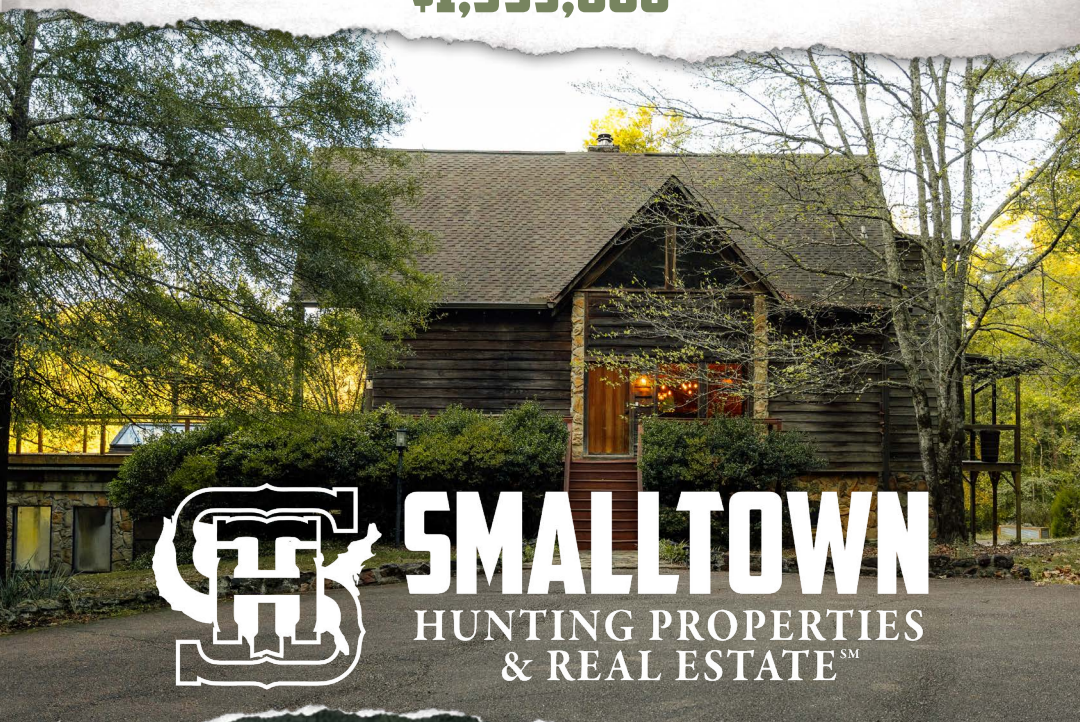


WELCOME TO

Wylde Woode

257± ACRES WITH A HOME
LAFAYETTE COUNTY, MS

$1,995,000



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WYLDE WOODE

PROPERTY PROFILE

LOCATION:

- 38 County Road 452
  Water Valley, MS 38965
- Lafayette County
- 13± Miles SE of Oxford

COORDINATES:

- 34.2297, -89.483

PROPERTY USE:

- Recreational
- Residential Estate
- Weekend Retreat

TAX INFORMATION:

- 231-11-002.00
- 232-10-019.00
- 2025 Taxes: $949

PROPERTY INFORMATION:

- 257± Acres
- 14± Acre Stocked Lake
- 4,196± SqFt Custom Home
  - 2 Bedrooms/2.5 Baths
  - 2 Kitchens
  - Elevator
  - Large Windows
  - Stone Fireplace
  - Multiple Porches
  - 2-Car Garage
  - Swimming Pool & Hot Tub
- Mature Timber
- Workshop & Shed
- Small Boathouse
- Paved Access
- Very Private Setting
- Tarvers Creek Frontage
- Automated Gated Entrance





