

105± ACRES
LAFAYETTE COUNTY, MS
\$349,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE LAFAYETTE 105

PROPERTY PROFILE

LOCATION:

- County Road 428
- Paris, MS 38949
- Lafayette County
- 5± Miles E of Paris
- 15± SE of Oxford

COORDINATES:

- 34.1731, -89.38135

TAX INFORMATION:

- Parcel #: 227-35-004.00
- Taxes: TBD

PROPERTY USE:

- Potential Home/Cabin Site
- Recreational
- Excellent Hunting
- Development Potential

PROPERTY INFORMATION:

- 105± Acres
- Cutover
- Hilltop Views
- Rolling Terrain
- Excellent Road Frontage
- Great Road System



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MICHAEL OSWALT, ALC

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAFAYETTE 105

WELCOME TO THE LAFAYETTE 105, A PROPERTY OFFERING A UNIQUE OPPORTUNITY FOR A NEW OWNER TO CREATE SOMETHING TRULY THEIR OWN! The 105± acre property is located along County Road 428 just east of Paris, Mississippi, in Lafayette County. With hilltop views, rolling terrain, excellent road frontage, and a blank slate following a recent timber harvest, this tract offers endless possibilities!

Upon arrival, you will immediately notice the elevated hilltop views and the substantial frontage along the north side of County Road 428, which is currently gravel. There are several areas across the property that appear to offer beautiful potential homesites, providing the opportunity to build a country home or cabin with plenty of privacy and room to spread out. Currently, water and power are not available on the property, but it is our understanding that utility service extends to within less than a mile east of the property. Buyers should investigate.

A clean slate was created when the timber was harvested in 2025, giving the new owner the opportunity to develop the property according to their vision. A small triangle of younger timber was intentionally left along the road, helping provide a visual buffer and shielding a food plot from road traffic. As you explore the property, you'll find plenty of additional open areas that could provide opportunities for establishing food plots and enhancing the property for wildlife.



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MORE ABOUT THE LAFAYETTE 105

The Lafayette 105 features rolling terrain with natural draws and several elevated areas, creating a diverse landscape. Depending on soil conditions and site suitability, there may also be multiple locations that could offer potential for constructing a pond or lake.

The combination of terrain, timber remnants, natural cover, and available acreage should provide excellent habitat for deer and turkey, making this a property with strong recreational potential.

Location is another major advantage, being just 5 miles east of Paris and approximately 15 miles southeast of Oxford, giving you easy access to restaurants, shopping, entertainment, and amenities of Oxford while still enjoying the privacy and peacefulness of a rural property.

Whether you're looking for a future homesite, a weekend cabin location, or a recreational property with excellent hunting and development potential, the Lafayette 105 is worth a closer look.

**Contact Michael Oswalt today to schedule your private tour
and experience #TheSmallTownWay!**



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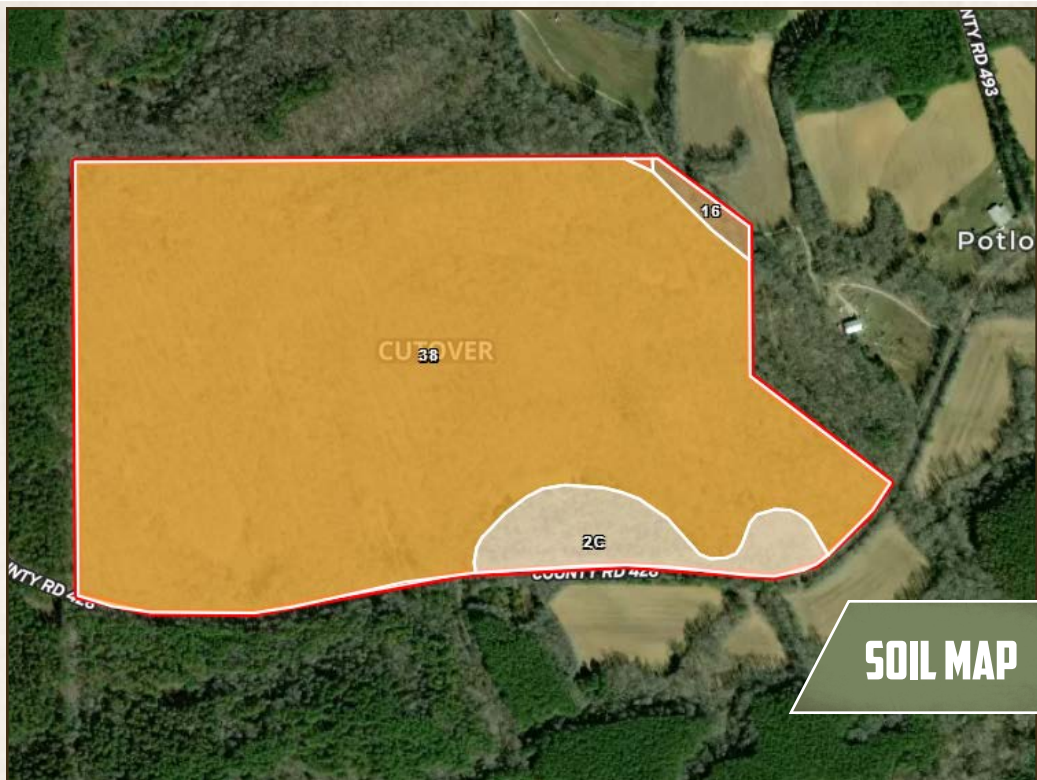
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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
38	Maben-Smithdale-Tippah association, hilly	97.96	92.71	0	33	7e
2C	Providence silt loam, 5 to 8 percent slopes, moderately eroded	6.71	6.35	0	36	3e
16	Cascilla silt loam, 0 to 2 percent slopes, occasionally flooded	0.92	0.87	0	85	2w
13	Kirkville fine sandy loam, 0 to 2 percent slopes, occasionally flooded	0.06	0.06	0	76	2w
TOTALS		105.6 5(*)	100%	-	33.66	6.7



