

Recreational Investment Tract

344.3± ACRES

LAFAYETTE COUNTY, MS



PotlatchDeltic

Preferred
BROKER

\$2,250,000



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Office: 601.898.2772

Property Information

Location:

- Taylor, MS

Coordinates:

- 32.6707, -89.7304

Property Use:

- Development, Farming, Hunting, Recreational, Timber

Property Highlights

- 344.3 ± Acres
- 4.1 miles from Vaught-Hemingway Stadium
- Vast recreational potential
- Hiking trails and hunting opportunities
- Utilities available



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Diverse Recreational Tract

344.3 ± Acres

Are you looking for a lucrative investment opportunity in Lafayette County, MS? Look no further than this exceptional 344.3± acre property in the heart of Oxford, Mississippi. Boasting an unrivaled location just 4.1 miles from Vaught- Hemingway Stadium, this property is perfect for investors and developers seeking to capitalize on its prime positioning. With its vast recreational potential, including hiking trails, horseback riding, and hunting opportunities, this property is rich in natural beauty and offers untapped potential for those with a vision. Additionally, the availability of utilities makes it an excellent prospect for real estate developers. Wake up each morning to breathtaking natural views, and own a slice of paradise with endless possibilities.



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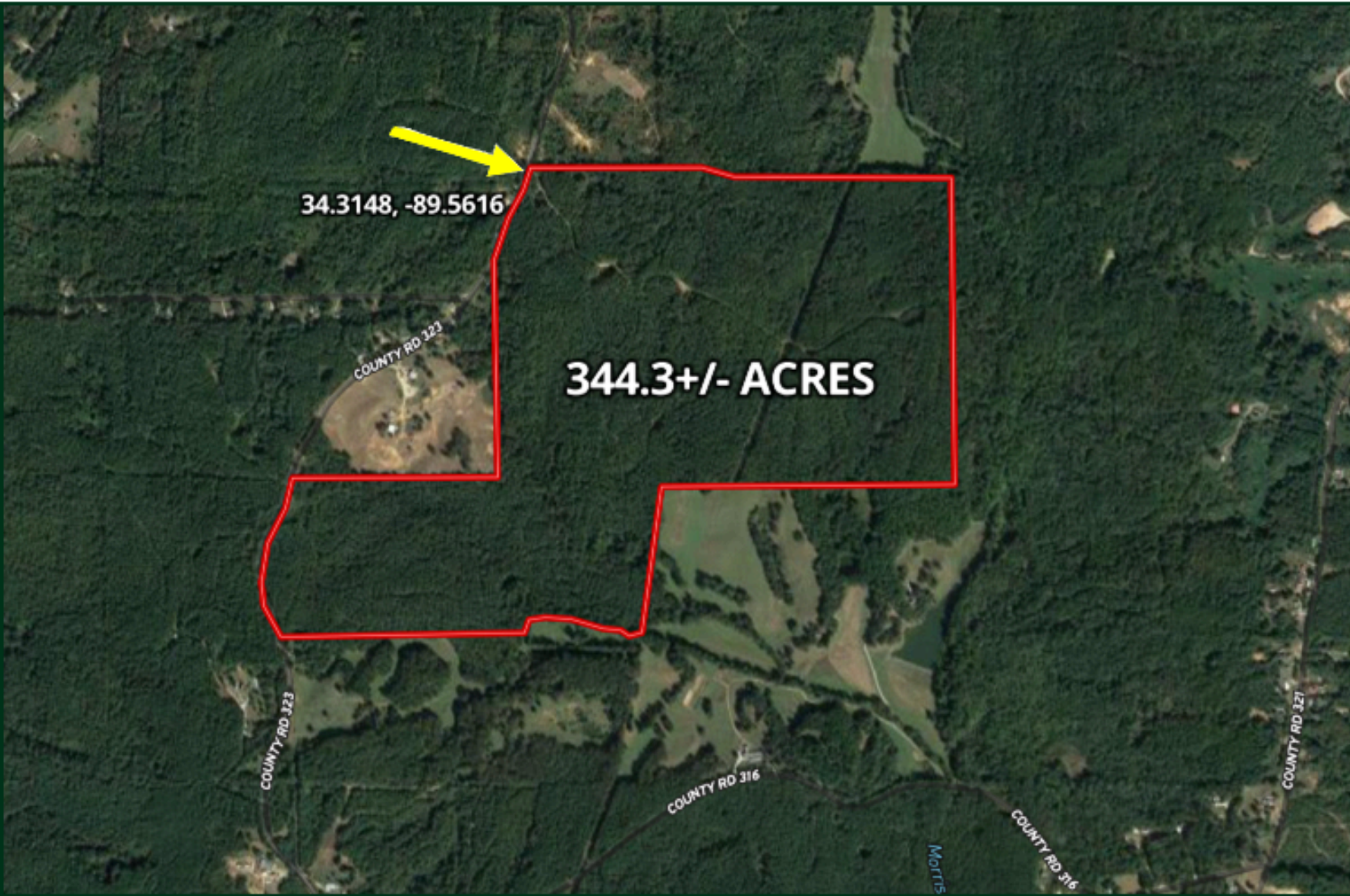


