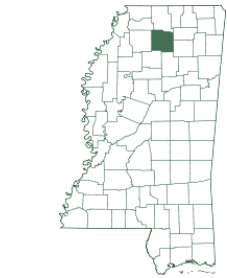




# 344.3± Acre Recreational Investment Tract in Lafayette County, MS



**\$2,250,500**



THE CURRENT OWNER HAS RESERVED THE RIGHT TO THE TIMBER

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 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. Give David a call to schedule your private showing!

**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. [GOOGLE MAP LINK](#)



**DALE WILDS** REALTOR®  
O: 601.898.2772 | C: 662.715.7109  
Dale@TomSmithLand.com

**DAVID BELDEN** ASSOCIATE BROKER, ALC®  
O: 601.898.2772 | C: 601.415.3884  
DBelden@TomSmithLand.com



**DALE WILDS**

REALTOR®

O: 601.898.2772 | C: 662.715.7109

Dale@TomSmithLand.com



**DAVID BELDEN**

ASSOCIATE BROKER, ALC®

O: 601.898.2772 | C: 601.415.3884

DBelden@TomSmithLand.com



**DALE WILDS**

REALTOR®

O: 601.898.2772 | C: 662.715.7109

Dale@TomSmithLand.com



**DAVID BELDEN**

ASSOCIATE BROKER, ALC®

O: 601.898.2772 | C: 601.415.3884

DBelden@TomSmithLand.com



# Aerial Map



[CLICK HERE FOR AN INTERACTIVE MAP](#)

