

An aerial photograph of a large, rural property. In the foreground, there is a large, two-story house with a swimming pool and a patio. To the right of the house is a large, dark pond. In the middle ground, there is a large, white barn with a truck parked in front of it. The property is surrounded by green fields and dense pine forests. A dirt road winds through the property. The top of the image is partially obscured by a white, torn-paper effect.

A HOME ON 69.26± ACRES LAFAYETTE COUNTY, MS

\$1,400,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE LAFAYETTE 69.26

PROPERTY PROFILE

LOCATION:

- 981 Hwy 7 South
Water Valley, MS 38965
- Lafayette County
- 17± Minutes South of Oxford

COORDINATES:

- 34.2397, -89.5714

PROPERTY USE:

- Residential
- Deer & Turkey Hunting

TAX INFORMATION:

- Parcel #: 241-01-016.00 (Part of)
- Taxes will be Calculated at Closing

PROPERTY INFORMATION:

- 69.26± Acres
- 3,278± Square Foot Home
- 4 Bedrooms/3.5 Bathrooms
- Safe Room/Gun Room Combo
- 3-Car Garage
- Outdoor Oasis with Gunite Pool and Pool House
- Giant Shop Partially Heated/Cooled with Game Processing Station, Walk-In Cooler, and Full Bathroom
- 0.5± Acre Pond
- Pasture
- Timber
- Live Creek



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/25,000+ Followers

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAFAYETTE 69.26

WELCOME TO YOUR PERSONAL PARADISE IN LAFAYETTE COUNTY, JUST 2.3± MILES SOUTH OF TAYLOR, MS. Located off Highway 7, this 69.26± acre property has everything you have been looking for in country living: the house, the swimming pool, the pool house, the shop, the pond, and the acreage! The long gravel drive leads you through the big pines to the secluded home place where a 3,278± square foot home sits. Built in 2017, the home features four bedrooms, three and one-half bathrooms, a great room, kitchen, office, safe room, three-car garage, and a beautiful outdoor area. The kitchen is equipped with many custom cabinets, stainless appliances, a breakfast area, and an island. You will find built-ins, a gas fireplace, and vaulted ceilings in the great room. The office features pine walls, built-ins for additional storage, and a safe room/gun room combo. Each bedroom is spacious with big closets to match.

Out back is where you will spend time with friends and family! Fall in love with the covered area where you'll find a cooking station, fireplace, and a vaulted pine ceiling. All this overlooks your 20 x 40 gunite pool with a 12 x 20 tanning ledge and pool house, all constructed in 2023. You will be looking forward to summer here! The pool house is approximately 1,100 square feet and is equipped with modern finishes, a full bathroom, a glass roll-up door, and a huge porch area.

Aside from the home is a 7,000± square foot shop, with 2,000± square feet heated and cooled. The shop offers one full bathroom, a game processing station, a walk-in cooler, and an open area for all your equipment.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER


C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 /25,000+ Followers

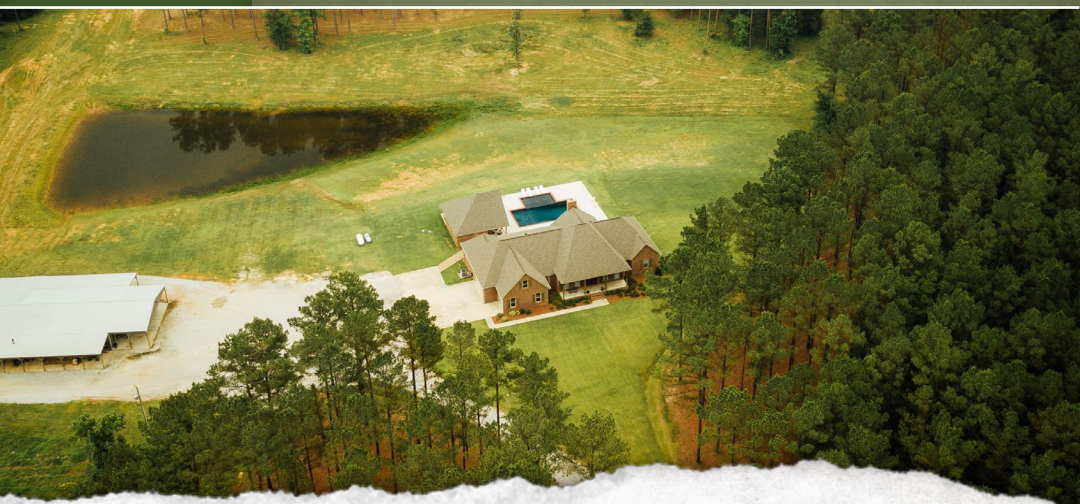
Information is believed to be accurate but not guaranteed.

