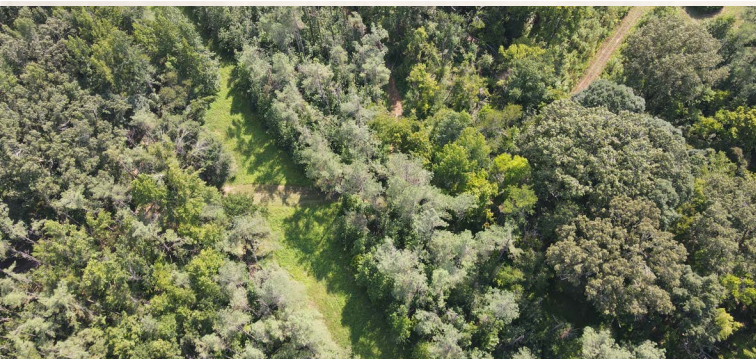
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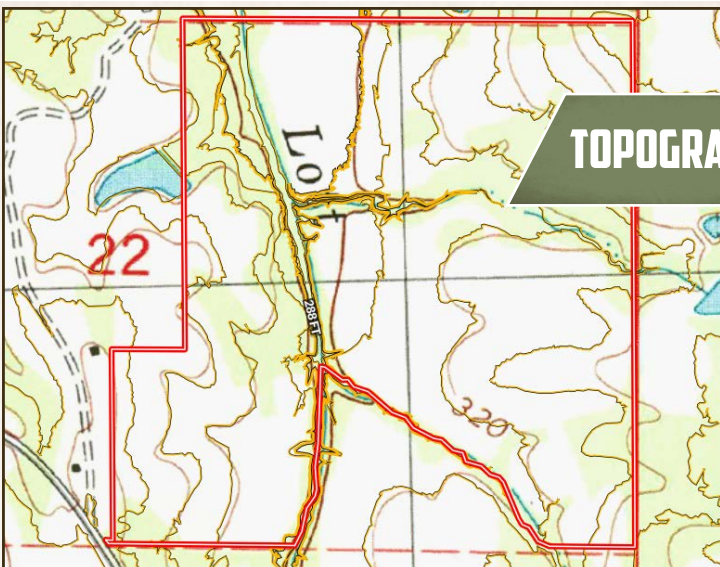
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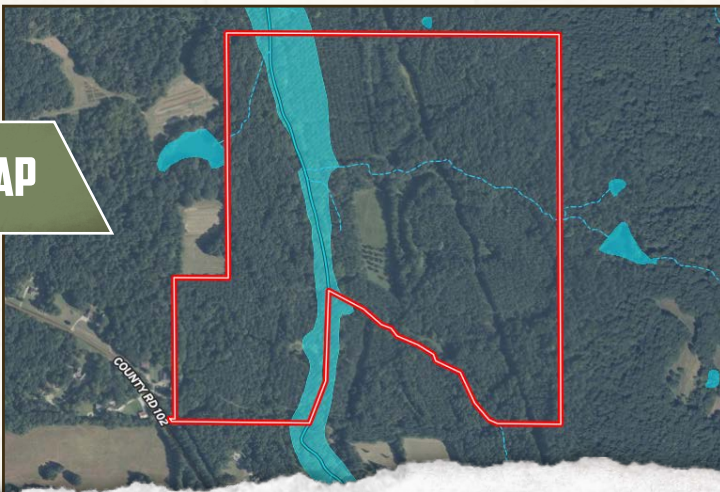
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TOPOGRAPHY MAP