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Aerial Map

VIEW INTERACTIVE MAP →



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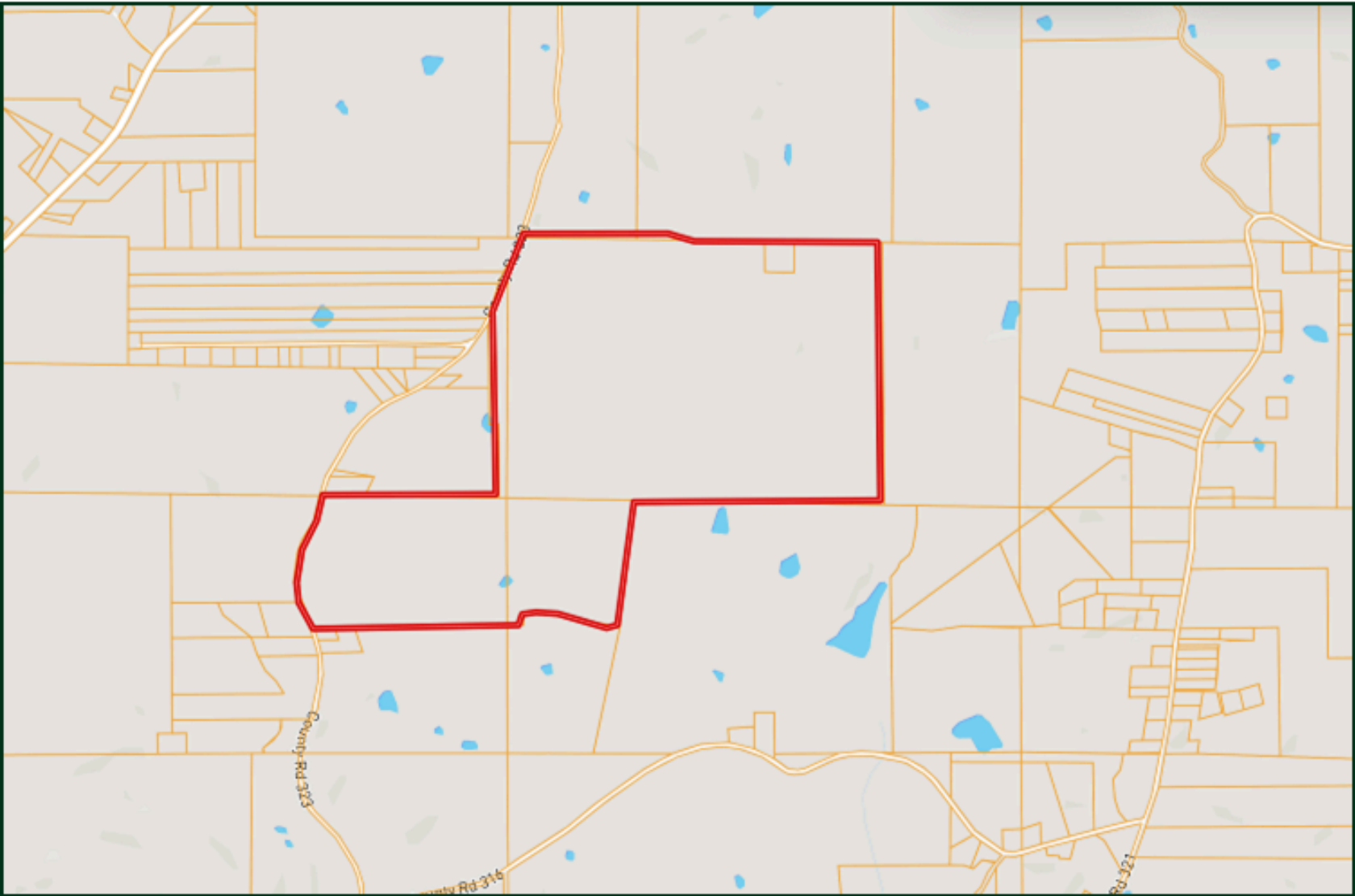