MORE ABOUT THE LAFAYETTE 69.26

Finally, the land...you will quickly notice the diversity: pasture area, pockets of mature timber, thickets for bedding and nesting, open areas for wildlife plots, and a live creek. You have a 0.5± acre pond located off the back of the pool and a shop area for all of your fishing requirements. You will also find a fenced pasture area for your mini-farm needs. Bring all the farm animals with you. The interior and perimeter road system meanders the entire property, leading you to nearly anywhere you want to go. The deer and turkey numbers are good in this area, offering opportunities to take this property to the next level from a recreational standpoint. This tract also enjoys 1,500+ feet of frontage along Humphreys Creek, a year-round clear water creek, for kids and grandkids to enjoy.

It's typically pretty hard to find a place with everything you need to appease the man, the wife, and the kids, but this one truly has something for everyone. The location is super convenient, being a quick 17± minute drive to Oxford and 11± minutes to Water Valley. If you have been on the hunt for a Lafayette County homeplace loaded with amenities, the Lafayette 69.26 is a must-see.

Contact Michael Oswalt for more information and to schedule a viewing.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER


C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 /25,000+ Followers

Information is believed to be accurate but not guaranteed.

A HOME ON 69.26 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/25,000+ Followers

Information is believed to be accurate but not guaranteed.

A HOME ON 69.26 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/25,000+ Followers

Information is believed to be accurate but not guaranteed.

A HOME ON 69.26 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

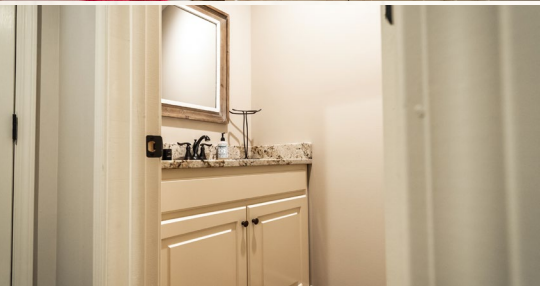
michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/25,000+ Followers

Information is believed to be accurate but not guaranteed.



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/25,000+ Followers

Information is believed to be accurate but not guaranteed.

A HOME ON 69.26 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER


C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 /25,000+ Followers

Information is believed to be accurate but not guaranteed.

A HOME ON 69.26 ± ACRES LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/25,000+ Followers

Information is believed to be accurate but not guaranteed.

A HOME ON 69.26 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

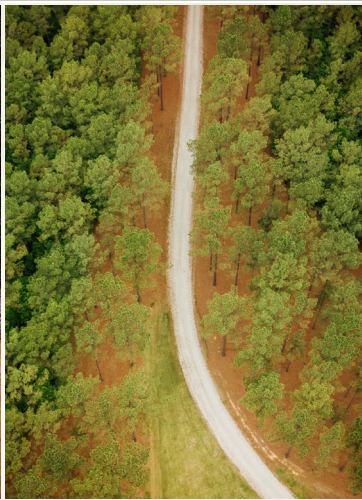
smalltownproperties.com

/25,000+ Followers

Information is believed to be accurate but not guaranteed.

A HOME ON 69.26 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/25,000+ Followers

Information is believed to be accurate but not guaranteed.

A HOME ON 69.26 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/25,000+ Followers

Information is believed to be accurate but not guaranteed.

A HOME ON 69.26 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/25,000+ Followers

Information is believed to be accurate but not guaranteed.



