

75.9± Acres

Lafayette County, MS

Investment/Homesite Tract



PotlatchDeltic

Preferred
BROKER

\$399,840



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TomSmithLandandHomes.com

Office: 662.441.2500

Property Information

Location:

- Lafayette County, MS

Coordinates:

- 34.17725, -89.44268

Property Use:

- Hunting
- Homesite
- Recreational
- Investment

Property Highlights

- 75.9± Acres
- 53.6± acres were replanted in loblolly pines in 2020
- 21.6± acres are mature hardwoods
- Road frontage on CR 481
- Utilities available



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**KADERO
EDLEY**
REALTOR®

Office: 601.898.2772

Cell: 601.488.7000

Kadero@TomSmithLand.com

The Property

75.9± Acres

Have you been looking country living homesite with great potential? Look no further than this 75.9± acre tract in Lafayette County, MS, roughly 20 minutes south of Oxford. This tract is in an ideal location to develop your country homesite with a gravel drive or create your own food plot locations. 53.6± acres were replanted in loblolly pines in 2020 and will provide an excellent investment if appropriately managed. The remaining 21.6± acres are mature hardwoods with scattered pine pockets. The property consists of beautiful rolling hills with Dickey Creek traversing the eastern boundary of the property, providing an excellent water source for the local wildlife. There is paved road frontage on CR 481 and utilities are available. Call Kadero Edley today to schedule your private viewing!



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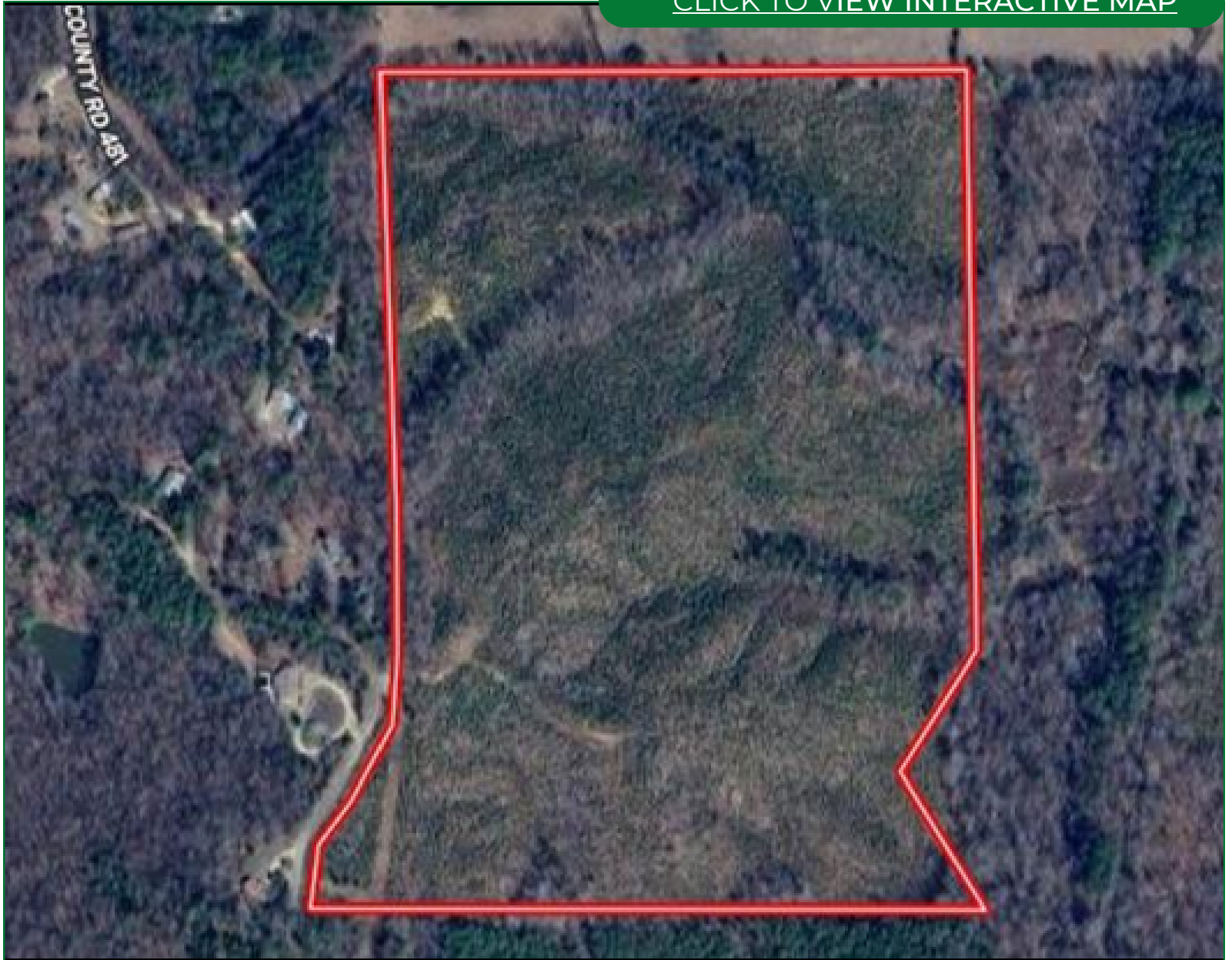
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Aerial Map

[CLICK TO VIEW INTERACTIVE MAP](#)



