



50± ACRES
LAFAYETTE COUNTY, MS
\$199,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE LAFAYETTE 50

PROPERTY PROFILE

LOCATION:

- County Road 103
Abbeville, MS 38601
- Lafayette County
- 3.8± Miles SW of Abbeville
- 10.1± Miles N of Oxford

COORDINATES:

- 34.469, -89.5244

PROPERTY USE:

- Hunting
- Recreational
- Investment

PROPERTY INFORMATION:

- 50± Acres
- Mixed Timber
- Hurricane Creek Bottom
- Cypress Slough
- Deer/Turkey/Duck
- No Legal Access

TAX INFORMATION:

- Parcel IDs #: 085-21-008,
085-21-007, 084-20-004
- 2025 Taxes: \$134.39



LUKE GOSSETT | LAND SPECIALIST
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CALEB WARREN | LAND SPECIALIST
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WELCOME TO THE LAFAYETTE 50

WELCOME TO THE LAFAYETTE 50, OFFERING A DIVERSE LANDSCAPE WITH STRONG POTENTIAL FOR BOTH RECREATION AND LONG-TERM INVESTMENT IN LAFAYETTE COUNTY, MISSISSIPPI, JUST OUTSIDE OF ABBEVILLE. As you enter the Lafayette 50, the north side features a scenic ridge lined with a healthy mix of mature pines and hardwoods, providing both visual appeal and future timber value. As the terrain slopes off the ridge, it transitions into a large hardwood bottom—excellent habitat for wildlife and a natural travel corridor for deer and turkey. Moving further, the property connects to the Hurricane Creek bottom, where you'll find impressive, mature cypress trees that line the creek.

The Lafayette 50 holds great opportunities for hunting, with the potential for deer, turkey, and seasonal duck hunting, along with timber investment upside. Please note that the property doesn't currently have any legal access.

If you're looking for a diverse tract with strong habitat, timber potential, and room for added value, the Lafayette 50 is worth a look.

Please contact Luke Gossett or Caleb Warren to schedule a showing and see what the Lafayette 50 has to offer!



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Information is believed to be accurate but not guaranteed.



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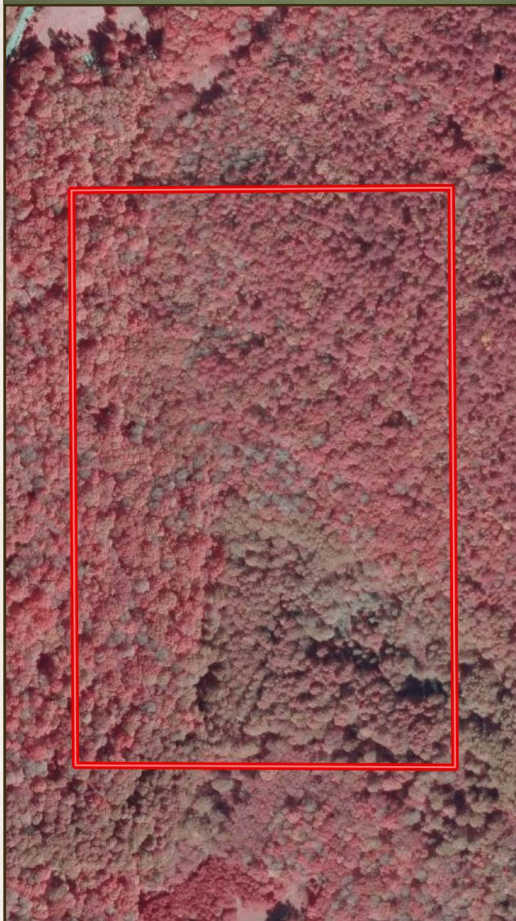
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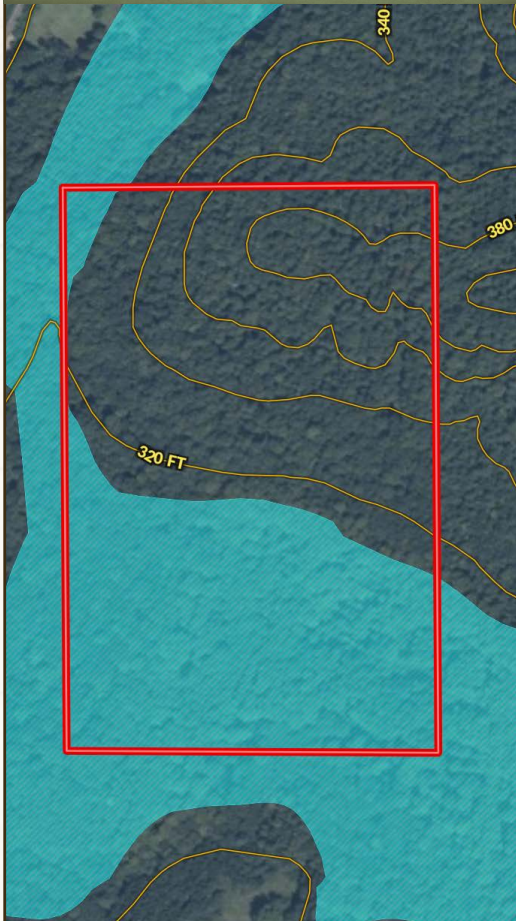
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INFRARED MAP



TOPOGRAPHY MAP



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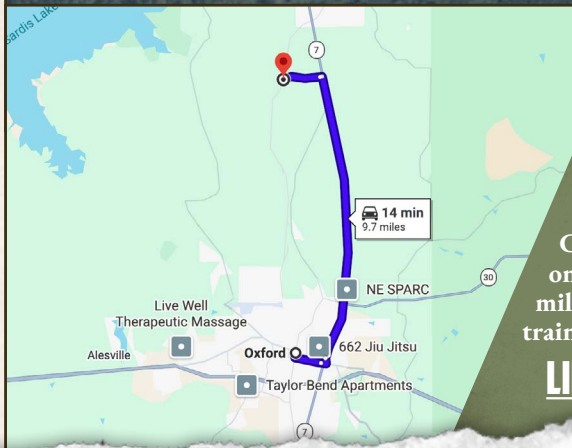


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LAFAYETTE COUNTY, MISSISSIPPI

land id. LINK



Directions From Oxford, MS: Travel on MS-7 N for 7.5 miles. Turn left onto County Road 115 and then turn left again onto County Road 106 and continue for 1 mile. The property will be accessed by the old train tracks.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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