



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

123.5± ACRES
LAFAYETTE COUNTY, MS
\$864,500



THE LAFAYETTE 123.5

PROPERTY PROFILE

LOCATION:

- 66 County Road 461
Oxford, MS 38655
- Lafayette County
- 11.6± Miles SE of Oxford

COORDINATES:

- 34.3043, -89.3506

TAX INFORMATION:

- 2025 Taxes: TBD at Closing
- Parcel # 204-18-008
- Parcel # 196-13-002
- Parcel # 196-13-003

PROPERTY USE:

- Hunting
- Recreational
- Investment
- Development
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 123.5± Acres
- Internal Road System
- County Road Frontage
- Little Kettle Creek Frontage
- Deer/Turkey/Small Game
- Mixed Timber
- Utilities Available



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

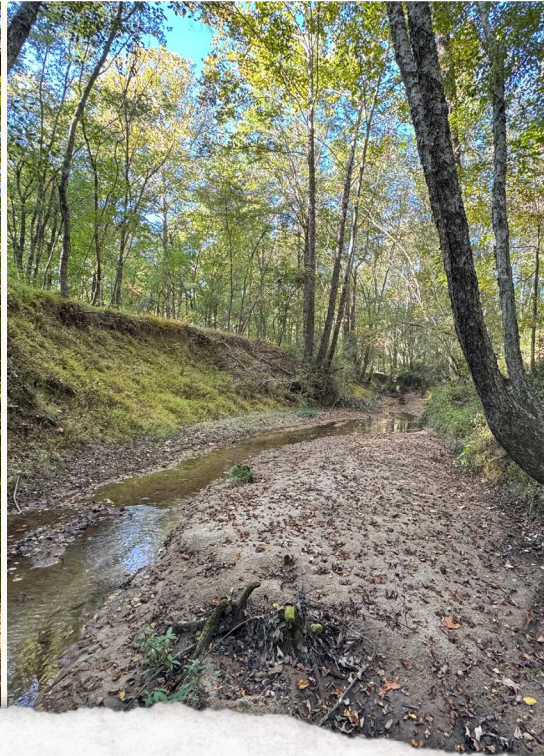
Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAFAYETTE 123.5

WELCOME TO THE LAFAYETTE 123.5, A PLACE FOR YEAR-ROUND RECREATION!

This Lafayette County, Mississippi, property offers a country feel while being only 15± minutes from Oxford. Soon after entering the 123.5± acre property from County Road 461, you will notice a nice open area where a mobile home once stood. With utilities in place, this is the perfect spot to build a cabin or your dream home.

As far as hunting, you have endless opportunities; the timber and terrain offer a ton of diversity. Little Kettle Creek runs from north to south, providing an excellent water source for wildlife. Near the creek is a large presence of sweet gums and a mix of hardwoods, but once you cross the creek towards the west, you will notice a larger abundance of hardwoods.



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

MORE ABOUT THE LAFAYETTE 123.5

There are a few open areas throughout, perfect for a wildlife plot. An established trail system is in place to navigate the property with ease. An added bonus of this tract is the nearly 650 yards of county road frontage. With its diverse habitat, great location, and year-round recreation, the Lafayette 123.5 is worth considering!

Contact **Hunter Robison** or **Luke Gossett** today to schedule a private showing and experience #TheSmallTownWay.

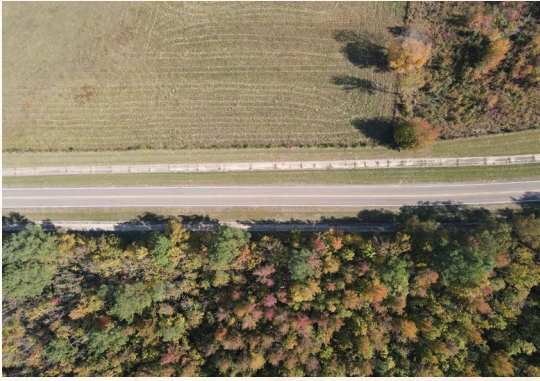


LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

123.5± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

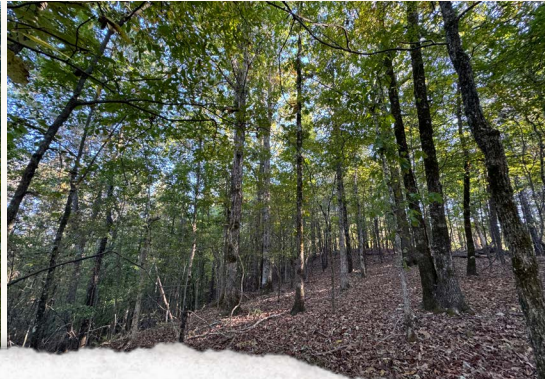
HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