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

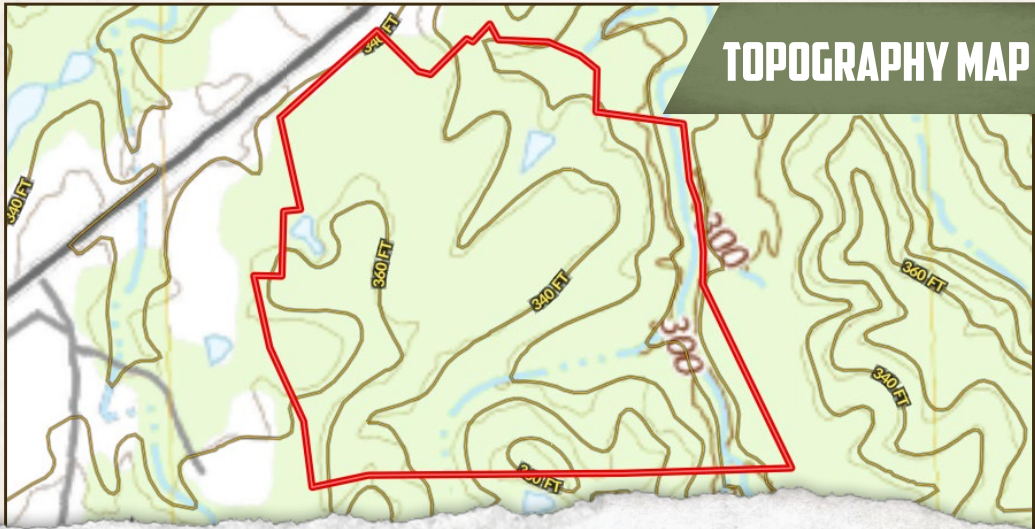
/25,000+ Followers

Information is believed to be accurate but not guaranteed.

A HOME ON 69.26 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI

land id. LINK



TOPOGRAPHY MAP



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER


C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

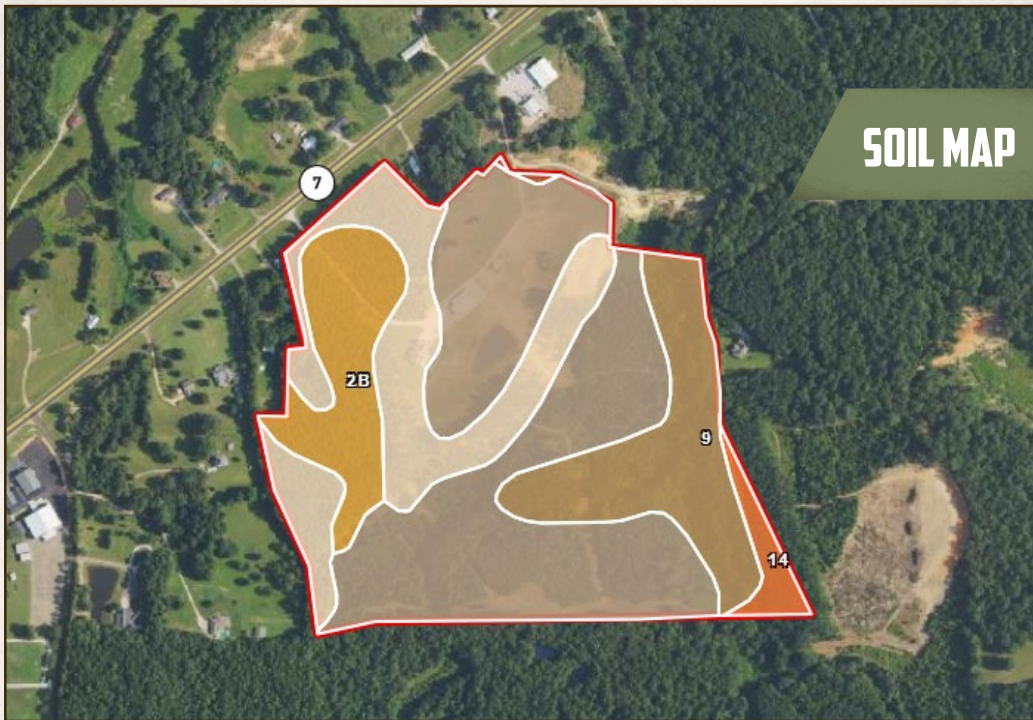
4848 Main St. - Flora, MS 39071

smalltownproperties.com

 /25,000+ Followers

Information is believed to be accurate but not guaranteed.