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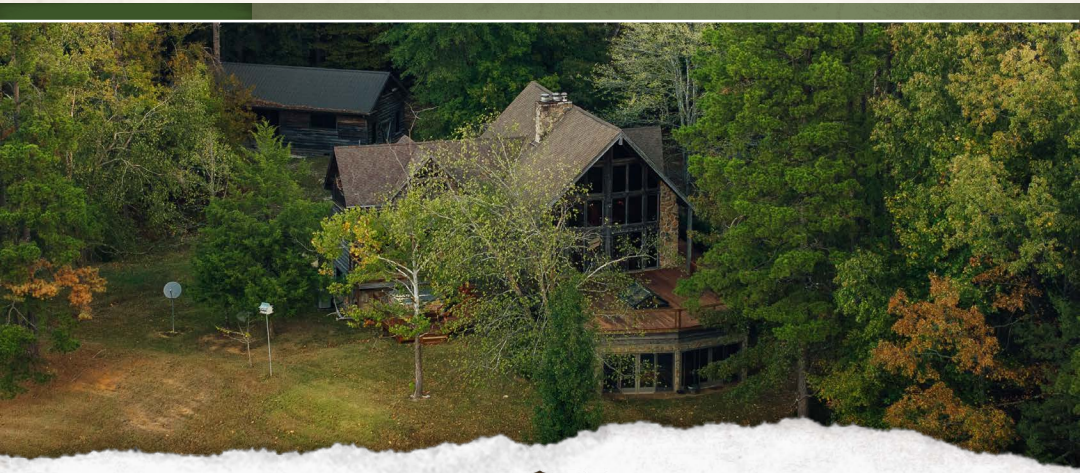
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WELCOME TO WYLDE WOODE

WELCOME TO WYLDE WOODE, A TRULY UNIQUE PRIVATE ESTATE LOCATED JUST 9± MILES SOUTHEAST OF OXFORD IN LAFAYETTE COUNTY, MISSISSIPPI. Held by the same family for more than 50 years, this special 257± acre property offers the rare combination of privacy, mature timber, a beautiful custom home, and a stocked 14± acre lake. From the moment you pass through the automated gated entrance surrounded by soaring white oaks and begin the 0.18± mile asphalt driveway winding through the timber, you immediately realize Wylde Woode is unlike most properties in the Oxford area. If you have been searching for a sizable Lafayette County estate, weekend retreat, or recreational property with room to roam, this one deserves your attention.

At the heart of the property is a custom-built home completed in 1976, offering approximately 3,493 square feet of living space and 4,169± square feet under roof. The three-story residence features two bedrooms, two-and-a-half bathrooms, an elevator servicing all three floors, a spiral staircase, two separate kitchen areas, granite countertops, and a spacious dining area perfect for entertaining. The all-wood interior showcases cypress walls and heart pine floors, while a massive stone wood-burning fireplace extends through the second and third floors and serves as an impressive centerpiece of the home. Large windows and multiple porches provide seemingly endless views of the lake.





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MORE ABOUT WYLDE WOODE

An indoor swimming pool with constant current for swimming is located on the first floor, while an outdoor hot tub provides another place to relax and enjoy the peaceful surroundings. Additional improvements include a two-car garage with a dog wash, a 964-square-foot shed/workshop, a high-fenced garden area, and a 150-square-foot boathouse overlooking the lake. Utilities include a private well, electricity through Northeast Mississippi EPA, and a private septic system.

The 14± acre lake is stocked with bass, bream, and crappie and provides outstanding fishing just steps from the home. As a watershed lake, it is maintained in cooperation with the MDEQ (Mississippi Department of Environmental Quality). Beyond the home and lake, the remaining acreage consists predominantly of beautiful, mature mixed timber, giving Wylde Woode the raw, untouched feel of a state park. Seasonal Tarver Creek traverses the property from north to south, adding another natural feature and wildlife corridor. From a recreational standpoint, the surrounding area is well known for excellent deer and turkey populations, with Lafayette County consistently ranking among Mississippi's stronger counties for turkey harvests.