**DALE WILDS**

REALTOR®

O: 601.898.2772 | C: 662.715.7109

Dale@TomSmithLand.com



**DAVID BELDEN**

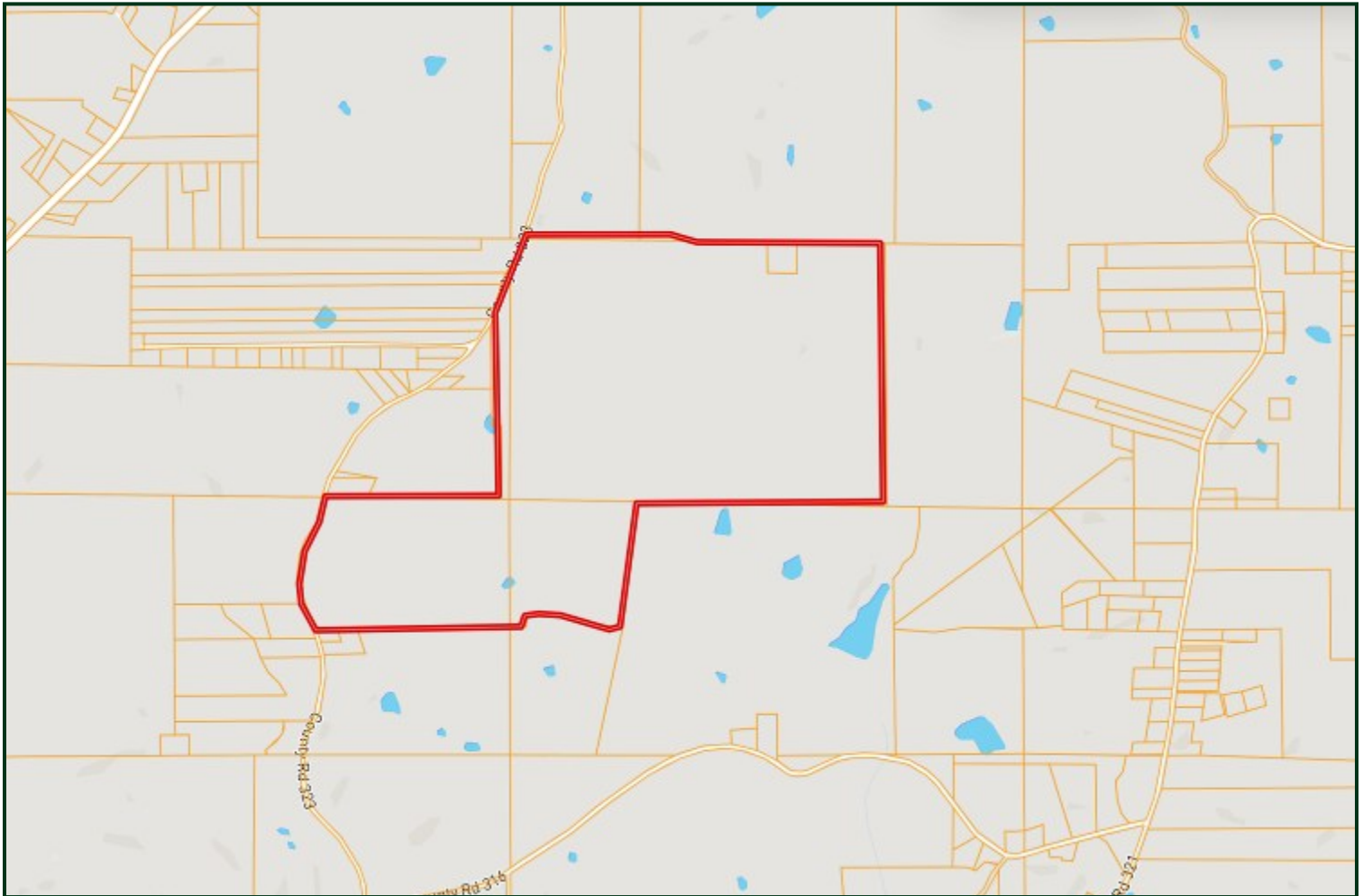
ASSOCIATE BROKER, ALC®

O: 601.898.2772 | C: 601.415.3884

DBelden@TomSmithLand.com



# Ownership Map



**DALE WILDS**

REALTOR®

O: 601.898.2772 | C: 662.715.7109

Dale@TomSmithLand.com



**DAVID BELDEN**

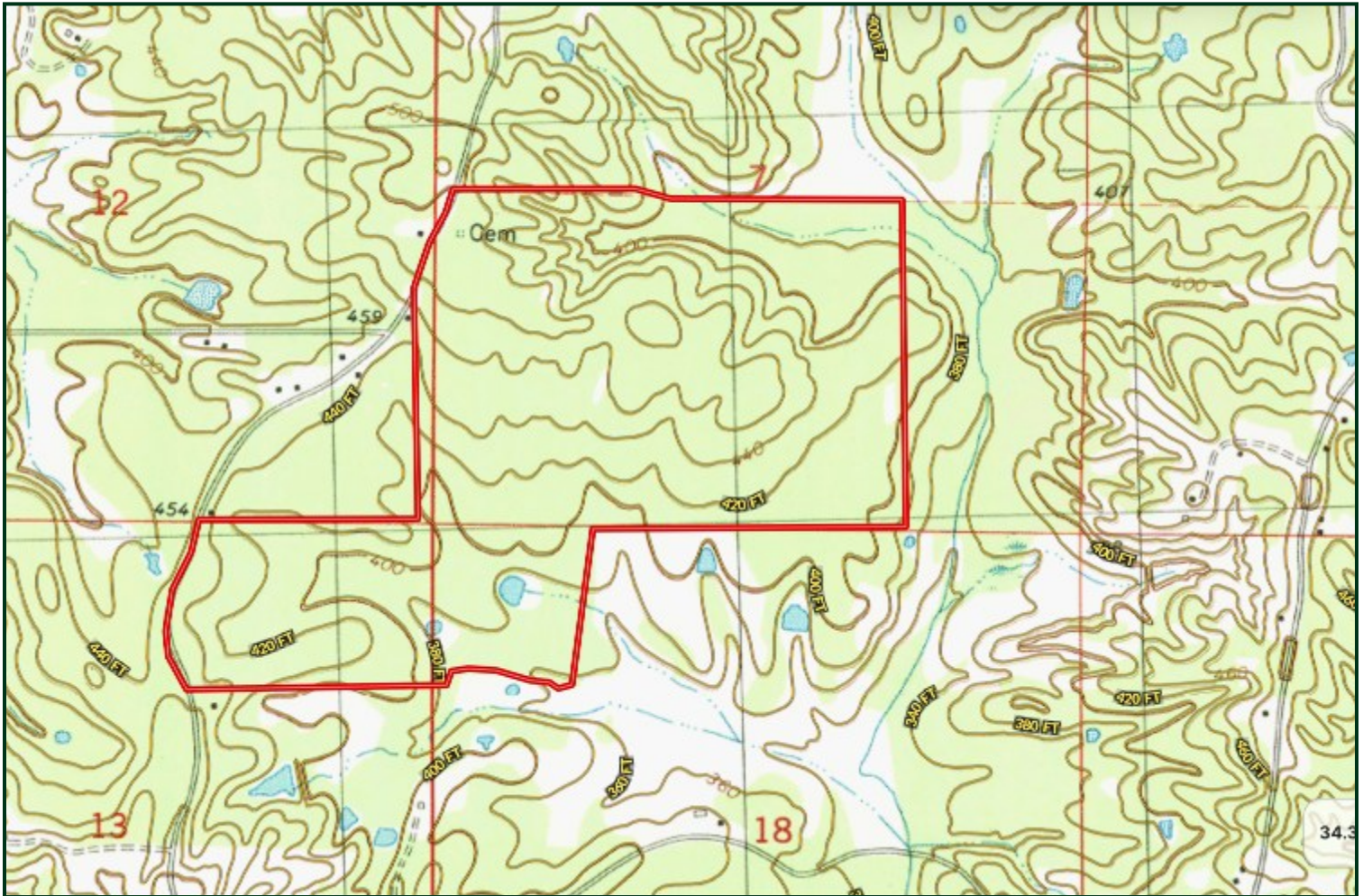
ASSOCIATE BROKER, ALC®

