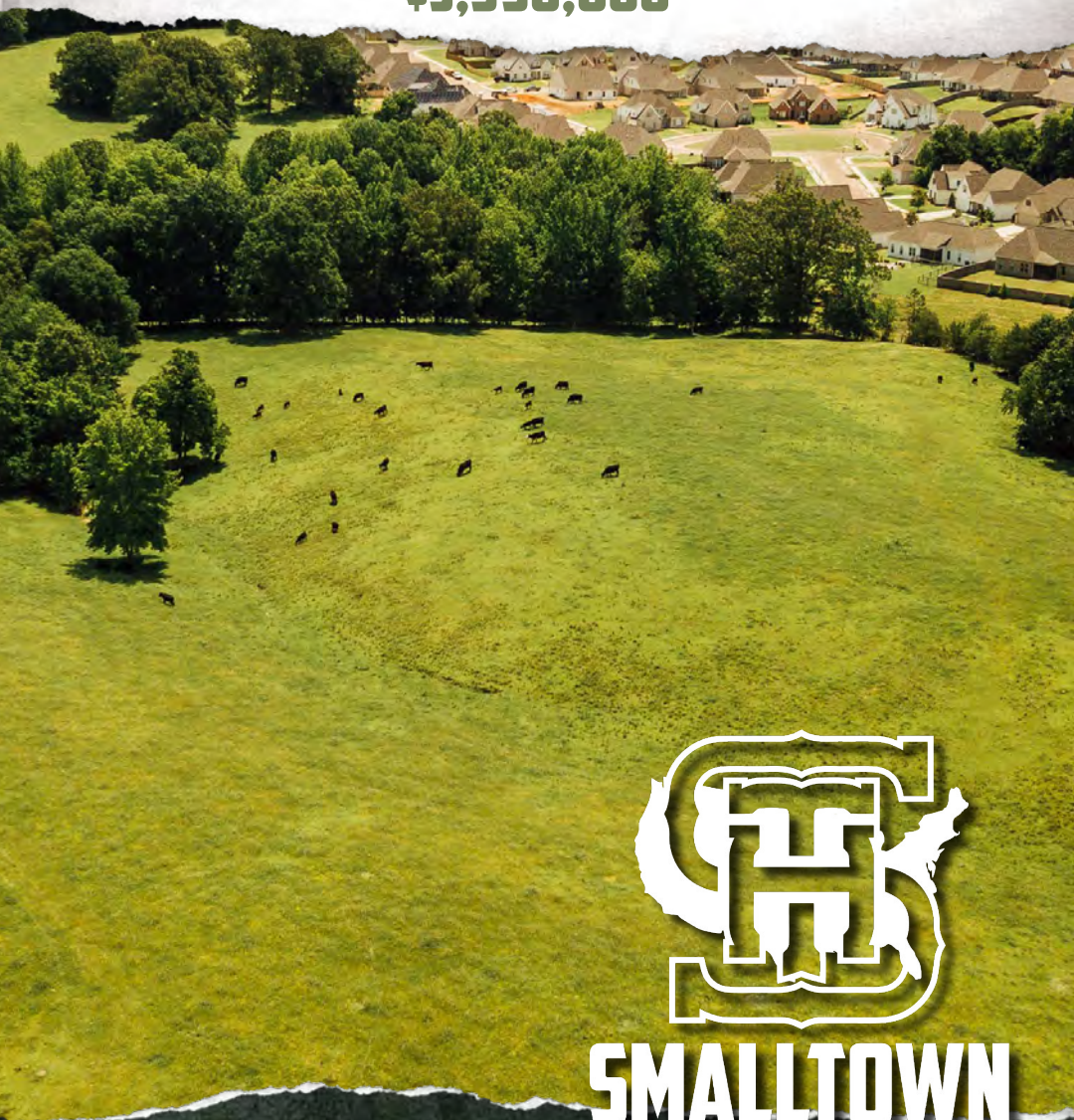


# 86± ACRES WITH A HOME LAFAYETTE COUNTY, MS

**\$3,990,000**



## **SMALLTOWN**

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (769) 888-2522**

# THE LAFAYETTE 86

## PROPERTY PROFILE

### LOCATION:

- Lafayette County, MS
- 492 County Road 101  
Oxford, MS 38655
- Approximately 1.70 Miles  
N of Oxford City Limits