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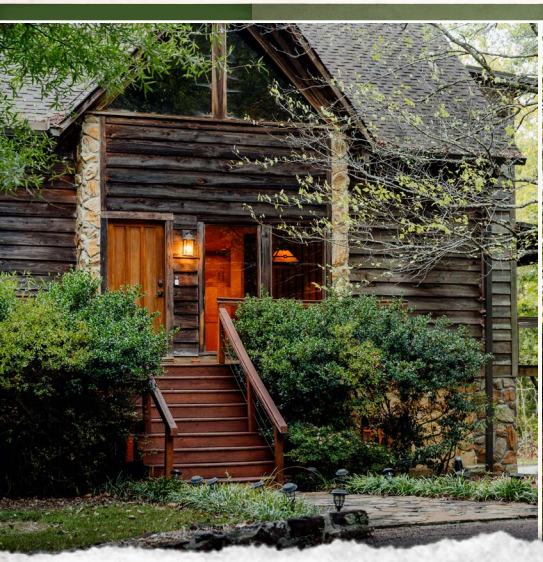
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MORE ABOUT WYLDE WOODE

Accessibility is another major advantage. In addition to the main gated entrance along County Road 452, the property offers another gated entrance and frontage along County Road 471, as well as frontage along the east side of Highway 9. Despite its remarkable privacy, Wylde Woode is only a short drive from Oxford, Ole Miss, dining, shopping, and all the amenities the area has to offer. Whether you envision a full-time residence, family retreat, gameday gathering place, or private hunting and fishing estate, Wylde Woode delivers a setting that is increasingly difficult to find in Lafayette County.

If you have been searching for a private estate with a mountain-home feel, convenient access to Oxford, gorgeous mature timber, and all the hunting and fishing you could ask for, give Michael Oswalt a call today to schedule your private tour of Wylde Woode and experience #TheSmallTownWay.







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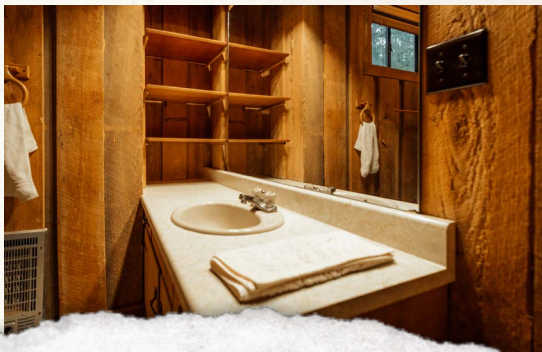














