

TRACT A | 22.5± ACRES
LAFAYETTE COUNTY, MS
\$270,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE LAFAYETTE 22.5 A

PROPERTY PROFILE

LOCATION:

- County Road 367
Oxford, MS 38655
- Lafayette County
- 7± Miles N of Water Valley
- 16.5± Miles SW of Oxford
- 23± Miles SE of Batesville

COORDINATES:

- 34.2443, -89.6621

TAX INFORMATION:

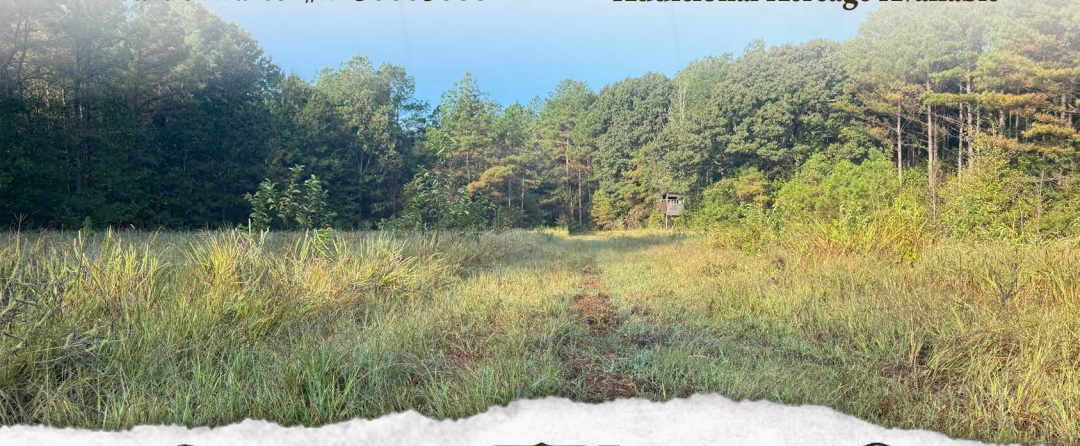
- TBD
- Part of Parcel #2430603000

PROPERTY USE:

- Recreational
- Potential Home Site
- Hunting
- Investment

PROPERTY INFORMATION:

- 22.5± Acres
- Mixed Pine & Hardwood
Timber
- Frontage on CR 367
- Utilities Nearby
- Seller Will Consider Dividing
- Additional Acreage Available



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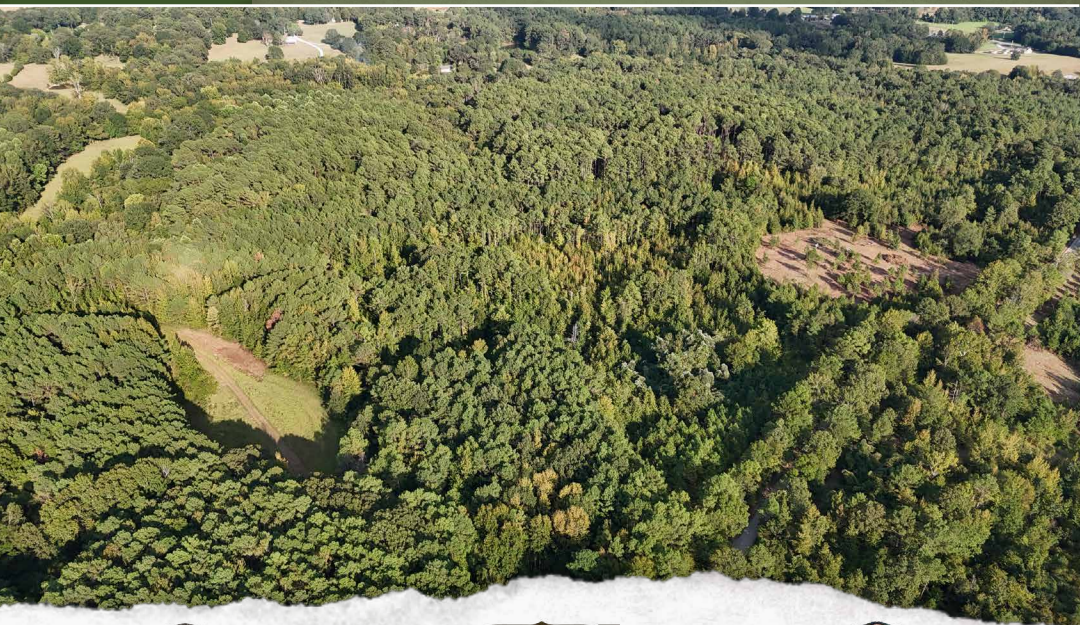
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WELCOME TO THE LAFAYETTE 22.5 A