### COORDINATES:

- 34.41837, -89.52057

### PROPERTY USE:

- Homesite
- Development Opportunity
- Investment

### TAX INFORMATION:

2023 - \$397

- Parcel 1#: 132X-04-003.00
- Parcel 2#: 132X-04-003.01

### PROPERTY INFORMATION:

- 86± Acres
- 900± Frontage Feet  
Along County Road 101
- 1,454 SqFt
- 3 Bedrooms, 2 Baths
- Enclosed Shop
- Rolling Pasture with  
Hardwood Timber Draws
- Large Lake Site
- Oxford City School District
- Currently Agricultural Zoning
- Utilities Provided by Northeast  
Mississippi EPA, City of  
Oxford Community Water
- City Sewer in Close Proximity



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# WELCOME TO THE LAFAYETTE 86

**WELCOME TO YOUR NEW DEVELOPMENT OPPORTUNITY JUST 3.5 MILES NORTH OF THE OXFORD SQUARE IN LAFAYETTE COUNTY, MS.** The property is made up of 86± acres of rolling pasture with a couple of hardwood timber draws, three ponds, and a creek traversing from the north to south. Additionally, you will find three ponds with a topography that lends itself to a large lake site if the soil is suitable. The current utilities include power (Northeast Mississippi EPA), community water (City of Oxford), and septic sewer (city sewer looks to be approximately 770 feet south of the property). The property has a little over 900± frontage feet along the east side of County Road 101 and is located just 1.70± miles north of the Oxford City Limits. The property is in the Oxford City School District. You will also find a home and shop on the property. The 1,454± square foot home was constructed in 2016 and features three bedrooms, two bathrooms, an open kitchen/dining/living combo, and a two-car garage. The shop includes an enclosed area with a lean-to area off the side.

**If you have been searching for your next development opportunity near Oxford, Mississippi, give Michael Oswalt a call for your private tour of The Lafayette 86.**



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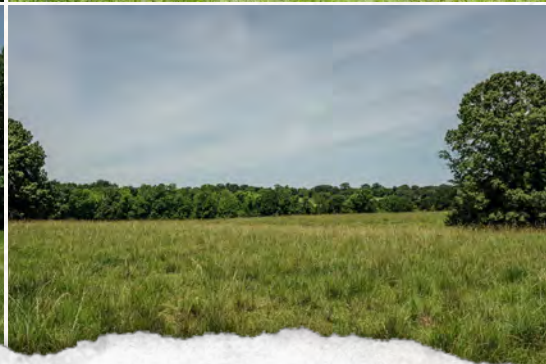
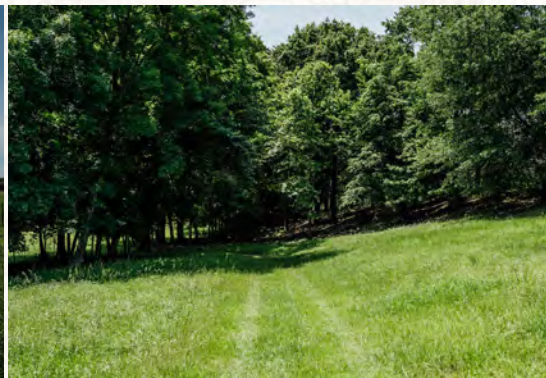
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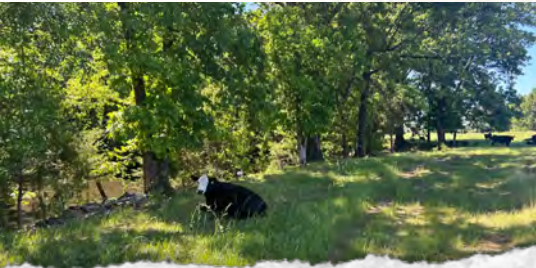
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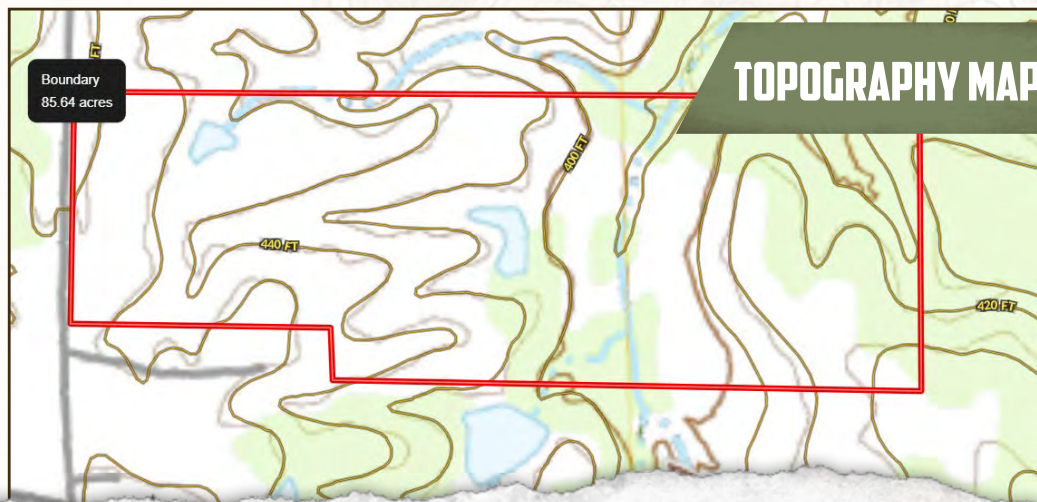