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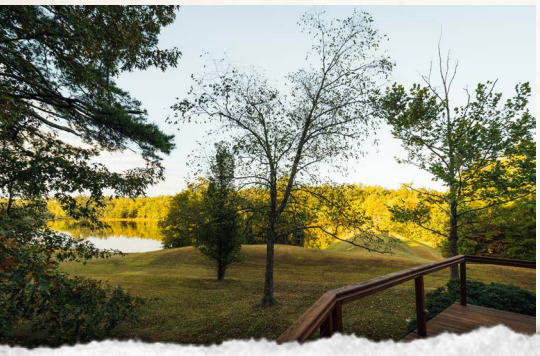
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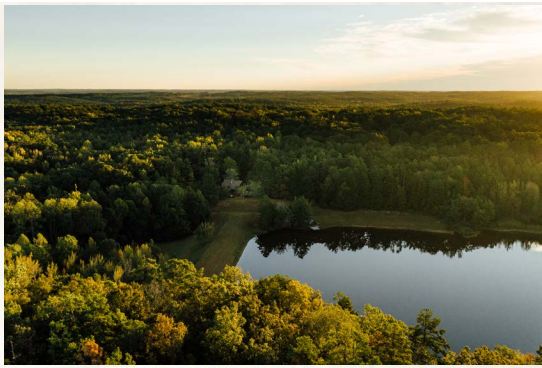
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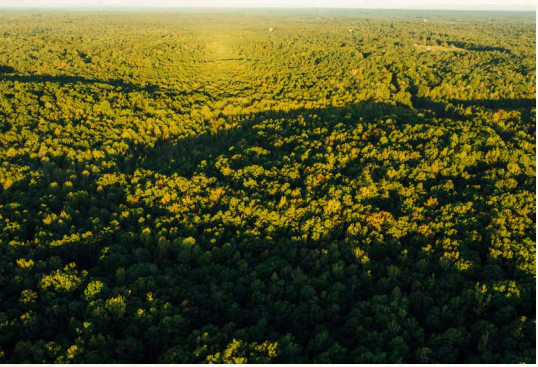
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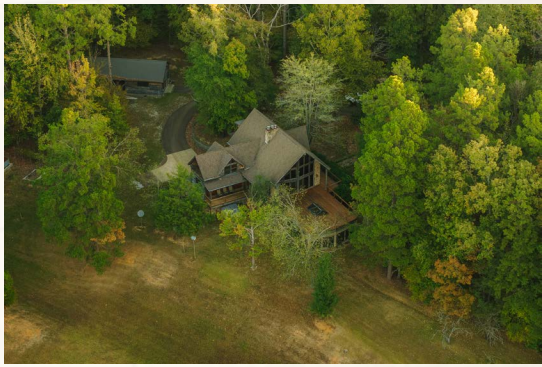
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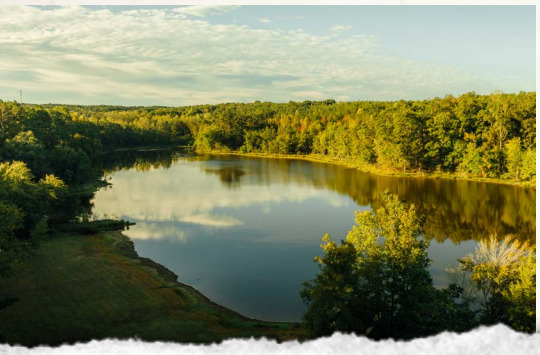
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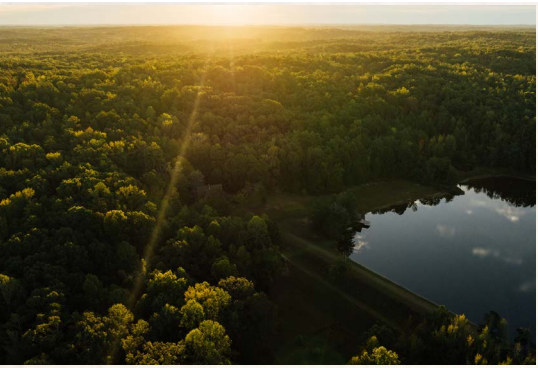


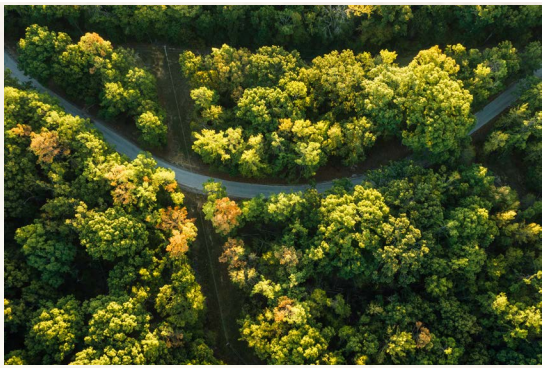
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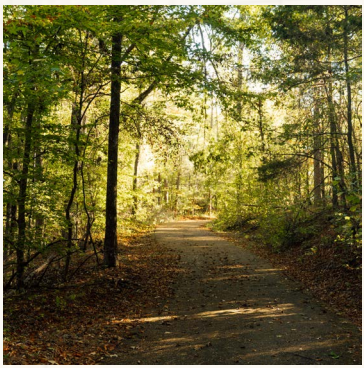
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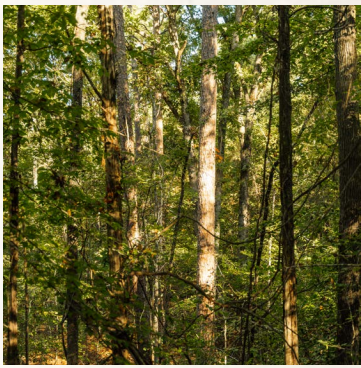
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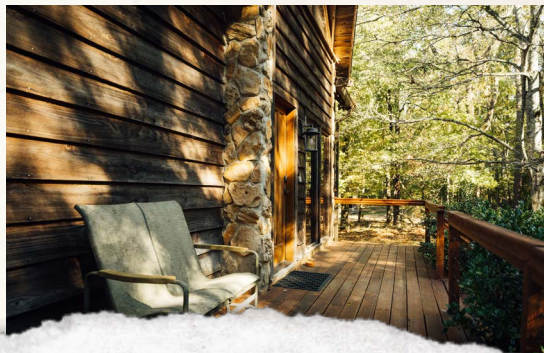














