



9.5± ACRES
LAFAYETTE COUNTY, MS
\$79,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

THE LAFAYETTE 9.5

PROPERTY PROFILE

LOCATION:

- County Road 478
Oxford, MS 38655
- Tula Community
- Lafayette County
- 7.7± Miles NE of Paris
- 16.7± Miles SE of Oxford
- 24.7± Miles W of Pontotoc

COORDINATES:

- 34.23615, -89.36336

PROPERTY USE:

- Homesite Potential
- Hunting & Recreational
- Investment

PROPERTY INFORMATION:

- 9.5± Acres
- Hardwood Timber
- CR 478 Frontage
- Electricity by North East MS EPA
- Lafayette County School District

TAX INFORMATION:

- 2024 - \$28.55
- Parcel ID - 221-01-019.00



HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

CALEB WARREN | LAND SPECIALIST
C: 662-736-6764 | caleb@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAFAYETTE 9.5

WELCOME TO THE LAFAYETTE 9.5—AN IDEAL LOCATION TO BUILD YOUR FOREVER DREAM HOME IN THE TULA COMMUNITY OF LAFAYETTE COUNTY, MISSISSIPPI. Situated just over 16 miles southeast of Oxford, this 9.5± acre property consists of rolling hardwood ridges with middle-aged timber. Near the northern boundary you will find a fairly flat spot to build. There are signs of wildlife throughout; just imagine hunting out your back door! The property offers road frontage and is accessed from the north by County Road 478. Electricity is provided by Northeast MS EPA. The property is zoned for the Lafayette County School District. Take advantage of this rural acreage while being just a short drive away from the amenities that Oxford has to offer.

Call Caleb Warren or Hunter Robison today to schedule a personal tour and experience #TheSmallTownWay!



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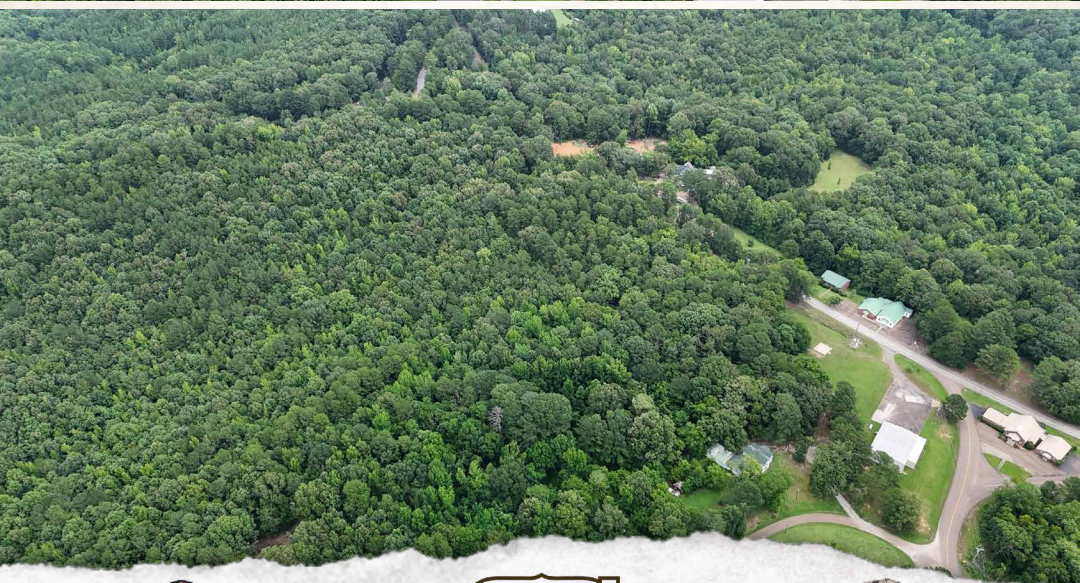
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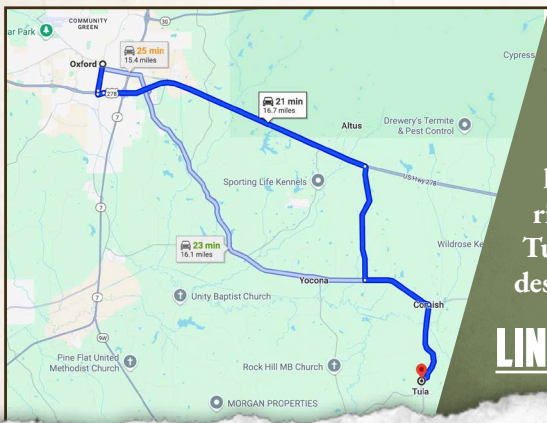
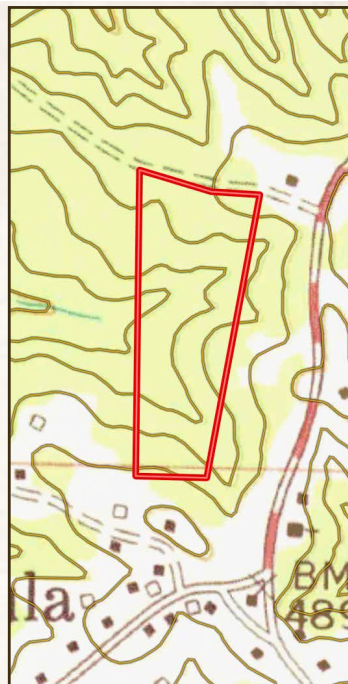
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Directions From the Square in Oxford, MS: Travel 0.9 miles south on South Lamar Blvd. Take MS-6 E/US-278 E 9 miles. Turn right on County Road 421 and continue 3.3 miles. Turn left on MS-334 and proceed 2 miles. Turn right on MS-331 S and travel 2.4 miles. Turn right on County Road 478 and the destination will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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