

48± ACRES
LAFAYETTE COUNTY, MS
\$184,800



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

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

THE LAFAYETTE 48

PROPERTY PROFILE

LOCATION:

- County Road 428
Paris, MS 38949
- Lafayette County
- 9.2± Miles E of Paris
- 18± Miles SE of Oxford

COORDINATES:

- 34.1758, -89.3683

PROPERTY USE:

- Potential Home/Cabin Site
- Hunting
- Investment

PROPERTY INFORMATION:

- 48± Acres
- Timber
- Great Hunting
- Paved Frontage on CR 428
- Agricultural Field on the North End
- Water and Electricity Available

TAX INFORMATION:

2022 - \$165.31

- Parcel #1: 227-36-015.00
\$150.56 (County)
- Parcel #2: 227-35-002.03
\$14.75 (County)



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAFAYETTE 48

WELCOME TO THE LAFAYETTE 48 LOCATED ON CR 428 RIGHT OUTSIDE OF PARIS, MS. This Lafayette County property is a nice quiet place, perfect for a future homestead. About two thirds of the property is wooded with mostly pines and a few stands of mature hardwoods. The terrain in the wooded section is made up of steep ridges and draws which lead to the top of a large hill. The north end of the tract offers paved road frontage while the remainder is bordered by a private property. Access to the southern end could be improved with a little roadwork. A large beanfield is situated on the north side and would be a perfect location for a house or cabin. This part of the property has access to water and electricity and is located outside of the floodplain. This property is within a thirty-minute drive of Oxford.

If you are looking for a home/cabin site with great hunting in Lafayette County, call Michael Oswalt for your private tour today.



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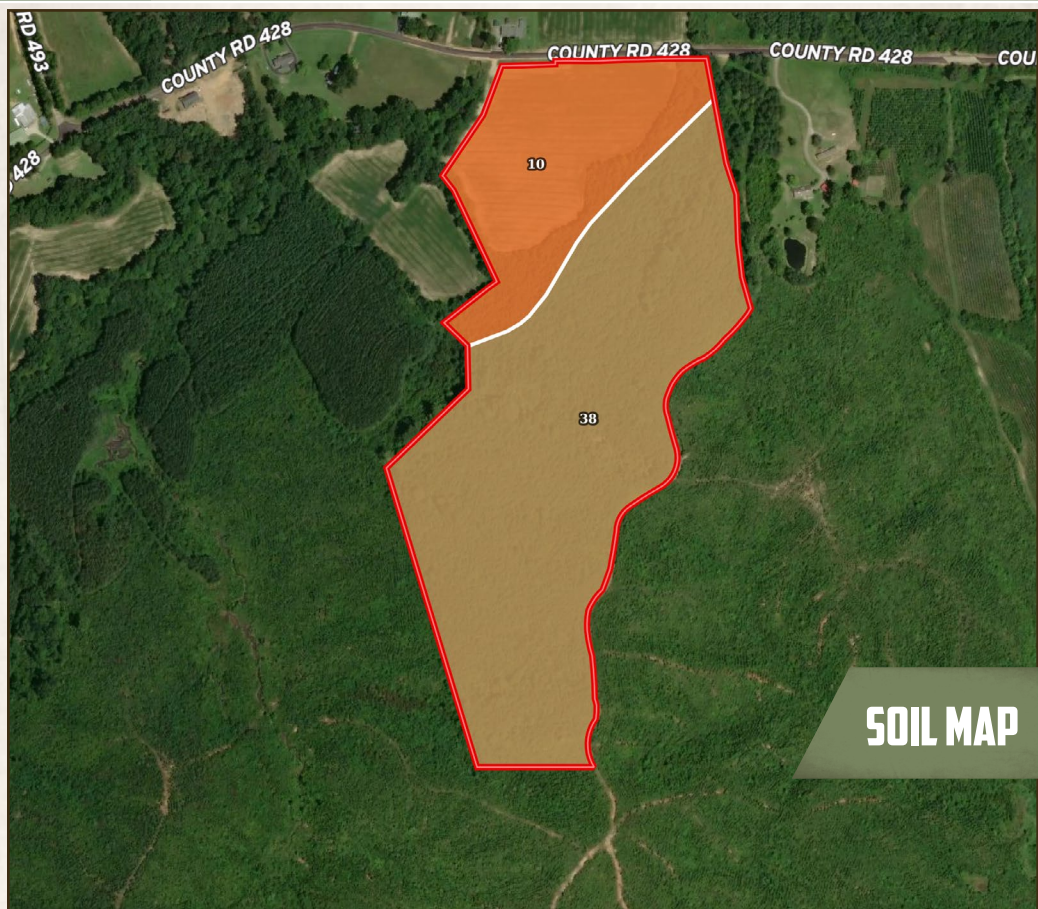
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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
38	Maben-Smithdale-Tippah association, hilly	35.48	73.93	0	33	7e
10	Chenneby silt loam, 0 to 2 percent slopes, occasionally flooded	12.52	26.09	0	79	2w
TOTALS		48.0*	100%	-	45.01	5.7



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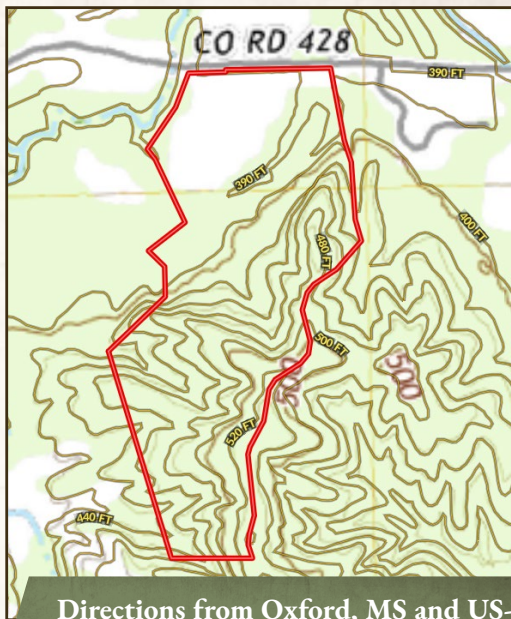
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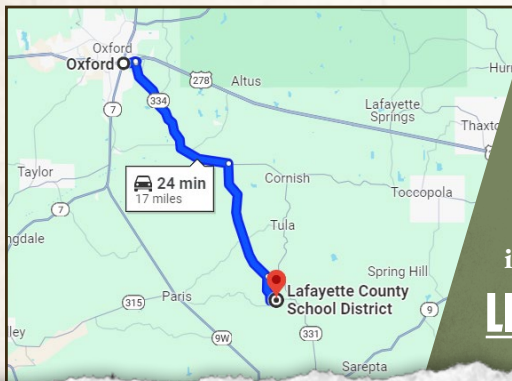
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TOPOGRAPHY MAP



Directions from Oxford, MS and US-278 E: Travel east on US-278 E for 0.7 miles. Take the MS-334 exit and travel 0.2 miles. Turn left onto MS-334 E and continue for 7.9 miles. Turn right onto Co Rd 445 and travel 6.6 miles. Turn right onto Co Rd 493 and travel 1.4 miles. Turn left onto Co Rd 428 and the property is located on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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