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Ownership Map

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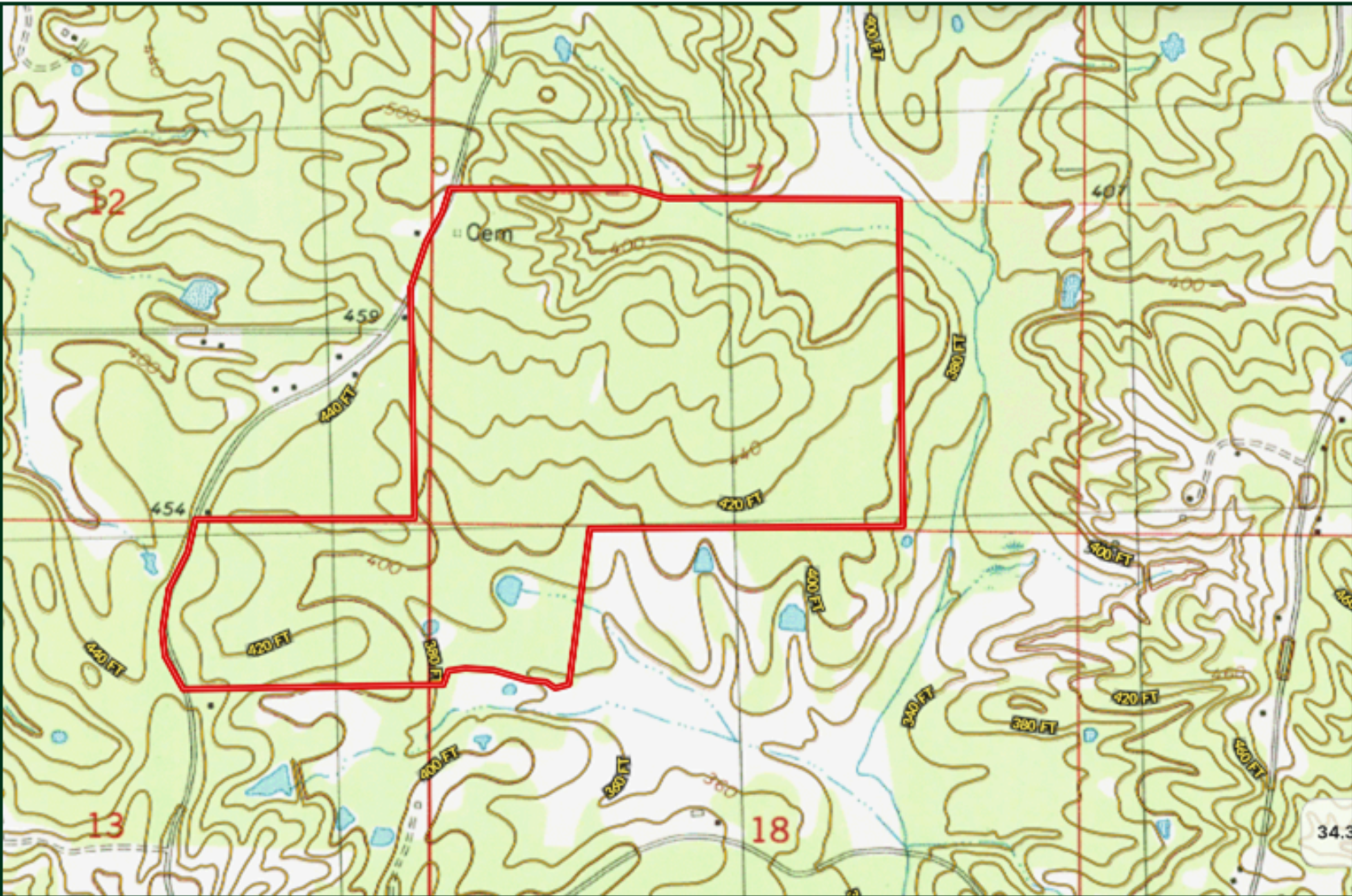