123.5± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

123.5± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

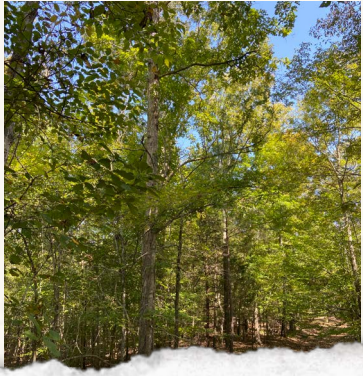
HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

123.5± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



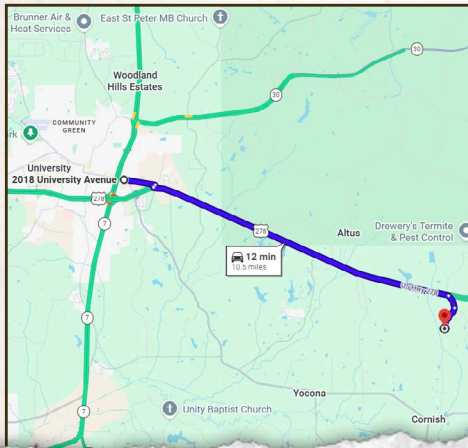
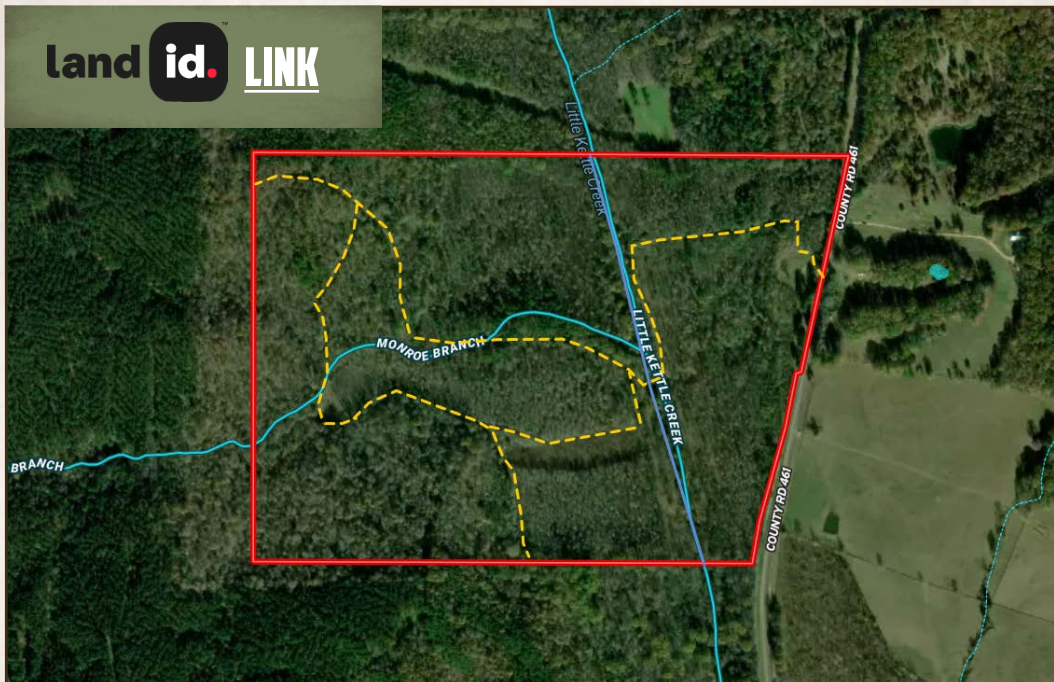
LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

land id. LINK



Directions From Oxford, MS: Travel east on MS-6/University Avenue for 1.1 miles. At the traffic circle, take the 1st exit onto FD "Buddy" E Parkway and then turn left onto US-287 E. Travel for 8.5 miles. Turn right onto County Road 423 and continue for 0.4 miles. Turn right onto County Road 461 and proceed for 0.6 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com