WELCOME TO THE LAFAYETTE 22.5, TRACT A—LOCATED IN THE PEACEFUL AND STEADILY GROWING AREA OF TAYLOR, MISSISSIPPI. The 22.5± acre versatile property offers a unique blend of timber, including stands of mature pines, not only making for a beautiful natural setting but also presenting an opportunity for a potential investment in a growing area.

One of the standout features of this land is its open, build-ready area, an ideal spot for a new home, cabin, or weekend retreat. Whether you're looking to create a private getaway or lay the foundation for your forever home, this space is ready to bring your vision to life.

With direct frontage on County Road 367, access to the property is simple and convenient. Power is located nearby, reducing infrastructure costs and making the site even more appealing for development. While a water well will need to be dug, this is common in the area and can be easily arranged with local contractors. The land also presents an excellent opportunity to create a personal pond, adding both aesthetic and recreational value.



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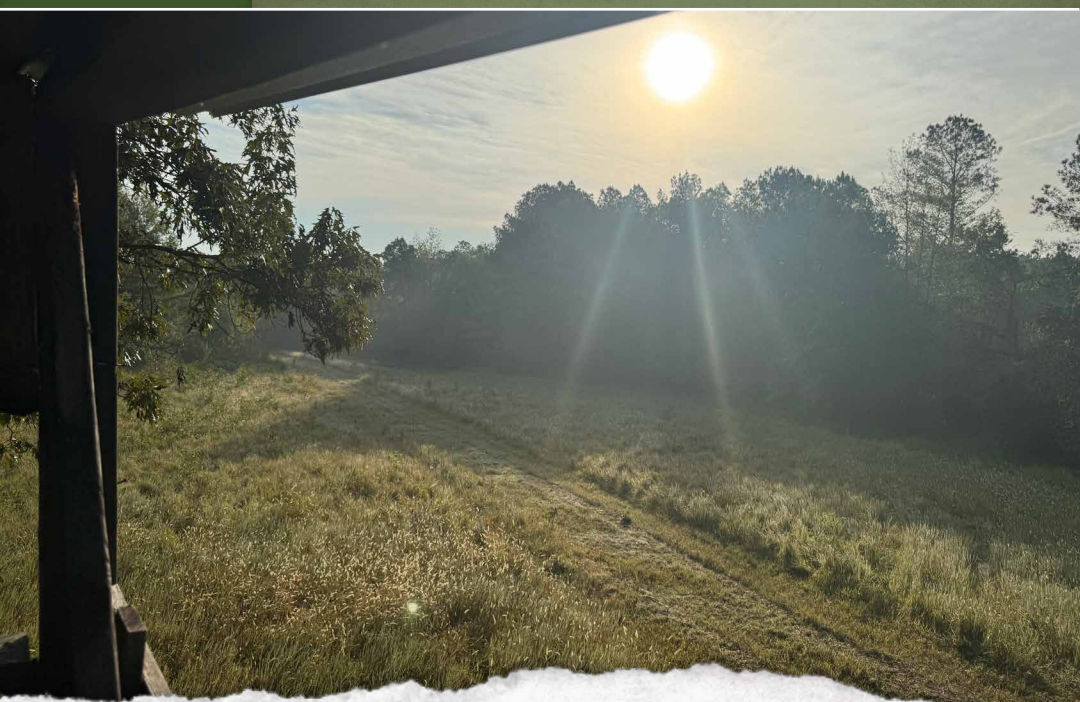
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MORE ABOUT THE LAFAYETTE 22.5 A

The property is located in a quiet, rural setting, yet it's part of a region that continues to grow and attract interest. The Taylor community offers the charm of country living with the convenience of being just a short drive from Water Valley, Oxford, and all the amenities they provide.

