48± ACRES
LAFAYETTE COUNTY, MS

$184,800

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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THE LAFAYETTE 48

PROPERTY PROFILE

LOCATION:

- County Road 428
  Paris, MS 38949
- Lafayette County
- 9.2± Miles E of Paris
- 18± Miles SE of Oxford

COORDINATES:

- 34.1758, -89.3683

PROPERTY USE:

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

PROPERTY INFORMATION:

- 48± Acres
- Timber
- Great Hunting
- Paved Frontage on CR 428
- Agricultural Field on
  the North End
- Water and Electricity Available

TAX INFORMATION:

2025 Taxes: $149.69

- Parcel #1: 227-36-015.00
- $136.11 (County)
- Parcel #2: 227-35-002.03
- $13.58 (County)

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MICHAEL OSWALT, ALC
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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAFAYETTE 48

WELCOME TO THE LAFAYETTE 48, A BEAUTIFUL PROPERTY LOCATED ON THE SOUTH SIDE OF COUNTY ROAD 428 JUST EAST OF PARIS, MISSISSIPPI, IN LAFAYETTE COUNTY. If you have been searching for a quiet country setting with the potential to build your dream home or cabin and hunt out of your back door, this 48± acre property is worth a look.

As you arrive, you'll find approximately eight acres of relatively level ground that offers an ideal homesite in a peaceful rural setting. County Road 428 is paved, and utilities are available at the road through Northeast Mississippi EPA and Mt. Comfort Water Association, making the property well-suited for a future country homestead or gameday getaway. The wooded portion of the land consists predominantly of pine timber with pockets of hardwoods scattered about. The terrain features natural ridges and draws that lead toward the top of a large hill, creating varied habitat and excellent cover for wildlife. With the combination of timber, terrain, and surrounding acreage, the Lafayette 48 should offer great opportunities for deer and turkey hunting right out your back door.

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MORE ABOUT THE LAFAYETTE 48

Location is another great advantage being conveniently located just five miles east of Paris, and approximately 15 miles southeast of Oxford, providing easy access to the amenities, restaurants, shopping, and entertainment of Oxford while still offering the privacy of a rural setting.

Whether you're looking for a place to build your permanent home, a weekend cabin, or a recreational property with hunting opportunities, the Lafayette 48 is a solid choice!

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

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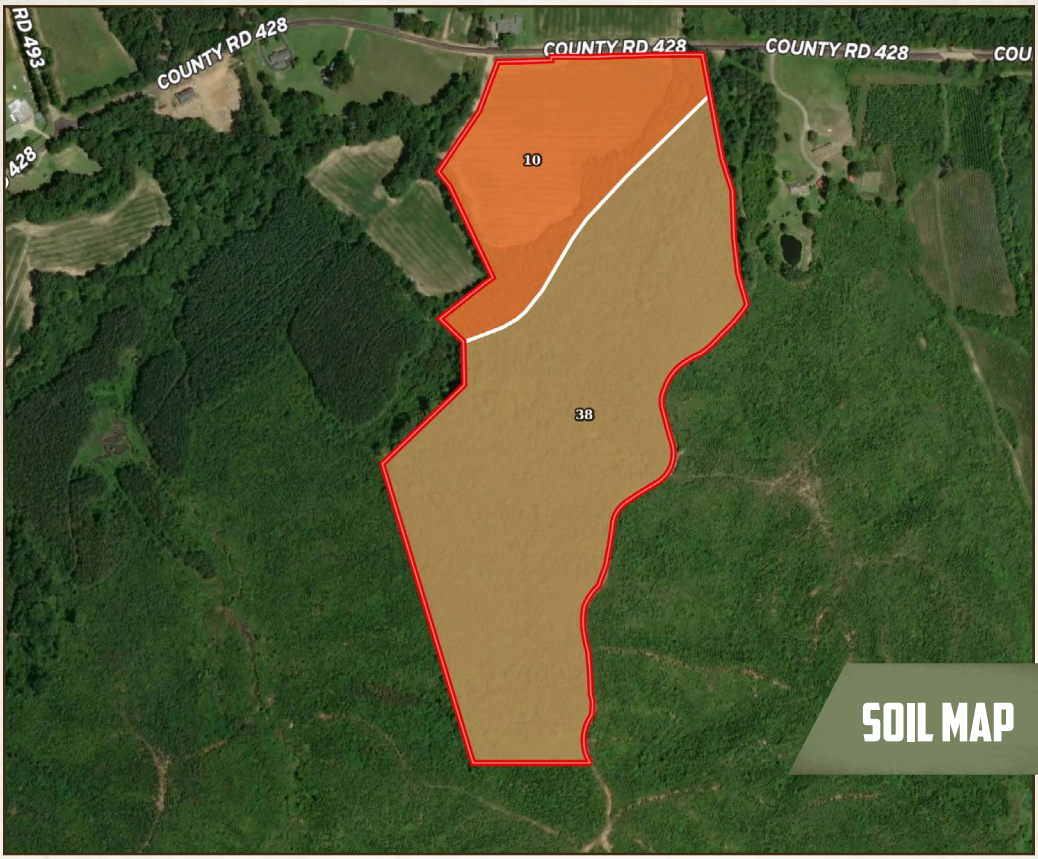

SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
38	Maben-Smithdale-Tippah association, hilly	35.48	73.93	0	33	7e
10	Chenneby silt loam, 0 to 2 percent slopes, occasionally flooded	12.52	26.09	0	79	2w
TOTALS		48.0(*)	100%	-	45.01	5.7

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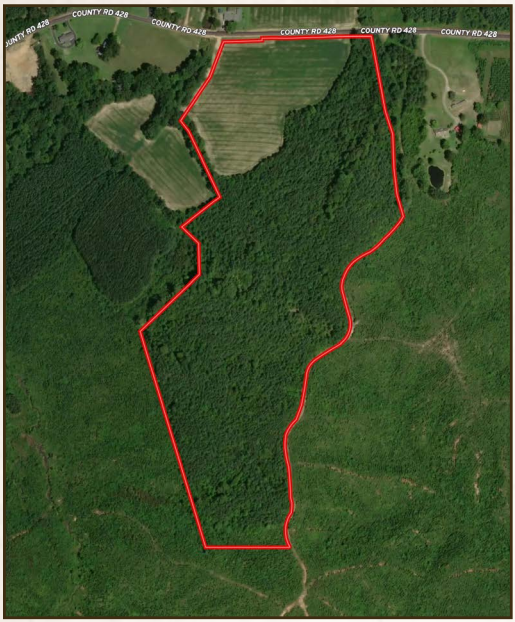
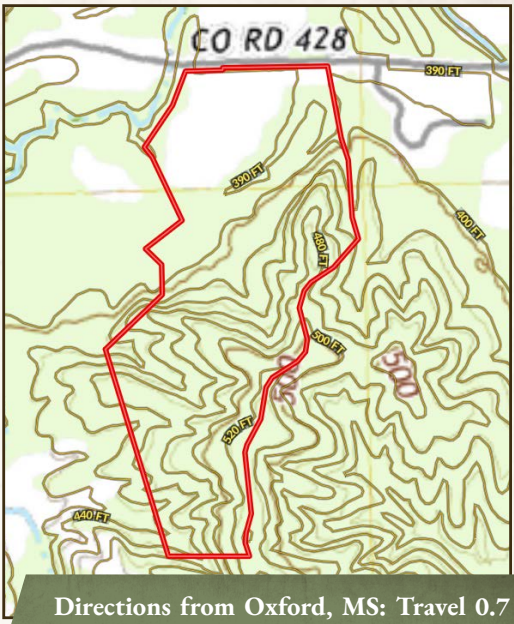


TOPOGRAPHY MAP



Directions from Oxford, MS: Travel 0.7 miles east on US-278. Take the MS-334 exit and travel for 0.2 miles. Turn left on MS-334 E and continue 7.9 miles. Turn right on Co Rd 445 and proceed 6.6 miles. Turn right on Co Rd 493 and travel 1.4 miles. Turn left on Co Rd 428 and the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS

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