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land id. **LINK**



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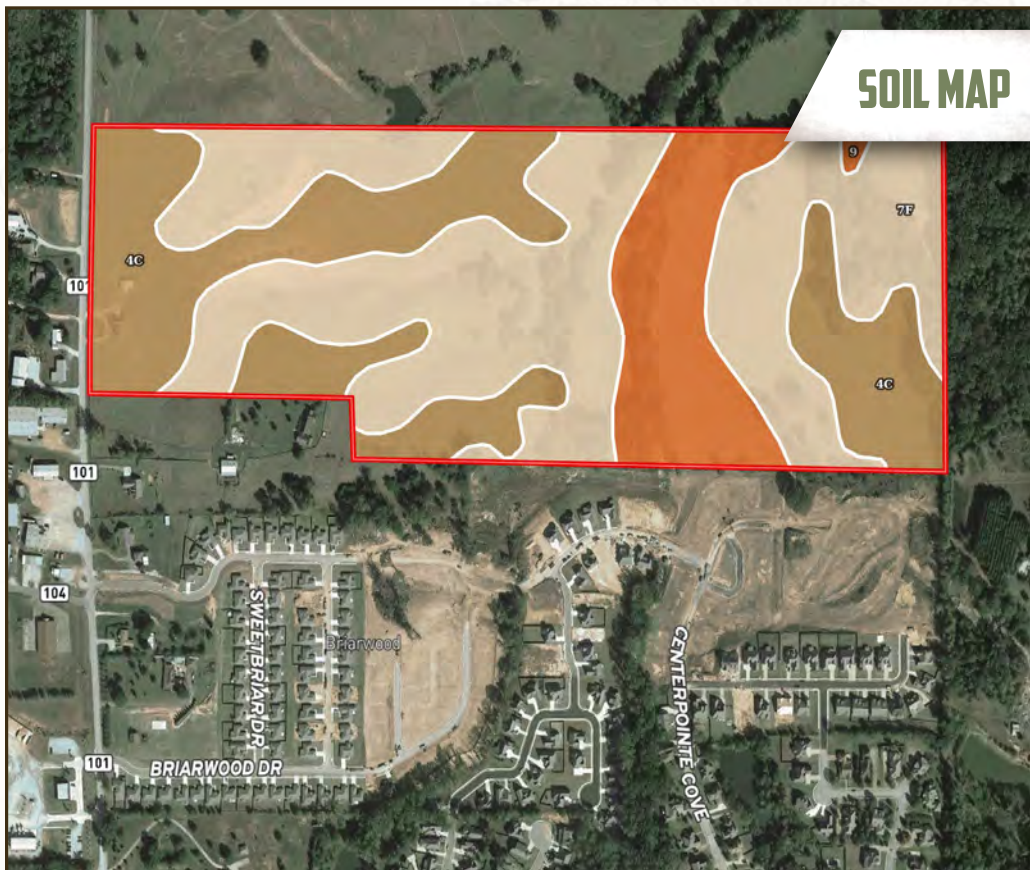
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## SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7F	Smithdale sandy loam, 15 to 35 percent slopes, eroded	43.93	51.41	0	16	7e
4C	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	29.14	34.1	0	48	4e
9	Ochlockonee sandy loam, occasionally flooded	12.38	14.49	0	74	2w
TOTALS		85.45 (*)	100%	-	35.32	5.25



