



198± ACRES
LAFAYETTE COUNTY, MS
\$990,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE LAFAYETTE 198

PROPERTY PROFILE

LOCATION:

- County Road 331
Oxford, MS 38655
- Lafayette County
- 1.4± Miles S of Tula
- 9.1± Miles NE of Paris
- 18.4± Miles SE of Oxford
- 26.3± Miles SW of Pontotoc

COORDINATES:

- 34.21155, -89.36440

PROPERTY USE:

- Hunting
- Investment
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 198± Acres
- 6 Established Food Plots
- Internal Road System
- Mature Pine Timber
- Hardwoods

TAX INFORMATION:

- Tax Parcels:
 - 226-13-008.00
 - 226-14-004.00
 - 226-14-003.00
- 2025 Taxes: \$535



LUKE GOSSETT | LAND SPECIALIST
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HUNTER ROBISON | LAND SPECIALIST
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WELCOME TO THE LAFAYETTE 198

WELCOME TO THE LAFAYETTE 198 NEAR OXFORD, MISSISSIPPI. If you have been looking for a great piece of Mississippi land that offers outstanding hunting, recreation, timber investment, and the potential for a future homesite, this 198± acre tract on County Road 331 in Lafayette County is definitely worth a look. Located just 1.4± miles south of Tula and approximately 16.4 miles southeast of Oxford, the Lafayette 198 offers the privacy and seclusion of the country while still being conveniently located near Oxford.

The Lafayette 198 is a beautiful hunting and recreational property with a great mix of pine and hardwood timber, including mature pine throughout the tract. The property has an established internal road system that provides good access across the acreage, along with six established food plots already in place. With the combination of mature timber, hardwoods, food plots, and established roads, this property offers excellent wildlife habitat and is situated in an area known for incredible deer and turkey hunting.



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Information is believed to be accurate but not guaranteed.

MORE ABOUT THE LAFAYETTE 198

Whether you're looking for a private place to hunt whitetails and turkey, a weekend recreational retreat, a timber investment, or a property where you can eventually build a home and enjoy the land for years to come, the Lafayette 198 offers plenty of possibilities. There is something special about owning a large piece of ground where you can spend time outdoors, manage the timber and wildlife, and have a place of your own to get away from it all.

The mature pine timber adds investment potential while the established food plots and road system make this property ready to enjoy. Its location near Tula, Paris, Oxford, and Pontotoc also makes it a convenient option for someone wanting acreage in the North Mississippi area without giving up the quiet, rural setting.

Properties like this are getting harder to find, especially with this much acreage, established food plots, mature timber, internal access, and the hunting opportunities this area provides. If you're looking for a place with incredible deer and turkey hunting, recreational opportunities, timber value, and potential for a future homesite, come take a look at the Lafayette 198 and see what makes it special.

Call Luke Gossett or Hunter Robison today to schedule a private showing and experience #TheSmallTownWay!