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Topo Map

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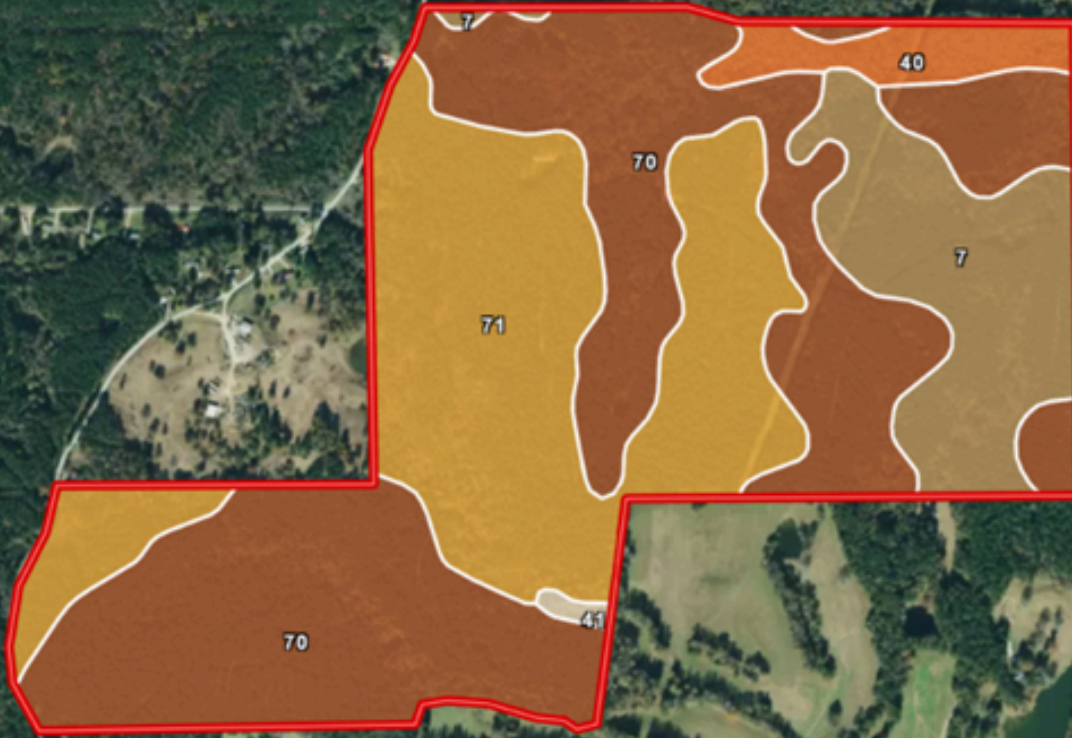
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Soil Map

VIEW INTERACTIVE MAP →



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
70	Smithdale-Toinette association, 12 to 40 percent slopes	166.69	48.39	0	13	7e
71	Smithdale-Udorthents association, gullied	115.48	33.53	0	6	7e
7	Smithdale-Udorthents complex, gullied	48.11	13.97	0	6	7e
40	Ochlockonee-Bruno association, frequently flooded	12.94	3.76	0	49	4w
41	Ochlockonee-Bruno complex, frequently flooded	1.24	0.36	0	58	4w



