

**4± ACRES**  
**LAFAYETTE COUNTY, MS**  
**\$60,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

OFFICE (662) 238-4077 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)



# THE LAFAYETTE 4

## 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:

- 34.2415, -89.6606

### PROPERTY USE:

- Recreational
- Potential Home Site
- Investment

### PROPERTY INFORMATION:

- 4± Acres
- Mixed Pine and  
Hardwood Timber
- Natural Regeneration
- Utilities Nearby
- Frontage on CR 367
- Additional Acreage Available
- Seller May Consider  
Dividing to Suit

### TAX INFORMATION:

- TBD
- Part of Parcel #2430603000



**LUKE GOSSETT** | LAND SPECIALIST  
C: 662-832-8822 | lgossett@smalltownproperties.com



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



# WELCOME TO THE LAFAYETTE 4

**WHETHER YOU'RE A LAND INVESTOR, NATURE LOVER, OR LOOKING TO BUILD IN A SERENE AND SCENIC LOCATION, THE LAFAYETTE 4 CHECKS ALL THE BOXES!** This small acreage tract is located in the peaceful and steadily growing area of Taylor, Mississippi. The 4± acre property is made up of old pasture ground with natural regeneration, making it not only a beautiful natural setting but also a potential investment in a growing area.

One of the standout features of this Lafayette County place 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 is simple and convenient. Power is located nearby, reducing infrastructure costs and making the site even more appealing for development. For water access, a well will need to be dug, which is common in the area and can be easily arranged with local contractors.



**LUKE GOSSETT** | LAND SPECIALIST  
C: 662-832-8822 | [lgossett@smalltownproperties.com](mailto:lgossett@smalltownproperties.com)



**HUNTER ROBISON** | LAND SPECIALIST  
C: 662-816-7987 | [hrobison@smalltownproperties.com](mailto:hrobison@smalltownproperties.com)



# MORE ABOUT THE LAFAYETTE 4

The Lafayette 4 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 it provides.

Take advantage of the opportunity to own land in a promising area! Additional acreage is available, and the seller may consider dividing to suit—the options are plentiful.. *Additional acreage is available, and the seller will consider dividing to suit.*

**Contact Hunter Robison or Luke Gossett today to schedule a personal tour and experience #TheSmallTownWay.**



**LUKE GOSSETT** | LAND SPECIALIST  
C: 662-832-8822 | [lgossett@smalltownproperties.com](mailto:lgossett@smalltownproperties.com)

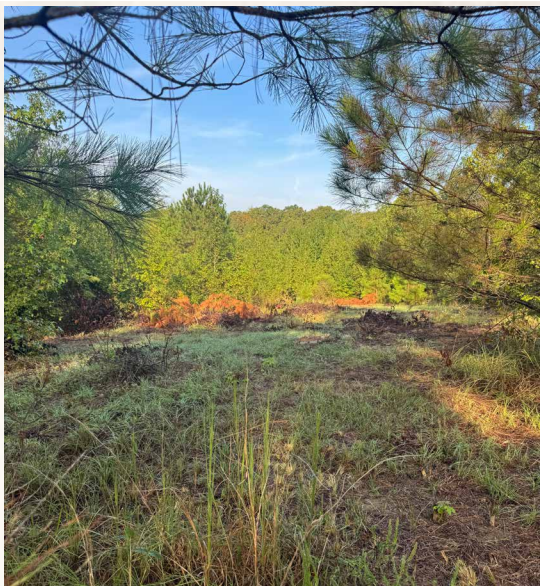


**HUNTER ROBISON** | LAND SPECIALIST  
C: 662-816-7987 | [hrobison@smalltownproperties.com](mailto:hrobison@smalltownproperties.com)



**4± ACRES**

**LAFAYETTE COUNTY, MISSISSIPPI**



**LUKE GOSSETT** | LAND SPECIALIST  
C: 662-832-8822 | [lgossett@smalltownproperties.com](mailto:lgossett@smalltownproperties.com)

**HUNTER ROBISON** | LAND SPECIALIST  
C: 662-816-7987 | [hrobison@smalltownproperties.com](mailto:hrobison@smalltownproperties.com)