FLOOD MAP



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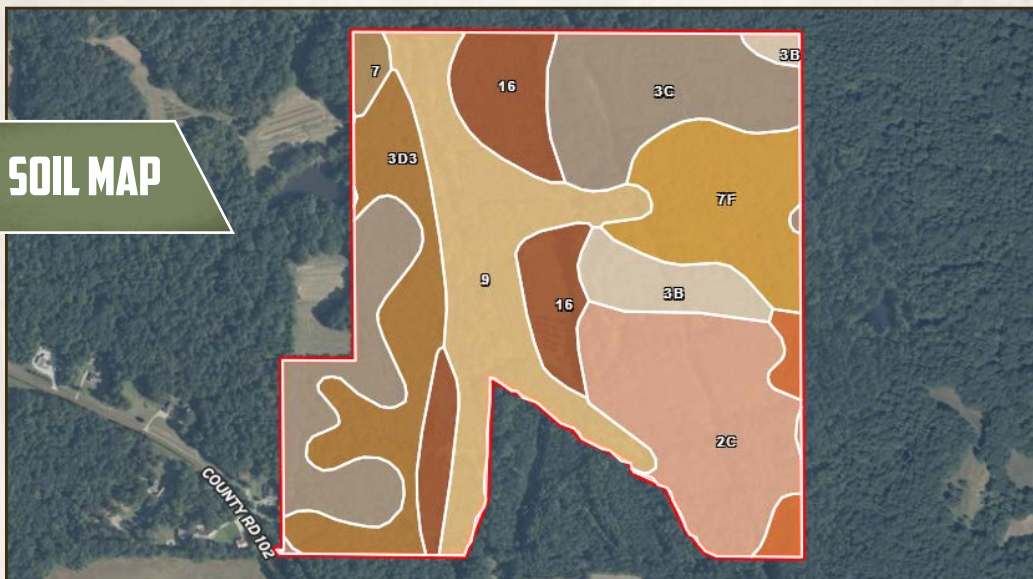
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3C	Lexington silt loam, 5 to 8 percent slopes, moderately eroded	28.35	21.37	0	76	3e
9	Ochlockonee sandy loam, occasionally flooded	24.42	18.4	0	74	2w
2C	Providence silt loam, 5 to 8 percent slopes, moderately eroded	22.32	16.82	0	36	3e
3D3	Lexington silt loam, 8 to 15 percent slopes, severely eroded	16.61	12.52	0	65	6e
16	Cascilla silt loam, 0 to 2 percent slopes, occasionally flooded	15.55	11.72	0	85	2w
7F	Smithdale sandy loam, 15 to 35 percent slopes, eroded	14.55	10.97	0	16	7e
3B	Lexington silt loam, 2 to 5 percent slopes, moderately eroded	6.81	5.13	0	75	2e
4B	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	2.49	1.88	0	55	3e
7	Smithdale-Udorthents complex, gullied	1.56	1.18	0	6	7e
W	Water	0.02	0.02	0	-	-
TOTALS		132.6 8(±)	100%	-	60.72	3.51



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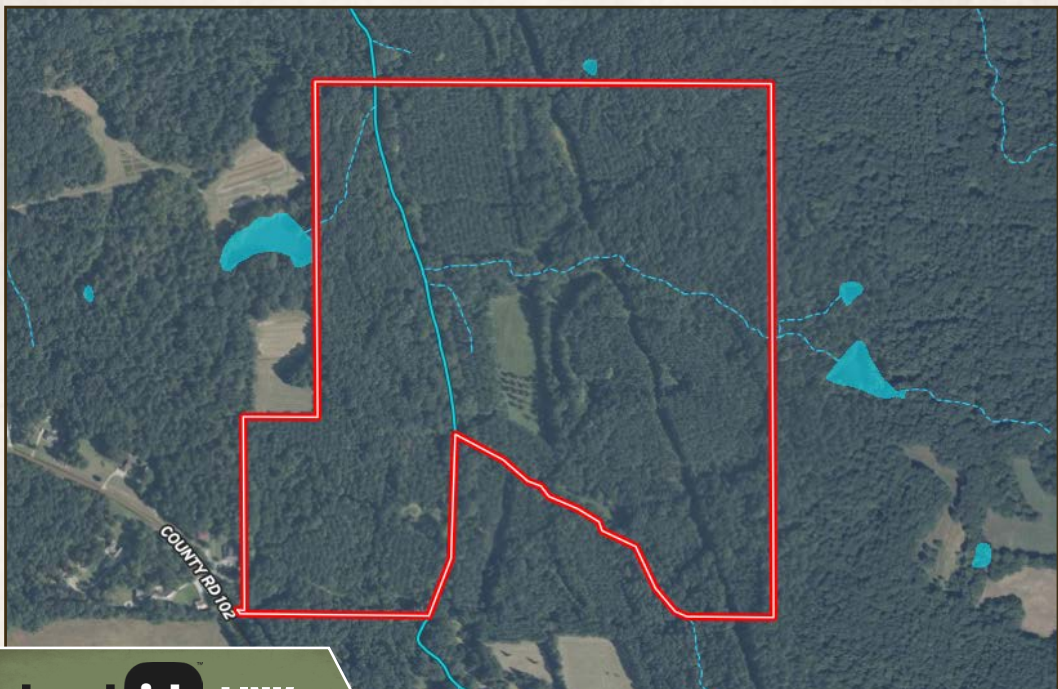
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land id. LINK



Directions From Oxford, MS: Travel west on Hwy 314 for 1.3 miles. Turn right onto Golf Club Road and continue for 0.3 miles. Turn left onto County Road 102 and proceed for 2.2 miles. At the traffic circle, continue straight to stay on County Road 102. Travel 1.9 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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