

10.34± ACRES
LAFAYETTE COUNTY, MS
\$97,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

OFFICE (662) 238-4077

THE LAFAYETTE 10.34

PROPERTY PROFILE

LOCATION:

- 199 County Road 436
Oxford, MS 38655
- Lafayette County
- 16± Miles S of Oxford
- 25.1± Miles E of Pontotoc

COORDINATES:

- 34.231, -89.3679

PROPERTY USE:

- Residential
- Recreation
- Investment

PROPERTY INFORMATION:

- 10.34± Acres
- Utilities on Site
- County Road Frontage
- Cleared Home Site
- Lafayette County School
District

TAX INFORMATION:

2023 - \$31.79

- Parcel #: 221-12-029.00



SMALLTOWN
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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 10.34

BUILD YOUR DREAM HOME OR INVEST IN A VERSATILE PIECE OF LAND. Introducing the Lafayette 10.34! Situated in the sought after Tula Community of Lafayette County, MS, this parcel offers paved road frontage, a cleared home site, and great potential. Located on County Road 436, the 10.34± acre property has easy access to major roads while maintaining a peaceful, rural setting. The front portion of the tract has been cleared and water and power are available, making it ready for immediate development. The remainder of the property recently underwent a timber harvest, leaving behind a blank canvas for additional building or agricultural use. With an accepted contract, the seller is willing to clean up further sections of the land to meet your needs. The property is located within the Lafayette County School District. With its fantastic location, utility access, and ample space, this property is perfect for residential, recreational, or investment purposes.

Contact Luke Gossett today to schedule a tour of the Lafayette 10.34.



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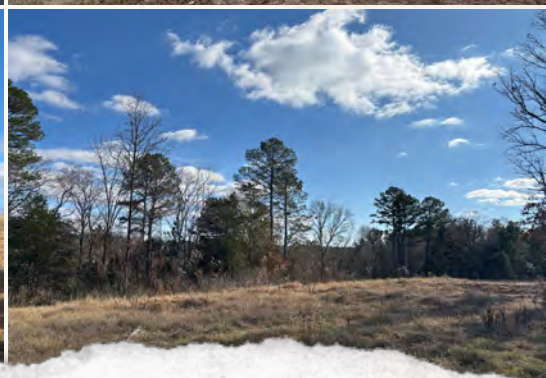
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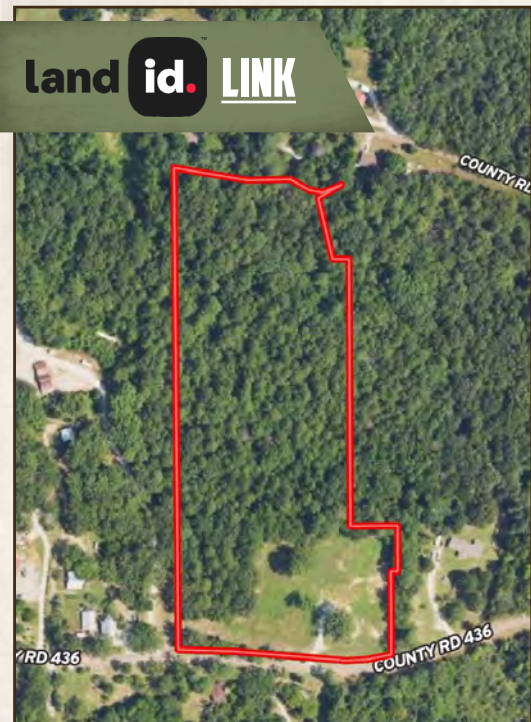
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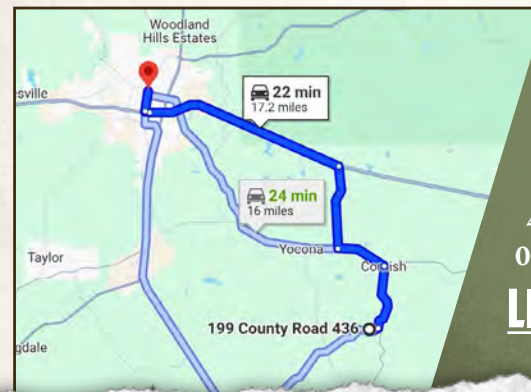
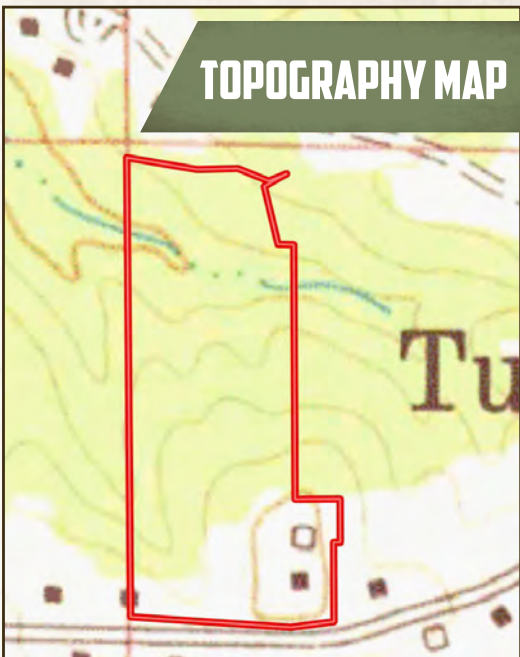
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TOPOGRAPHY MAP



Directions From the Intersection of Hwy 6 and Hwy 7: Travel 7.5 miles east and then turn right onto County Road 421. Proceed 3.2 miles and turn left onto Hwy 334. Continue 2 miles and turn right onto Hwy 331. Travel 2.7 miles and turn right on County Road 436. The property will be on your right in 0.4 miles.

LINK TO GOOGLE MAP DIRECTIONS



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