



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

78± ACRES
LAFAYETTE COUNTY, MS
\$311,610



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE LAFAYETTE 78

PROPERTY PROFILE

LOCATION:

- County Road 428
Paris, MS 38949
- Lafayette County
- 5± Miles E of Paris
- 15± Miles SE of Oxford

COORDINATES:

- 34.17025, -89.3801

TAX INFORMATION:

- Part of Parcel 227-35-004.00
- Taxes: TBD at Closing

PROPERTY USE:

- Potential Country Homesite
- Gameday Getaway
- Recreational
- Hunting

PROPERTY INFORMATION:

- 78± Acres
- Hardwood Timber
- Ample Road Frontage
- Wildlife Plots
- Seasonal Creeks



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 /35,000+ Followers

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAFAYETTE 78

WELCOME TO THE LAFAYETTE 78, LOCATED ALONG COUNTY ROAD 428 JUST EAST OF PARIS, MISSISSIPPI, IN LAFAYETTE COUNTY. With a couple of farmland pockets, timber, and plenty of road frontage, this a 78± acre property offers a potential country home site, a gameday getaway, or recreational spot within close proximity to Ole Miss.

As you arrive, you'll notice the old farmland pockets along the south side of County Road 428, which is currently gravel. These would offer potential homesites, providing the opportunity to build a country home or cabin with plenty of privacy and room to spread out. Water and power are not readily available and will require further investigation. It is our understanding that utility service currently extends to within less than a mile east of the property.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



f/35,000+ Followers

MORE ABOUT THE LAFAYETTE 78

The timber make-up is predominately pine timber with some hardwoods scattered about. An established road system meanders through the tract, leading to a secluded wildlife plot in the timber. There is another wildlife plot in one of the farmland fields with ample room to add a few more throughout the property. Additionally, there are a few seasonal creeks, furthering the wildlife habitat and offering natural water sources and travel corridors. The combination of terrain, timber, natural cover, and available acreage should provide excellent habitat for deer and turkey.

Location is another advantage of the Lafayette 78 being roughly five miles east of Paris, and approximately 15 miles southeast of Oxford, giving you easy access to the restaurants, shopping, entertainment, and amenities of Oxford while still enjoying the privacy and peacefulness of a rural property.

Whether you're looking for a future homesite, a weekend cabin location, or a recreational property with excellent hunting, the Lafayette 78 is worth considering.

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



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 /35,000+ Followers

Information is believed to be accurate but not guaranteed.

78 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 /35,000+ Followers

Information is believed to be accurate but not guaranteed.

78 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



f/35,000+ Followers

78 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

f/35,000+ Followers

Information is believed to be accurate but not guaranteed.

78 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 /35,000+ Followers

Information is believed to be accurate but not guaranteed.

78 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10	Chenneby silt loam, 0 to 2 percent slopes, occasionally flooded	28.97	37.14	0	79	2w
38	Maben-Smithdale-Tippah association, hilly	16.24	20.82	0	33	7e
2C	Providence silt loam, 5 to 8 percent slopes, moderately eroded	14.67	18.81	0	36	3e
50	Maben fine sandy loam, 12 to 25 percent slopes	13.16	16.87	0	16	7e
6B	Grenada silt loam, 1 to 3 percent slopes	4.96	6.36	0	64	2e
TOTALS		78.0(*)	100%	-	49.75	4.07



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

/35,000+ Followers



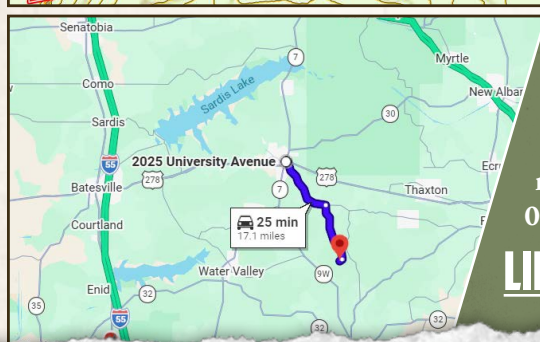
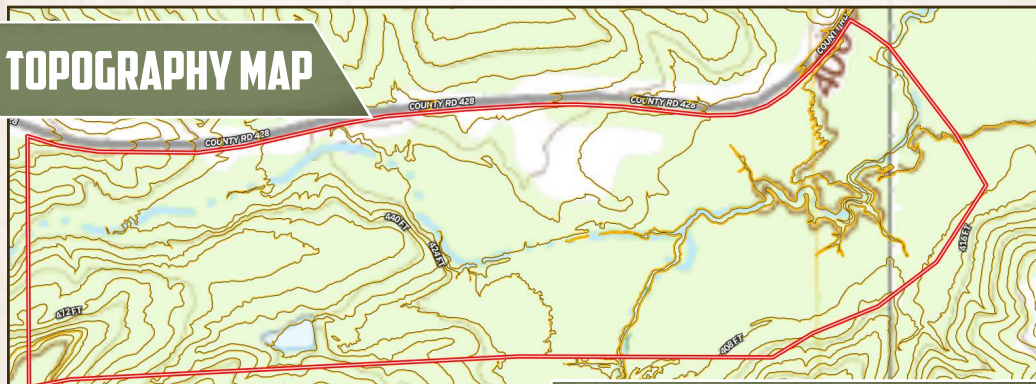
78 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI

land id. LINK



TOPOGRAPHY MAP



Directions From Oxford, MS: Travel 8.5 miles on MS-334 E. Turn right on Co Rd 445 and continue 6.6 miles. Turn right on Co Rd 493 and proceed 1.4 miles. Turn right on Co Rd 428 and in 0.5 miles the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

/35,000+ Followers

