



Larson & McGowin PROPERTIES

Lafayette FARM

1,230± Acres In North, Mississippi
\$3,382,500



An incredible opportunity to own a piece of North Mississippi. 1,230 acres of mature pine plantations with beautiful hardwood fingers coursing through the property. Bordered on the North by the Upper Sardis WMA a massive expanse of bottom land hardwood along the Little Tallahatchie River. The Lafayette Farm is a multifaceted timber tract with exceptional recreational opportunities coupled with tremendous timber opportunities. Whitetail Deer, Turkey, Hogs and Ducks are all found in abundance on the Lafayette Farm tract and an extensive trail and road system ensures you can get to where they live. A portion of the property is enrolled under a CRP contract providing annual cash flow to the new owner upon assumption of the contract.

Offered by Larson & McGowin Properties LLC in conjunction with Mathews Real Estate at a price of \$3,382,500



**Chandler
Graham**
Qualifying Broker

cgraham@larsonmcgowin.com
Phone: 205.977.7706 | Mobile: 334.734.1382

www.larsonmcgowinproperties.com

500 Office Park Suite 430 Birmingham, AL 35223 | Branch Offices: Greenville, Alabama | Mobile, Alabama | Merryville, Louisiana
Licensed in AL, MS, TN, LA, TX, AR, GA, KY, FL, & SC