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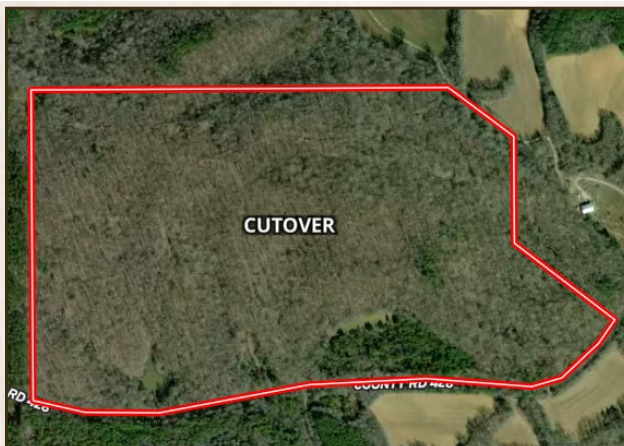
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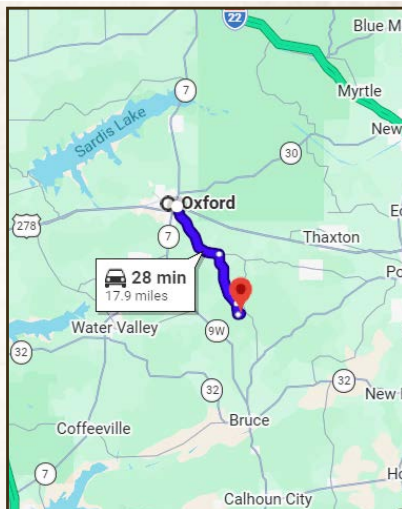
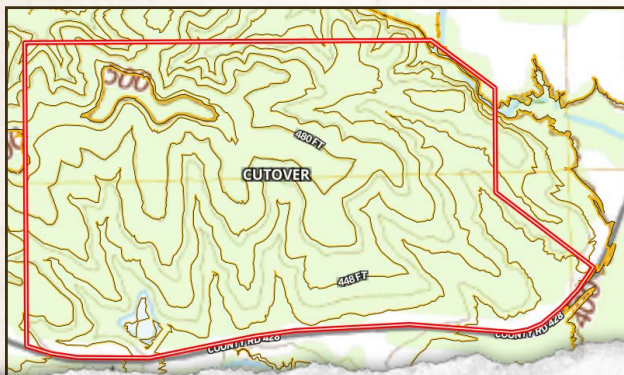
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land id. LINK

TOPOGRAPHY MAP



Directions From Oxford, MS: Travel 8.5 miles on MS-334 E. Turn right on Co Rd 445 and continue 6.6 miles. Turn right on Co Rd 493 and proceed 1.4 miles. Turn right on Co Rd 428 and in 0.3 miles the property will be on the right.

[LINK TO GOOGLE
MAP DIRECTIONS](#)



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