O: 601.898.2772 | C: 601.415.3884

DBelden@TomSmithLand.com



# Topo Map



**DALE WILDS**

REALTOR®

O: 601.898.2772 | C: 662.715.7109

Dale@TomSmithLand.com



**DAVID BELDEN**

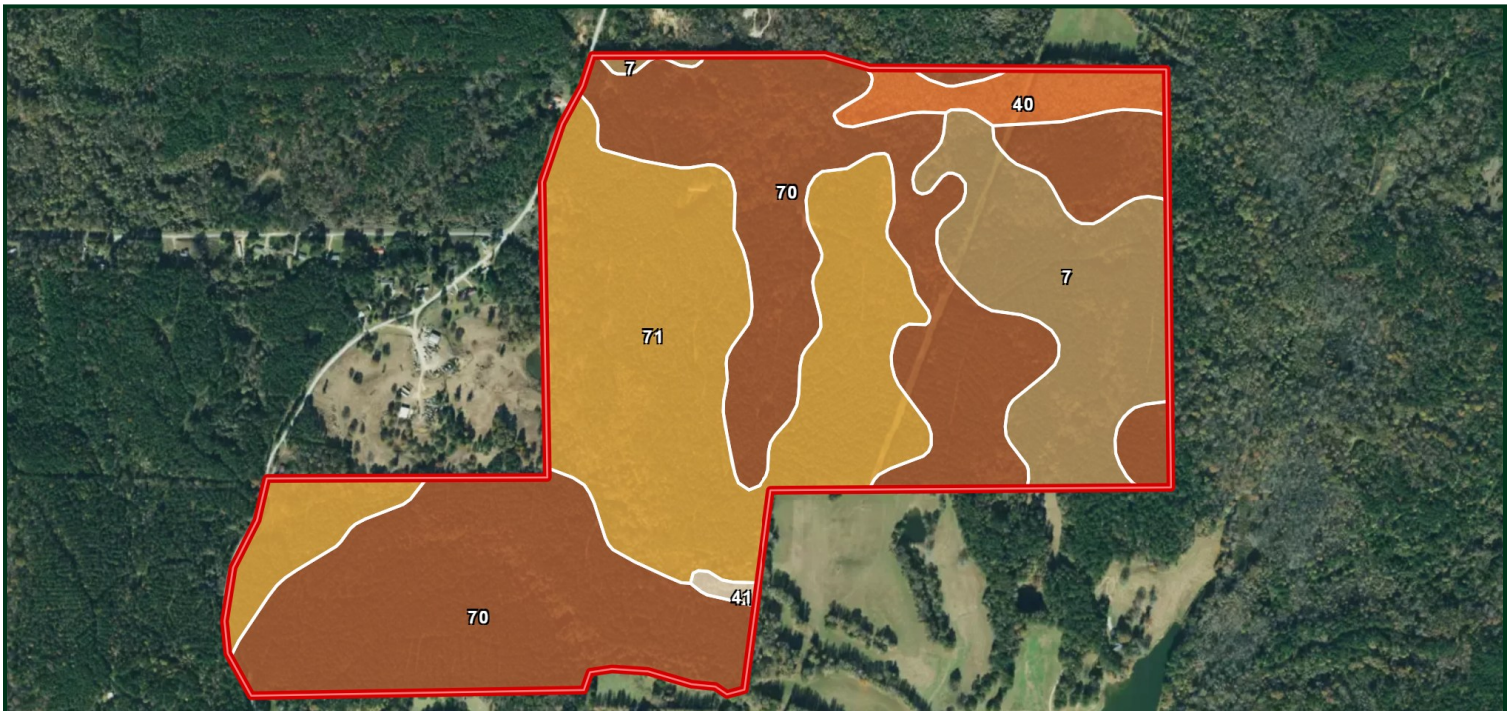
ASSOCIATE BROKER, ALC®

O: 601.898.2772 | C: 601.415.3884

DBelden@TomSmithLand.com



# Soil 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

**DALE WILDS**

REALTOR®

O: 601.898.2772 | C: 662.715.7109

Dale@TomSmithLand.com