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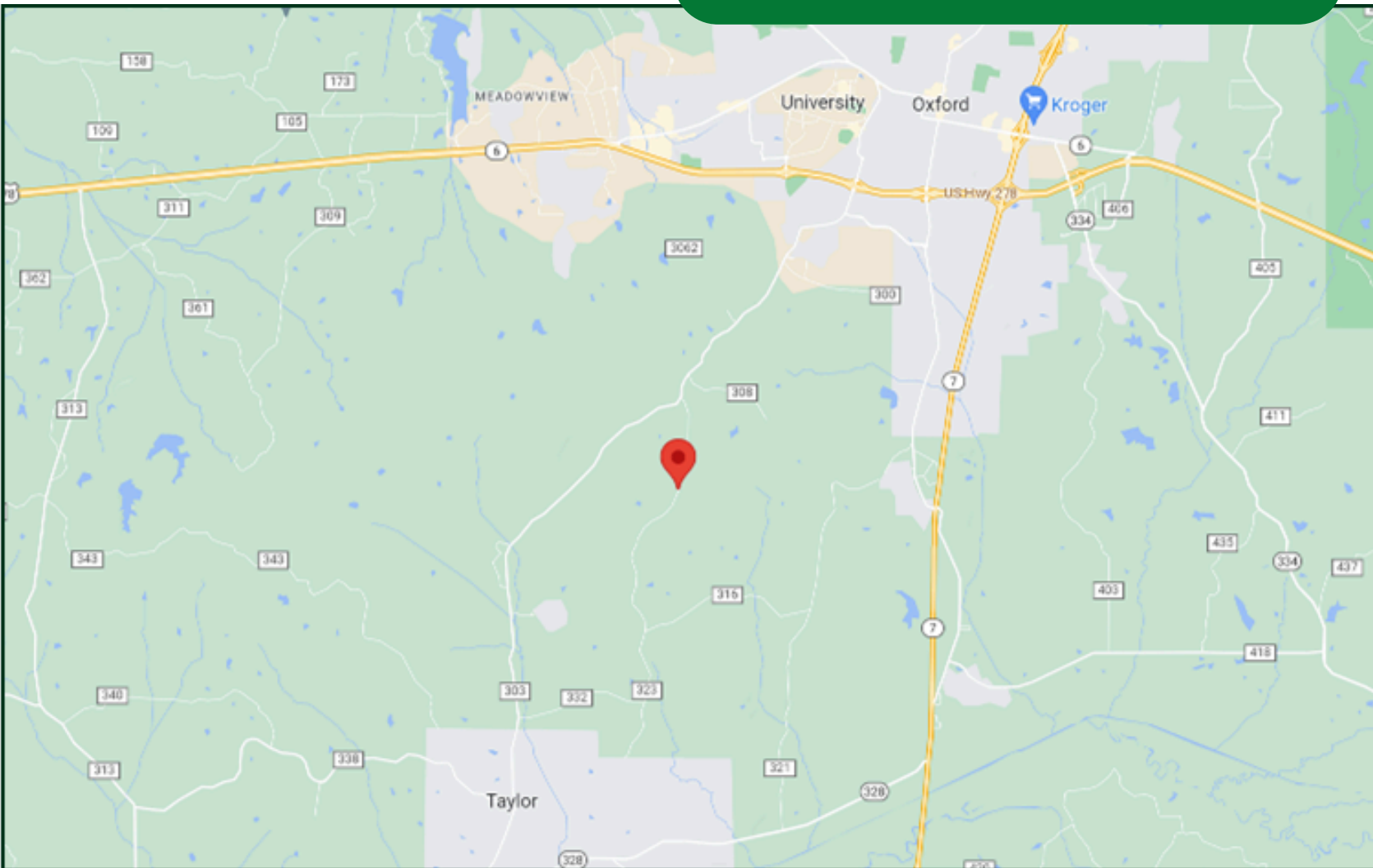
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Directional Map

[VIEW INTERACTIVE MAP](#)



From Hwy 6 and Old Taylor Rd in Oxford, MS: Travel Old Taylor Road for 2.7 miles. Turn left onto CR 323. After .9 miles, the property will be on your left.

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