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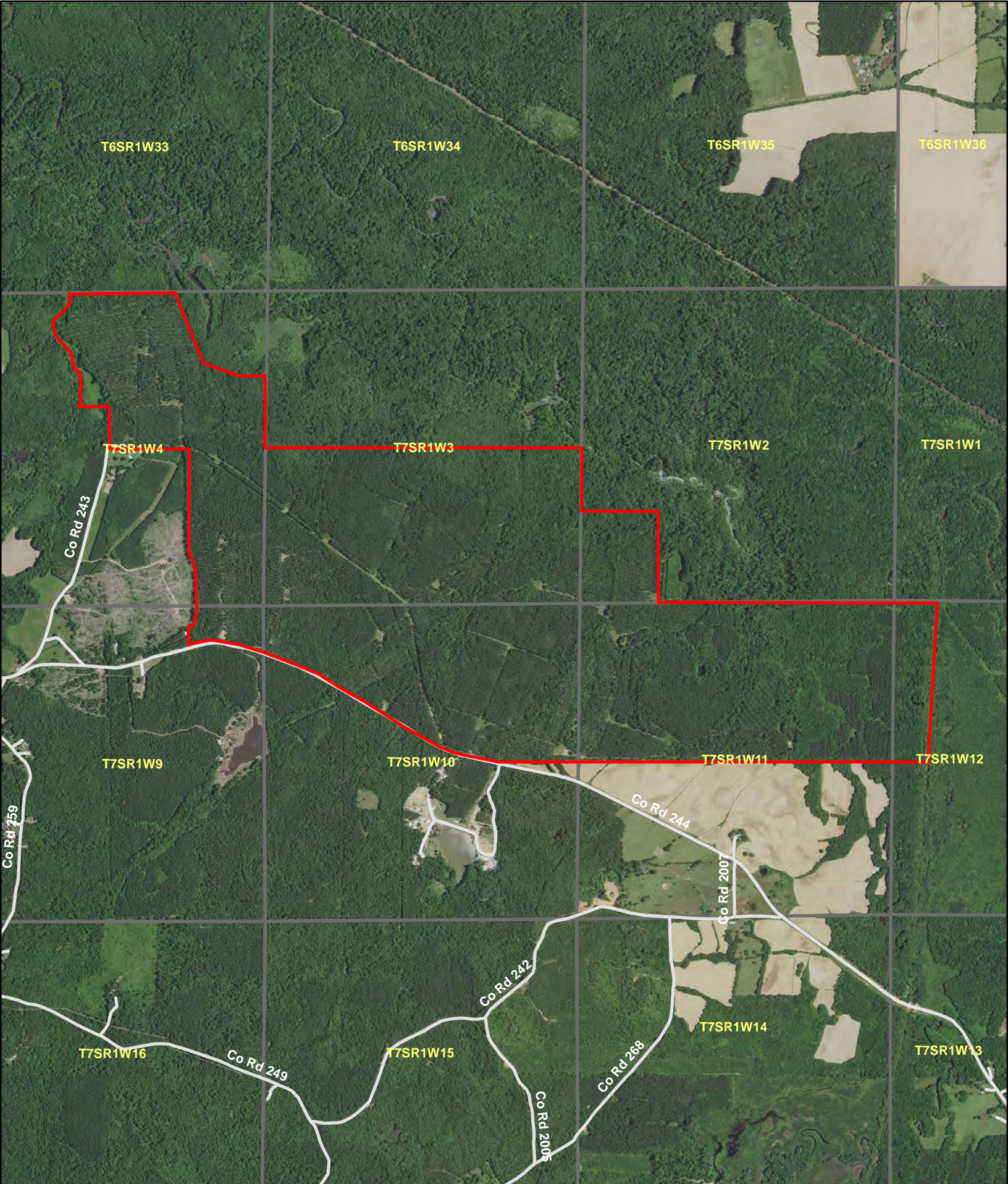
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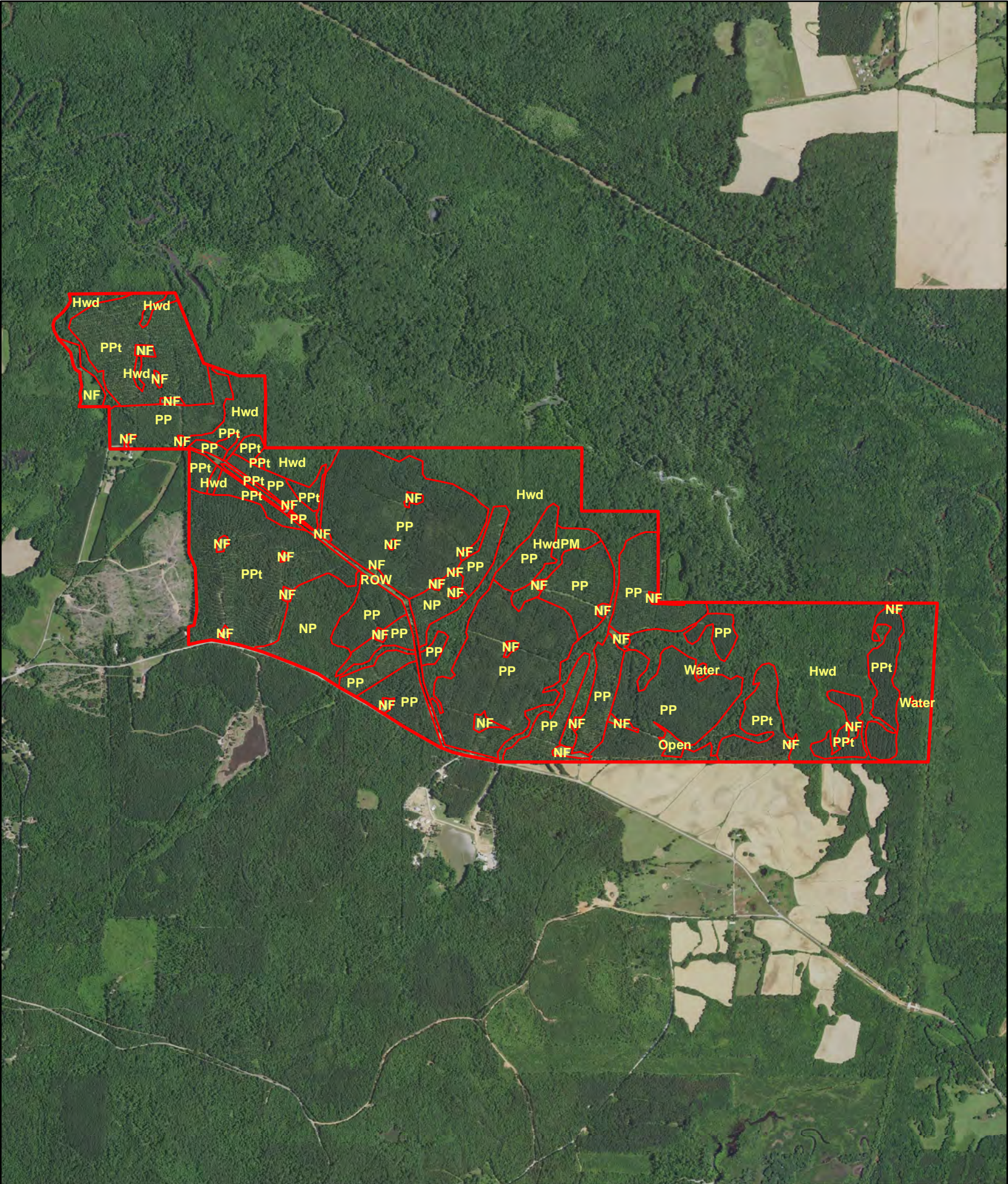