**DAVID BELDEN**

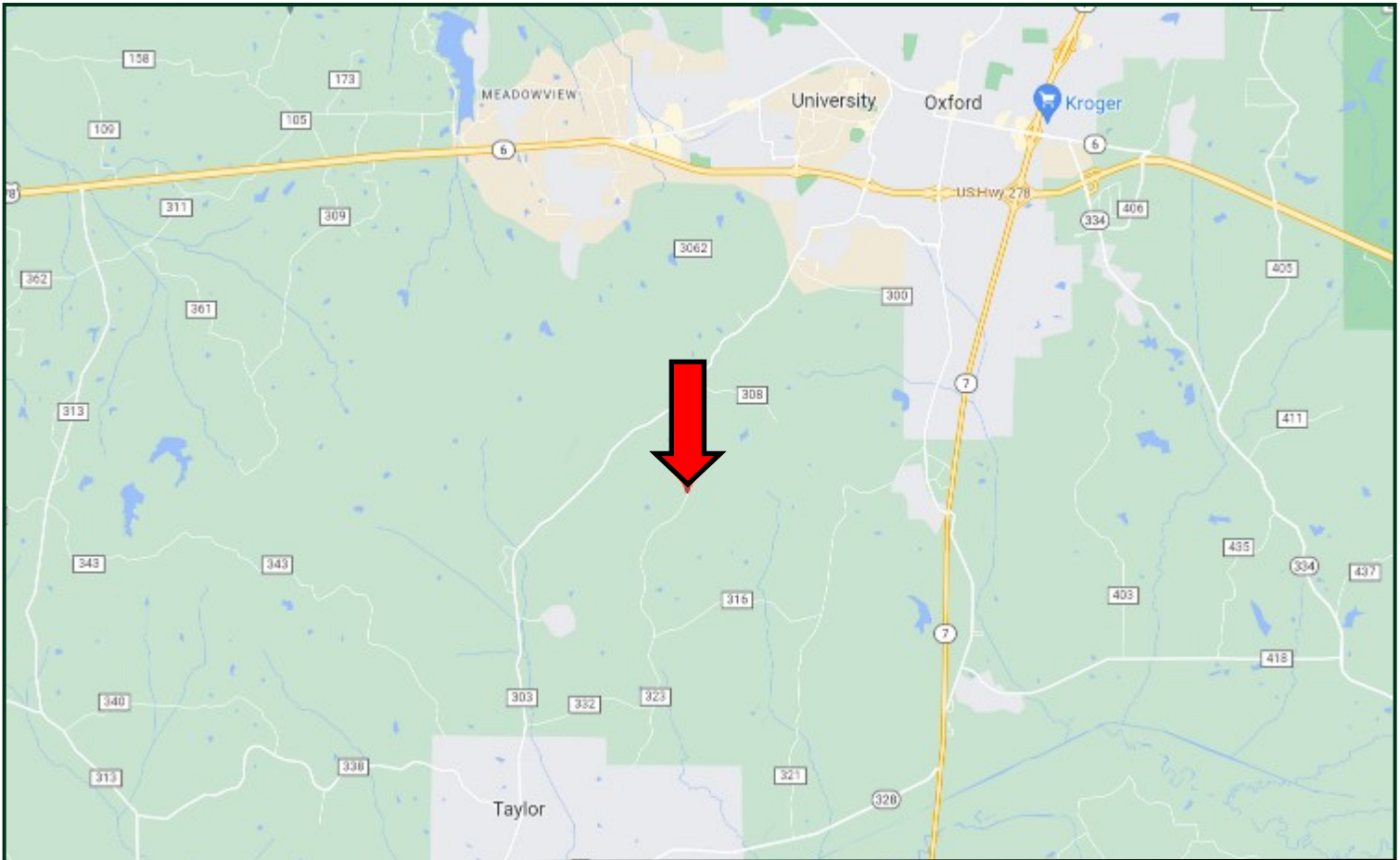
ASSOCIATE BROKER, ALC®

O: 601.898.2772 | C: 601.415.3884

DBelden@TomSmithLand.com



# Directional 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. [GOOGLE MAP LINK](#)

**DALE WILDS**

REALTOR®

O: 601.898.2772 | C: 662.715.7109

Dale@TomSmithLand.com



**DAVID BELDEN**

ASSOCIATE BROKER, ALC®

O: 601.898.2772 | C: 601.415.3884

DBelden@TomSmithLand.com