SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

A HOME ON 3.1± ACRES LAFAYETTE COUNTY, MS

$313,000

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

THE LAFAYETTE 3.1

PROPERTY PROFILE

LOCATION:

- 313 County Road 1017
  Abbeville, MS 38601
- Hurricane Hills Subdivision
- Lafayette County
- 1.2± Miles E of the Hurricane Boat Ramp on Sardis Lake
- 7.7± Miles W of Abbeville
- 15± Miles NE of Oxford

COORDINATES:

- 34.49265, -89.5639

PROPERTY USE:

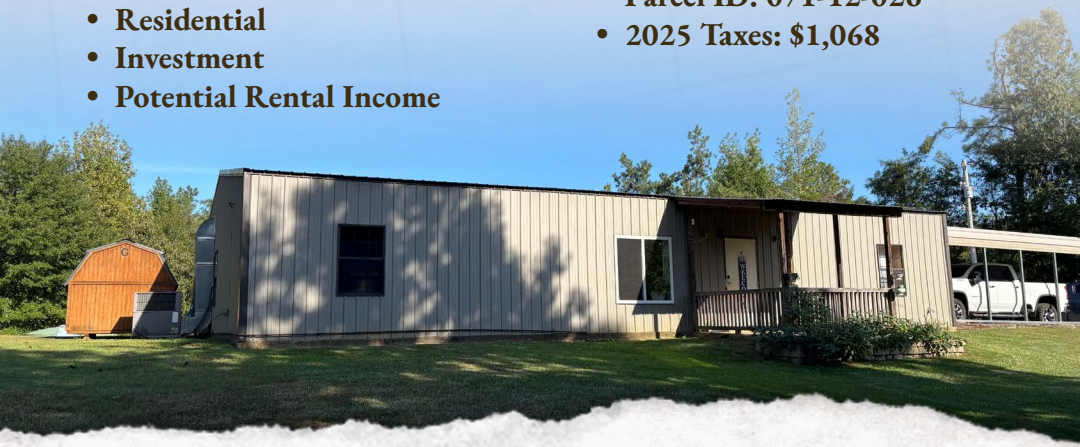
- Residential
- Investment
- Potential Rental Income

PROPERTY INFORMATION:

- 3.1± Acres
- 2,500± SqFt Home
- 5 Bedrooms/2 Bathrooms
- Large Living Room & Kitchen
- Large Back Porch
- Spacious Yard
- Utility Shed
- Storm Shelter
- Utilities Available

TAX INFORMATION:

- Parcel ID: 071-12-026
- 2025 Taxes: $1,068



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Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAFAYETTE 3.1

WELCOME TO THE LAFAYETTE 3.1—YOUR NEW HOME IN HURRICANE HILLS!
Located on County Road 1017 in Abbeville, Mississippi, this spacious five-bedroom, two-bath home built in 2011 offers approximately 2,500 square feet of comfortable living space situated on 3.1± acres in Lafayette County.

The home features a large, open-concept living room and kitchen, creating an inviting space that is perfect for entertaining family and friends. Step outside and enjoy the large back porch overlooking the spacious yard—ideal for relaxing, hosting gatherings, or simply enjoying the peace and privacy of the property. Additional features include a storm shelter and utility shed, providing valuable storage and peace of mind.

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MORE ABOUT THE LAFAYETTE 3.1

Outdoor enthusiasts will appreciate the convenient location, just 1.2± miles from the Hurricane Boat Ramp and Public Use Area on Sardis Lake, with access to thousands of acres of public land to hunt. Despite its peaceful, spacious setting, the property is only 15± miles from Oxford, offering a great balance of country living and easy access to town.

With generous living space, acreage, outdoor amenities, and a convenient location near the water, the Lafayette 3.1 offers plenty of room to make it your own.

Call Luke Gossett today to schedule a private showing and experience #TheSmallTownWay!

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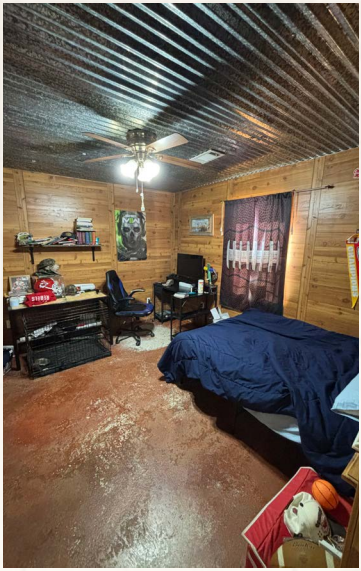

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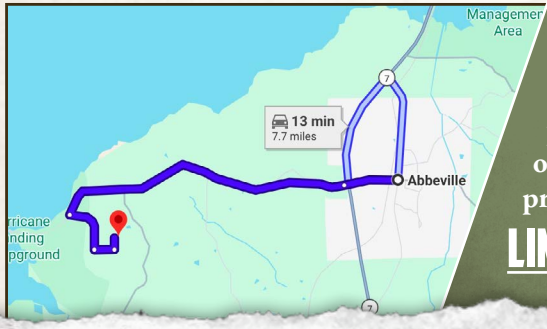

Directions From Abbeville, MS: Travel on County Road 108 for 3.8 miles. Turn left onto County Road 139 and continue for 0.7 miles. Turn left onto County Road 1016 and proceed for 0.2 miles. Turn left again onto County Road 1017 to arrive at the property on the right.

LINK TO GOOGLE MAP DIRECTIONS

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