Lafayette Farm Tract
1,230+- Acres
Lafayette County, MS

January 18, 2019

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Map is for illustrative purposes only. Accuracy is neither warranted nor guaranteed

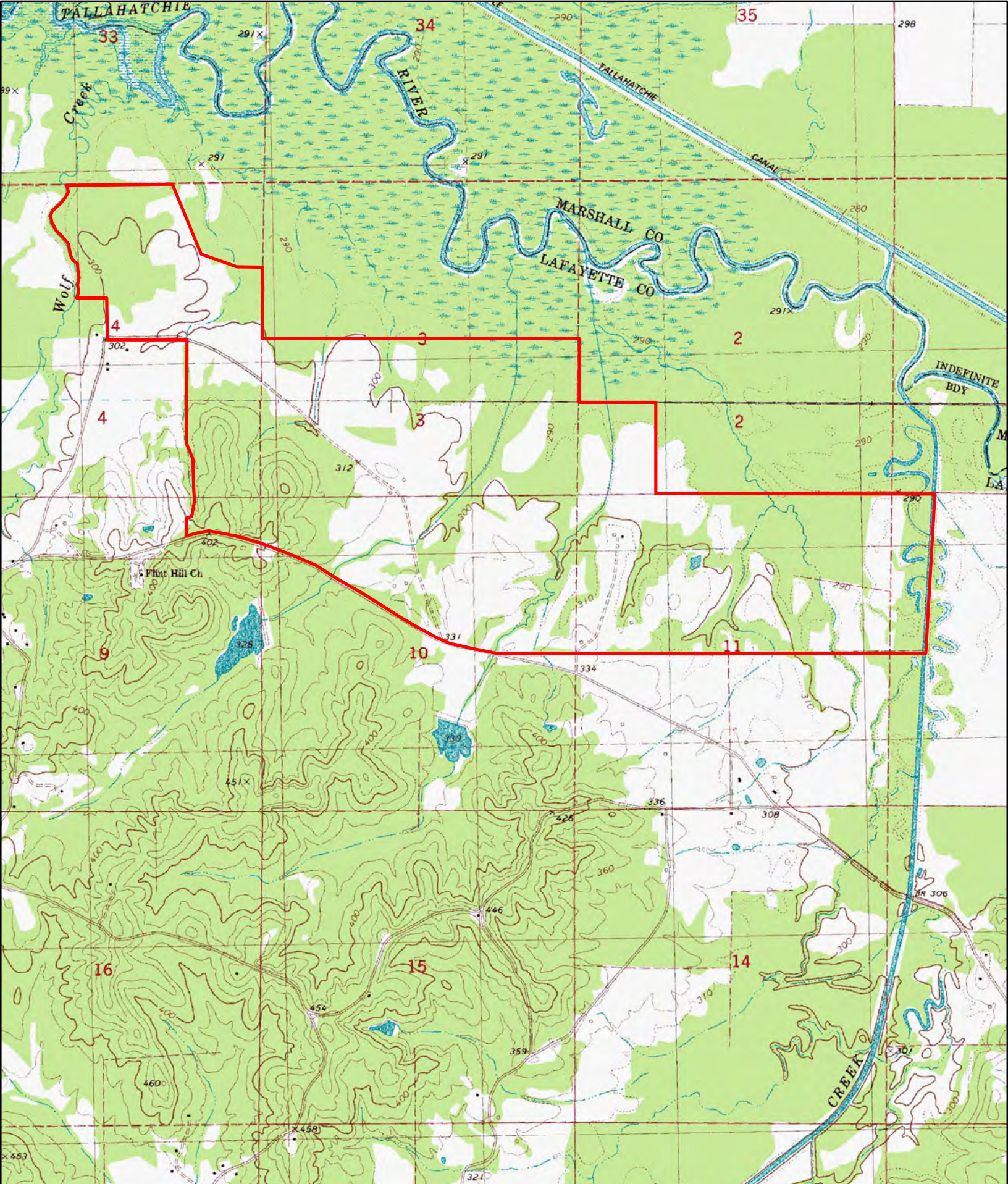


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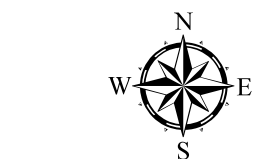


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