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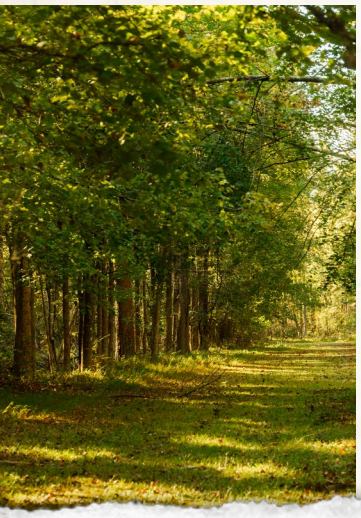
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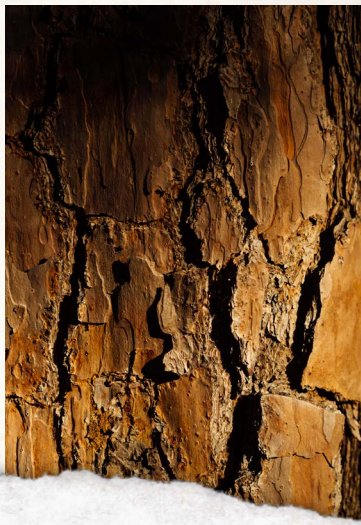














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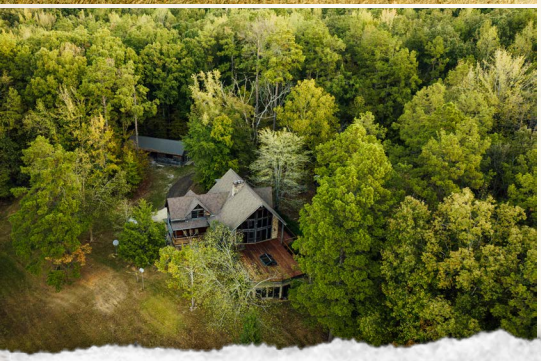
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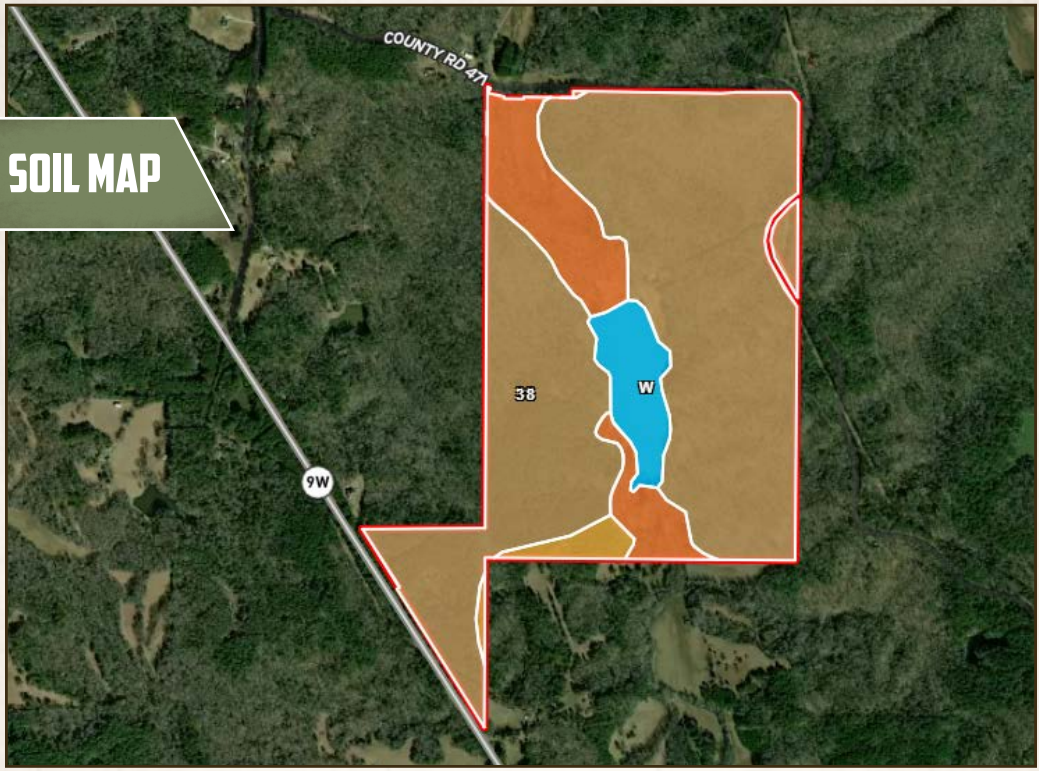