**50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | [smalltownproperties.com](http://smalltownproperties.com)**

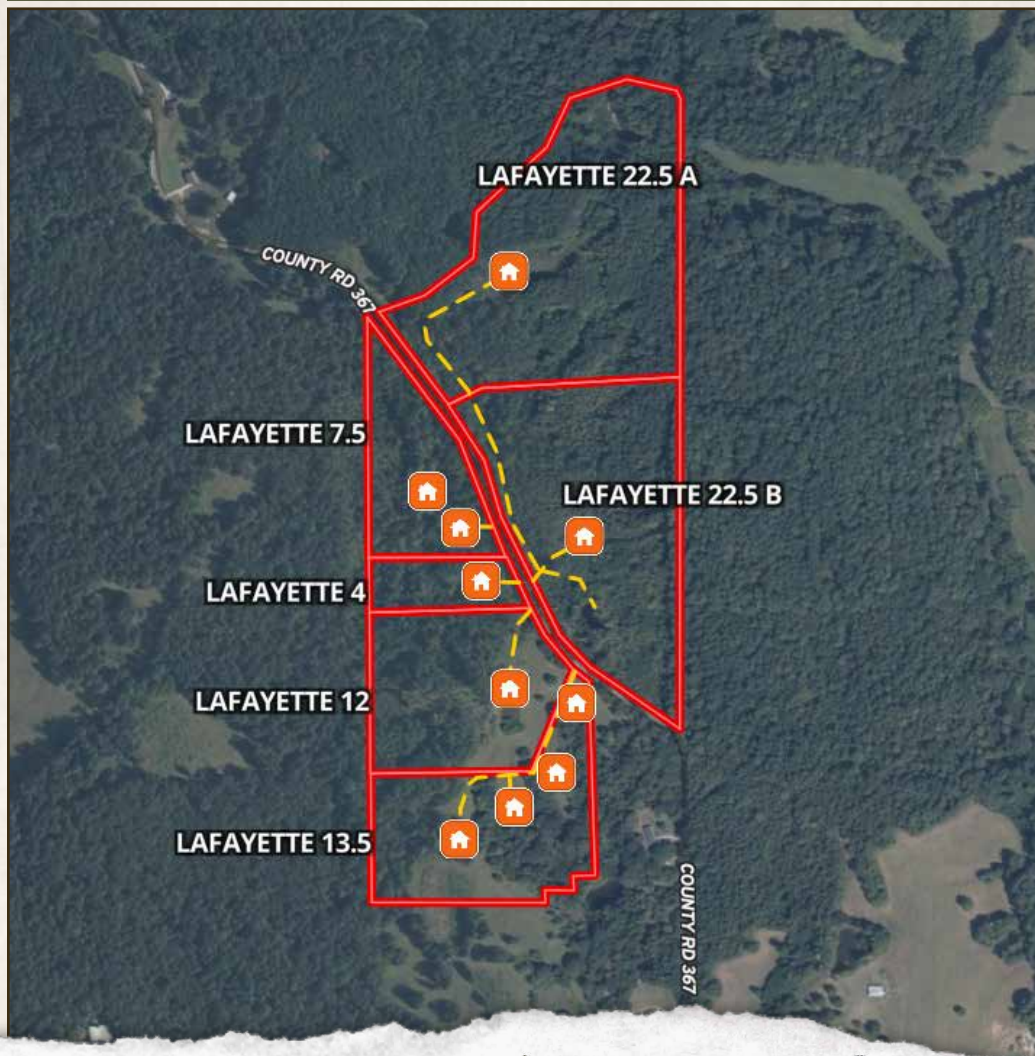
*Information is believed to be accurate but not guaranteed.*



**4± ACRES**

**LAFAYETTE COUNTY, MISSISSIPPI**

## ADDITIONAL ACREAGE AVAILABLE



**LUKE GOSSETT** | LAND SPECIALIST  
C: 662-832-8822 | [lgossett@smalltownproperties.com](mailto:lgossett@smalltownproperties.com)



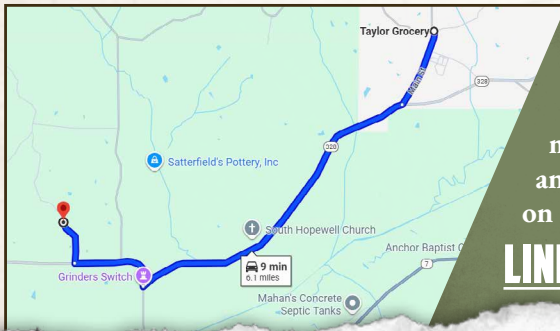
**HUNTER ROBISON** | LAND SPECIALIST  
C: 662-816-7987 | [hrobison@smalltownproperties.com](mailto:hrobison@smalltownproperties.com)

4± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



land id. LINK



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](#)



**LUKE GOSSETT** | LAND SPECIALIST  
C: 662-832-8822 | [lgossett@smalltownproperties.com](mailto:lgossett@smalltownproperties.com)



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>



**HUNTER ROBISON** | LAND SPECIALIST  
C: 662-816-7987 | [hrobison@smalltownproperties.com](mailto:hrobison@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | [smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.