SOIL MAP



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|----------|-------|-----|-------|------|
| 70 | Smithdale-Toinette association, 12 to 40 percent slopes | 35.1 | 47.57 | 0 | 13 | 7e |
| 2C | Providence silt loam, 5 to 8 percent slopes, moderately eroded | 15.38 | 20.84 | 0 | 36 | 3e |
| 9 | Ochlockonee sandy loam, occasionally flooded | 12.33 | 16.71 | 0 | 74 | 2w |
| 2B | Providence silt loam, 2 to 5 percent slopes, moderately eroded, north | 9.02 | 12.22 | 0 | 37 | 2e |
| 14 | Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north | 1.83 | 2.48 | 0 | 74 | 2w |
| 3D3 | Lexington silt loam, 8 to 15 percent slopes, severely eroded | 0.13 | 0.18 | 0 | 65 | 6e |
| TOTALS | | 73.79() | 100% | - | 32.52 | 4.59 |



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

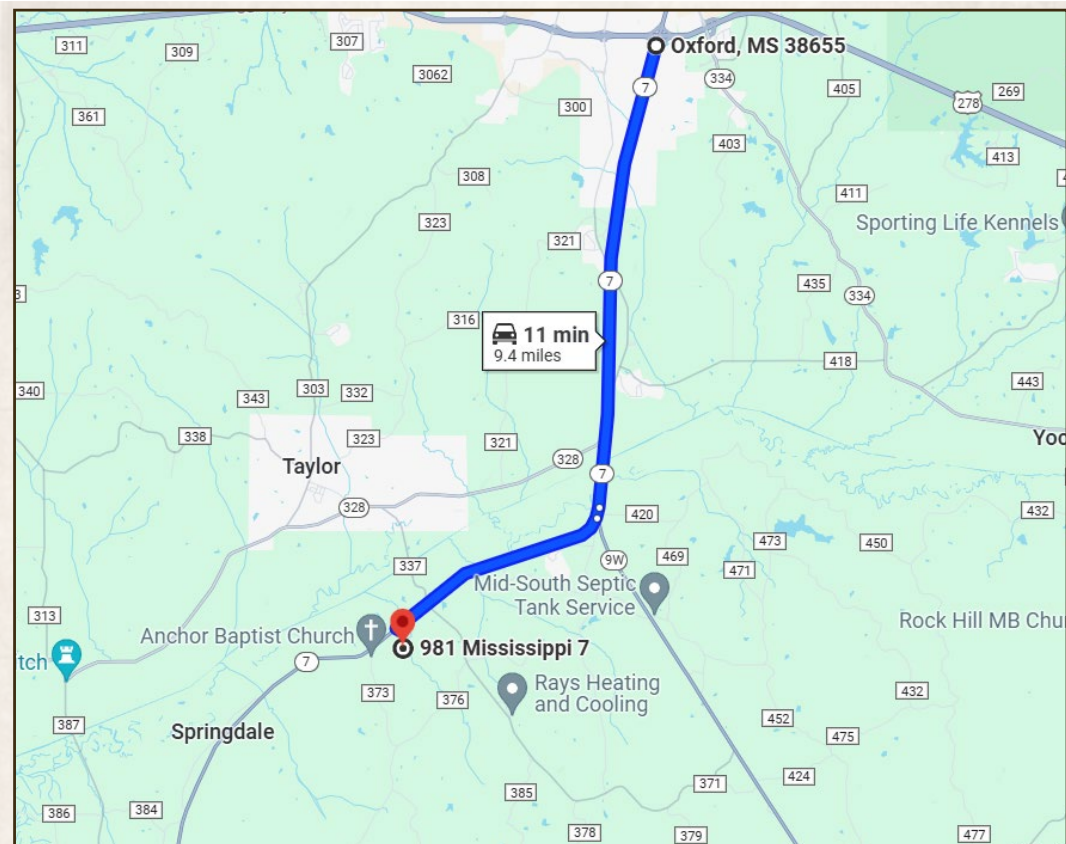
michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

A HOME ON 69.26 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



Directions From the Intersection of 278 and MS-7 S in Oxford, MS: Travel 6.2 miles south on MS-7 S. At the traffic circle, take the 1st exit and stay on MS-7 S. In 3.1 miles turn left into the property. 981 MS-7 WATER VALLEY, MS 38965

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/25,000+ Followers

Information is believed to be accurate but not guaranteed.