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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
38	Maben-Smithdale-Tippah association, hilly	199.99	78.66	0	33	7e
10	Chenneby silt loam, 0 to 2 percent slopes, occasionally flooded	33.55	13.2	0	79	2w
W	Water	14.97	5.89	0	-	-
7F	Smithdale sandy loam, 15 to 35 percent slopes, eroded	5.72	2.25	0	16	7e
TOTALS		254.23(*)	100%	-	36.74	6.3



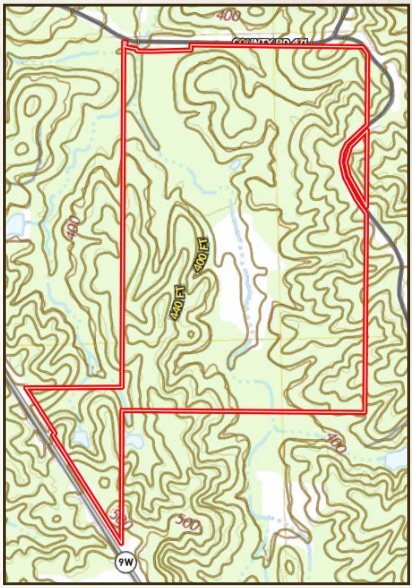
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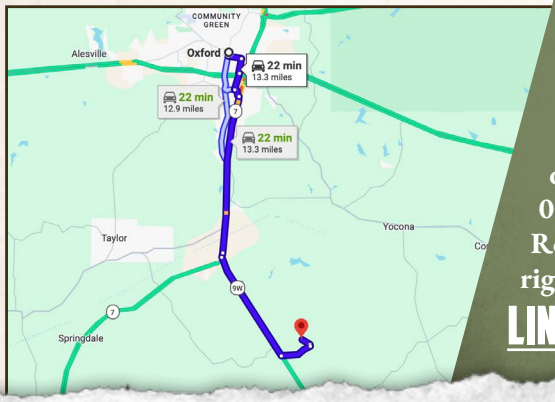
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land id. LINK







Directions From Oxford, MS: Travel south on MS-7 for 5.5 miles. At the traffic circle, take the second exit onto MS-9W and continue north for 1.5 miles. Turn left onto County Road 422 and proceed 0.9 miles. Turn left again onto County Road 471 and travel for 0.8 miles. Continue straight onto County Road 452, and the property will be on the right in 1.4 miles.

LINK TO GOOGLE MAP DIRECTIONS



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