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Ownership Map



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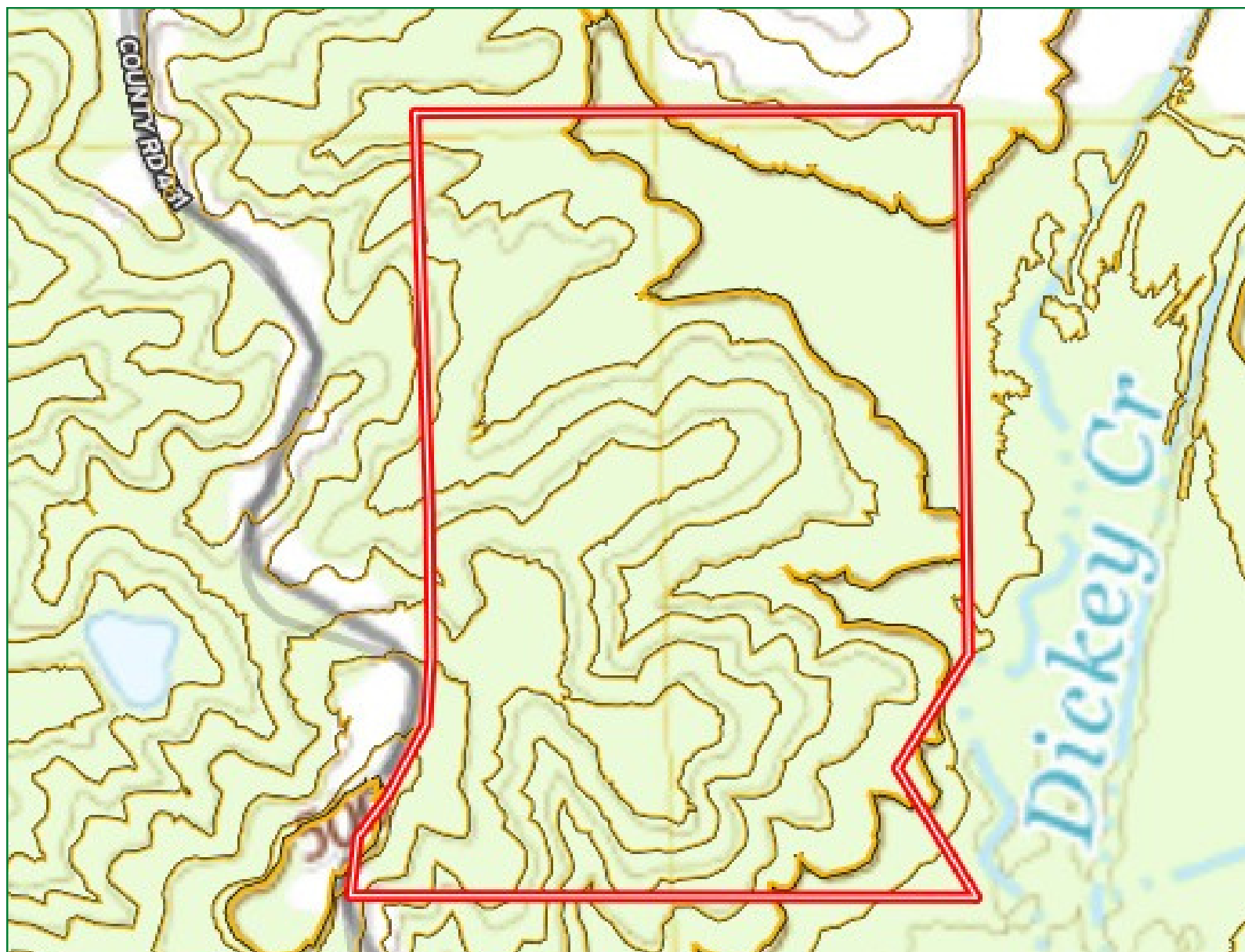
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Topo Map



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Soil Map



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Directional Map

[VIEW INTERACTIVE GOOGLE MAP](#)



Directions from MS-7 South in Oxford, MS: Travel South on MS-7 for 3.8 miles. Keep left for MS-9W N for 6.8 miles. Turn left onto CR 430 and travel 0.4 miles then continue onto CR 428 for 0.7 miles. Turn left onto CR 481. After 0.4 miles, the property will be on your right

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Listing Agent



Kadero Edley
Realtor®, Land Specialist

Kadero Edley is from the small town of Raymond, MS, but currently resides in Water Valley, MS with his family. After high school he received scholarships to play football at MS Gulf Coast Community College followed by Belhaven University. Kadero graduated from MGCCC in 2012 and from Belhaven University with a B.S. in Sports Medicine/Exercise Science in 2015. By playing football all his life, it taught Kadero that hard work, discipline, dedication, and trust are the keys to being successful on a team.

Kadero is an avid outdoorsman that enjoys hunting, fishing, and all things outdoors. He's always had a passion for the outdoors since he was a kid and feels a sense of peace when enjoying one of God's greatest creations.

Helping others has been a part of his everyday life for as long as he can remember. He's currently licensed as a physical therapist assistant and always has enjoyed helping others. So, it was only right to put his love for helping people and love for the land into real estate. His passion for the land, enthusiasm for helping others, hard work, and dedication make him a great fit to assist you with your Real Estate needs. Give him a call for all your real estate needs!

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GIVE ME A CALL TODAY!