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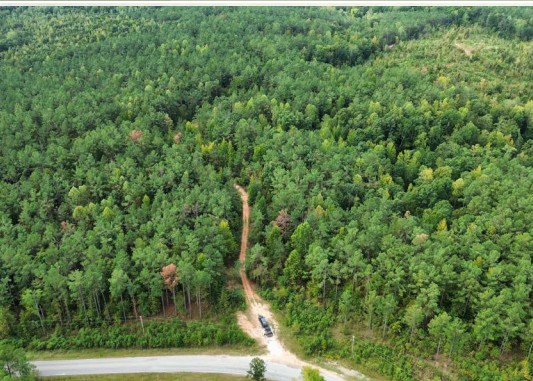
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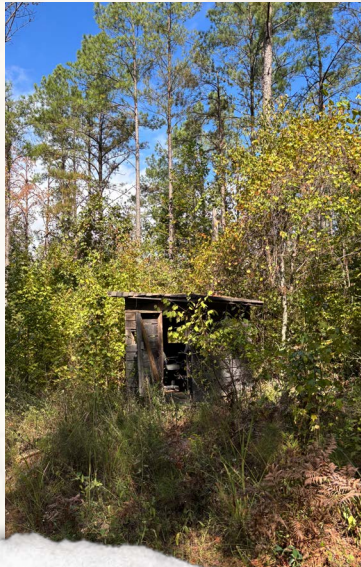
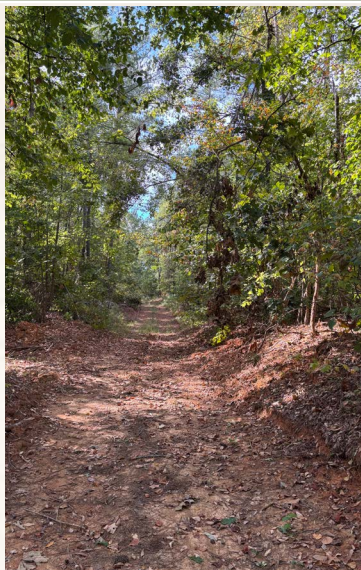
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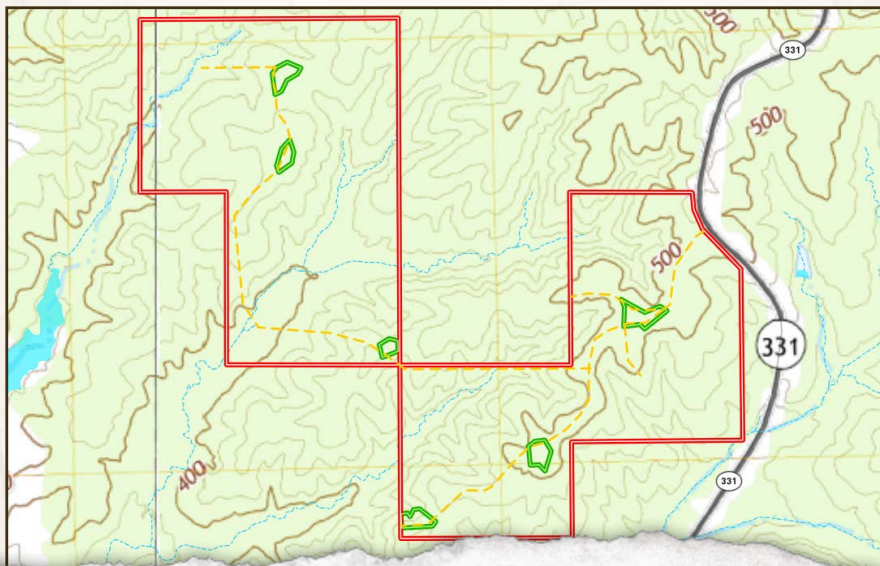
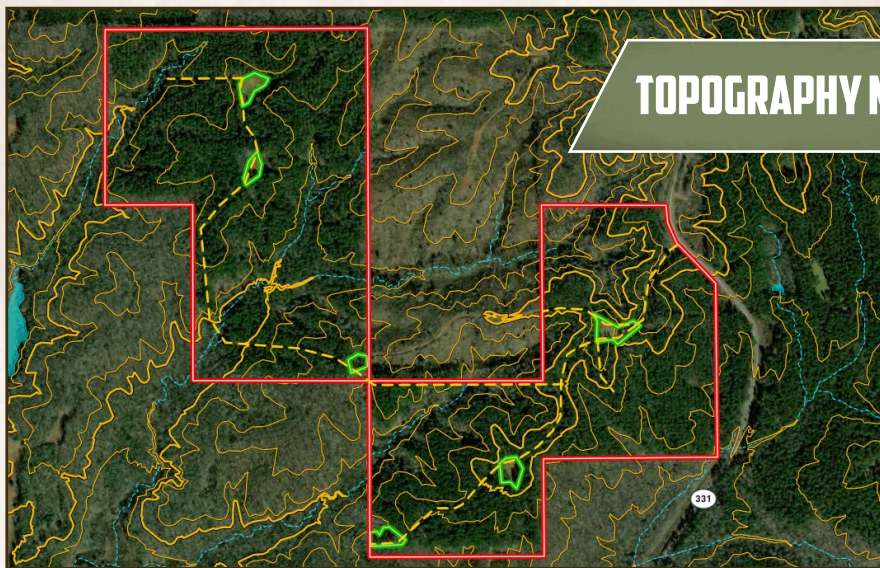
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TOPOGRAPHY MAPS



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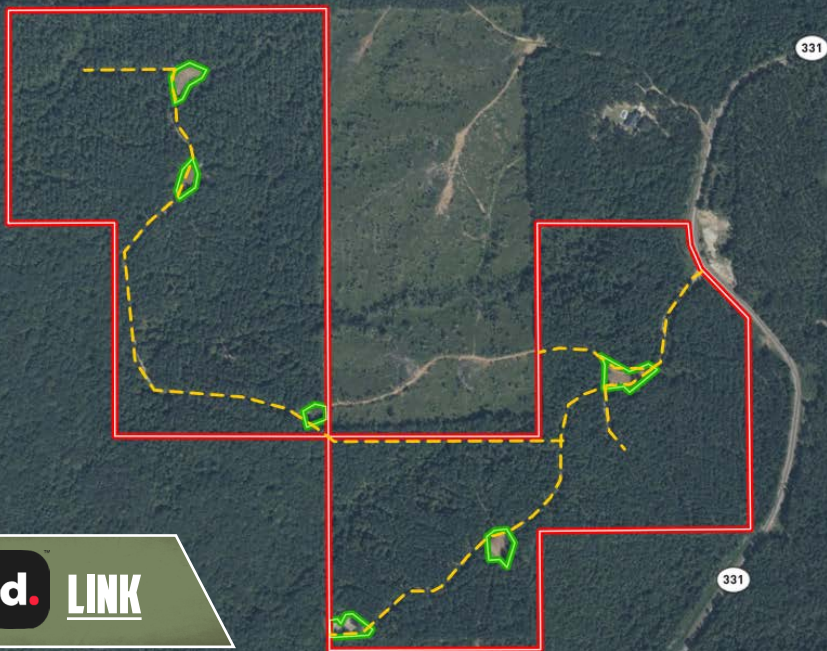
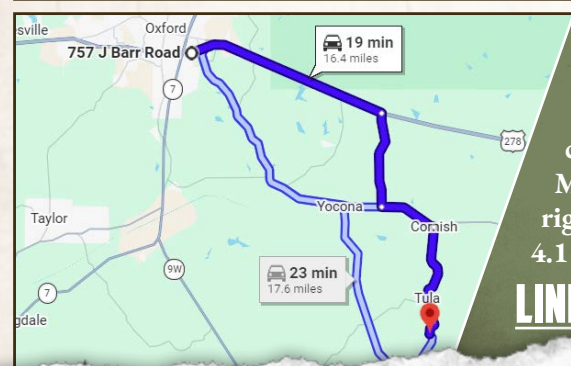
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Directions From the Intersection of Hwy 6 & Hwy 278 in Oxford, MS:
Travel east on US-278 for 7.3 miles. Turn right onto County Road 421 and continue for 3.3 miles. Turn left onto MS-334 and proceed for 2 miles. Turn right onto MS-331 and travel south for 4.1 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS

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