

86± ACRES
LAFAYETTE COUNTY, MS
\$1,300,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

THE LAFAYETTE 86

PROPERTY PROFILE

LOCATION:

- Lakes Drive
Oxford, MS 38655
- The Lakes Subdivision
- Lafayette County
- 8.5± Miles East of Oxford

COORDINATES:

- 34.3142, -89.4286

PROPERTY USE:

- Recreation
- Investment
- Hunting
- Home/Cabin Site
- Development

PROPERTY INFORMATION:

- 86± Acres
- Internal Road System
- Deer, Turkey, and Small Game
- Frontage on Lakes Drive
- Utilities Available
- Food Plots In Place

TAX INFORMATION:

2023 - \$108.69

- Parcel # 193Z-08-069.00
- Parcel # 193Z-08-068.00



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LUKE GOSSETT

LAND SPECIALIST

C: 662-832-8822

O: 662-238-4077

lgossett@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAFAYETTE 86

WELCOME TO THE LAFAYETTE 86 - A WELL-MAINTAINED PROPERTY OFFERING A RARE COMBINATION OF EXCELLENT TIMBER, ABUNDANT WILDLIFE, AND READY TO USE HUNTING INFRASTRUCTURE. Situated just outside of Oxford, MS, this 86+/- acre parcel offers an opportunity to own land with both recreational and development potential. For the wildlife enthusiasts, the Lafayette County tract has great internal road systems and established food plots, as well as excellent timber, providing great hunting now and a great investment for the future. The parcel borders a neighborhood, so if you are seeking a secluded retreat or long-term investment, this is a perfect spot. Utilities are available.

Whether you're looking for recreational land to hunt, an investment with development potential, or simply somewhere to enjoy natural beauty, this property offers endless possibilities. Its close proximity to Oxford offers easy access to local amenities, while still preserving a sense of privacy and country living!

**The Lafayette 86 is worth considering, call
Luke Gossett today to schedule a private showing!**



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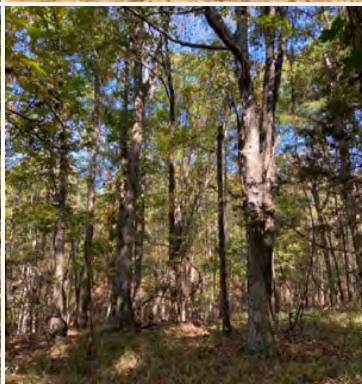
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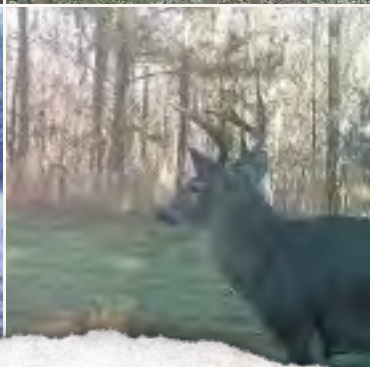
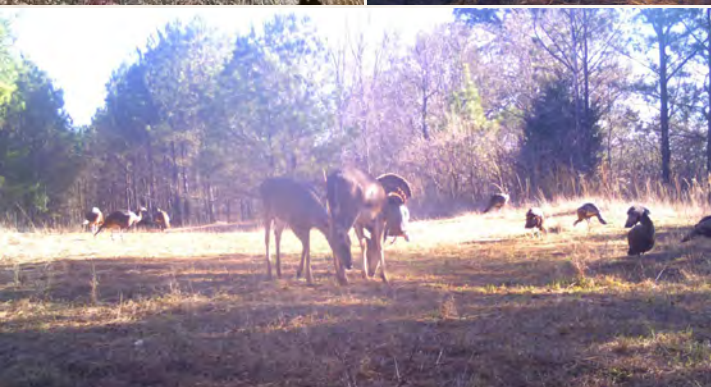
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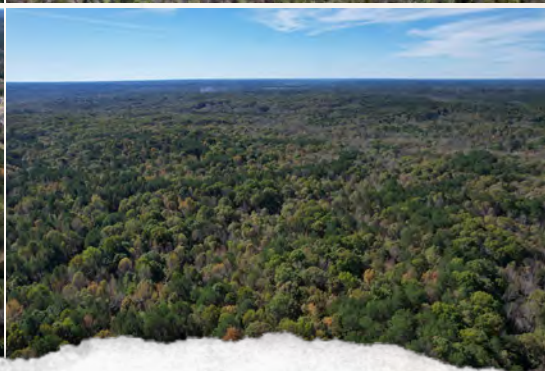
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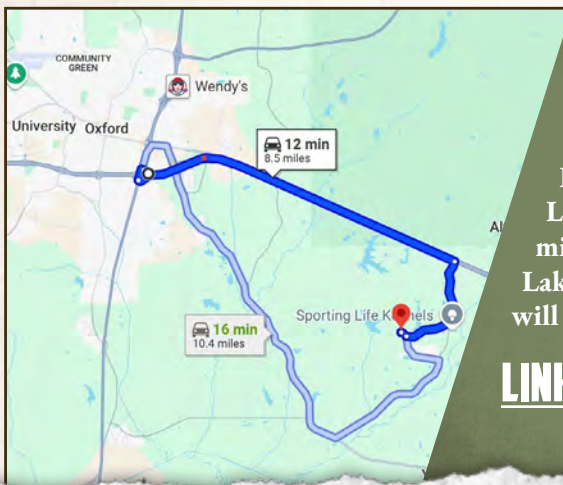
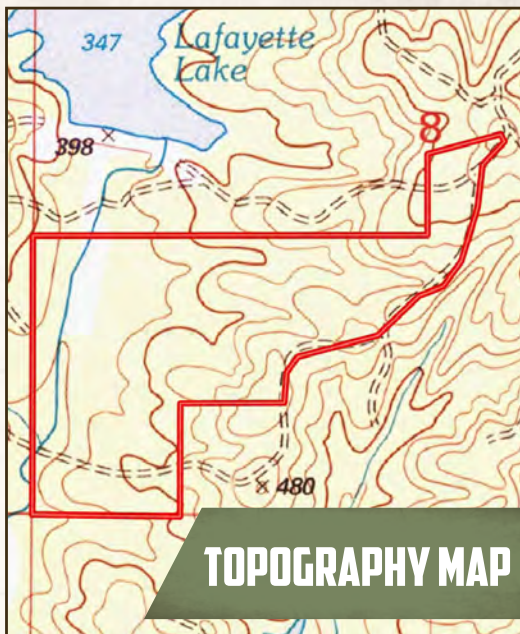
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land id. LINK



Directions From the Intersection of HWY 6 & HWY 7: Travel east 6.5 miles and then turn right on CR 415. Proceed 1.05 miles, then turn right on Lake Drive North and continue 0.91 miles. At the stop sign, turn right on Lakes Drive and in 210 yards, the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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