Whether a land investor, a nature lover, or someone ready to build in a serene and scenic location, this place checks all the boxes. Take advantage of the opportunity to own a piece of countryside in one of Lafayette County's most promising areas. Additional acreage is available, and the seller will consider dividing the land.

**Contact Hunter Robison or Luke Gossett
today to schedule a private showing!**



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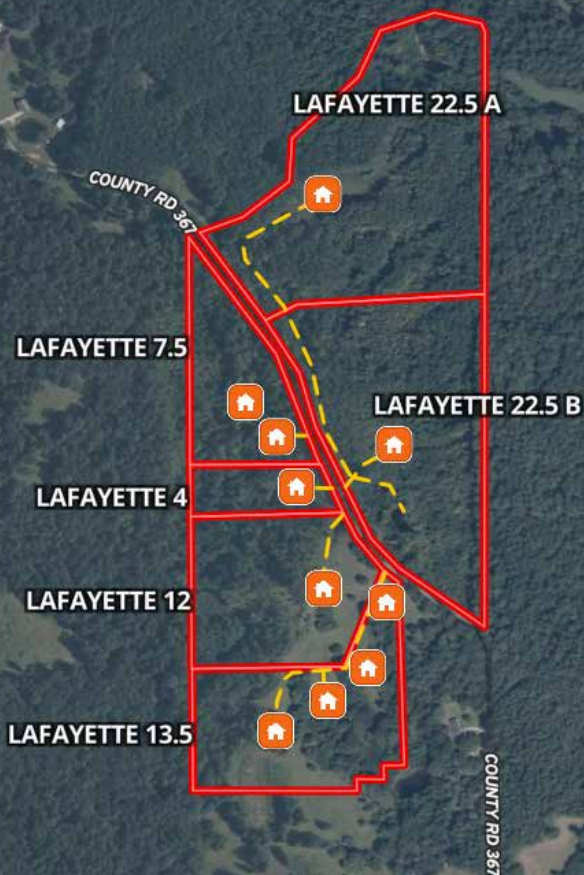
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ADDITIONAL ACREAGE AVAILABLE



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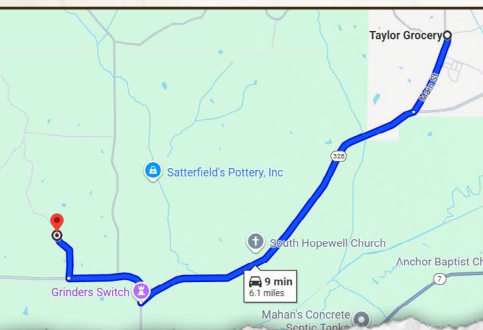
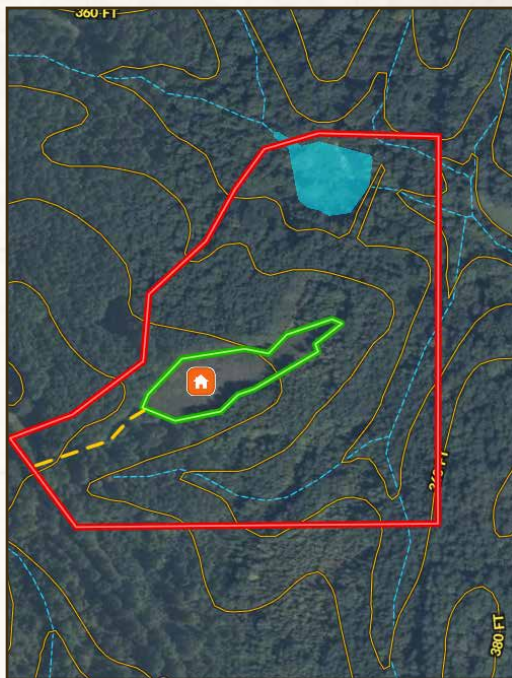
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land id. LINK

TOPOGRAPHY MAP



Directions From Taylor, MS: Travel 3.7 miles west on MS-328. Turn right to stay on MS-328 W and continue 1 mile. Turn right on County Road 367 and proceed 0.4 miles to the destination on the right.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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