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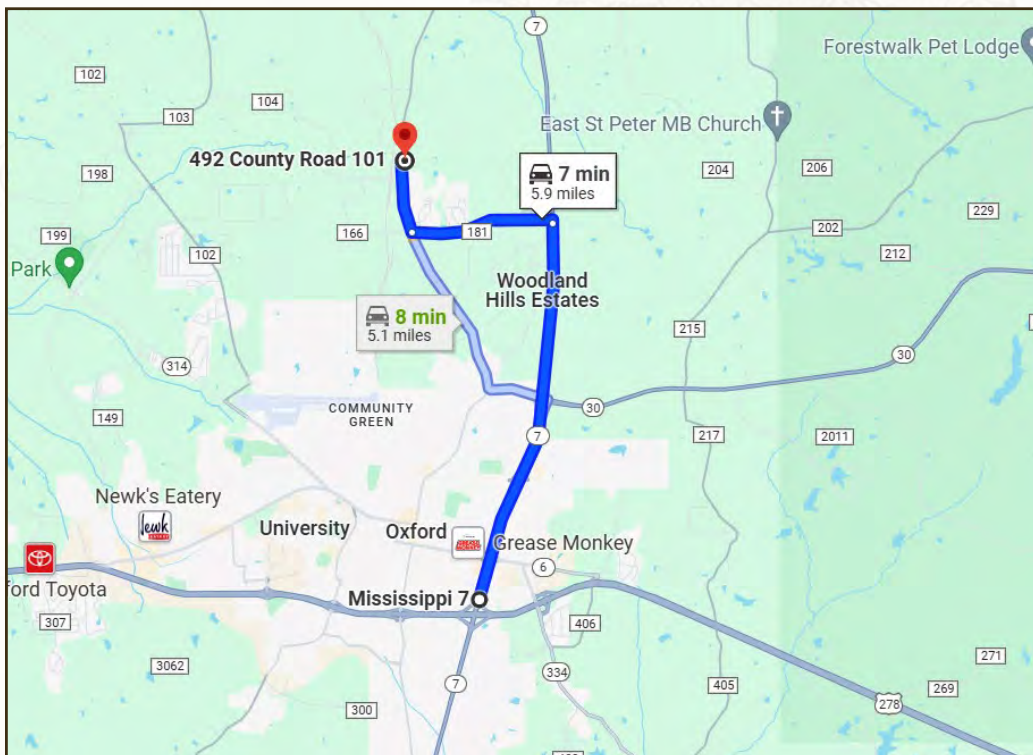
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**DIRECTIONS FROM THE INTERSECTION OF US HWY 278 AND MS-7 N IN OXFORD, MS:** Travel north on MS-7 N for 3.8 miles. Turn left onto Co Rd 1032 and travel for 1.4 miles. Turn right onto Co Rd 101 and travel for 0.7 miles. The destination is on the right. 492 County Road 101, Oxford, MS 38655

**LINK TO GOOGLE MAP DIRECTIONS**



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