



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

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

THE LAFAYETTE 22.5 B

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:

- 34.2414, -89.6601

TAX INFORMATION:

- TBD
- Part of Parcel #2430603000

PROPERTY USE:

- Recreational
- Potential Home Site
- Investment

PROPERTY INFORMATION:

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



LUKE GOSSETT | LAND SPECIALIST
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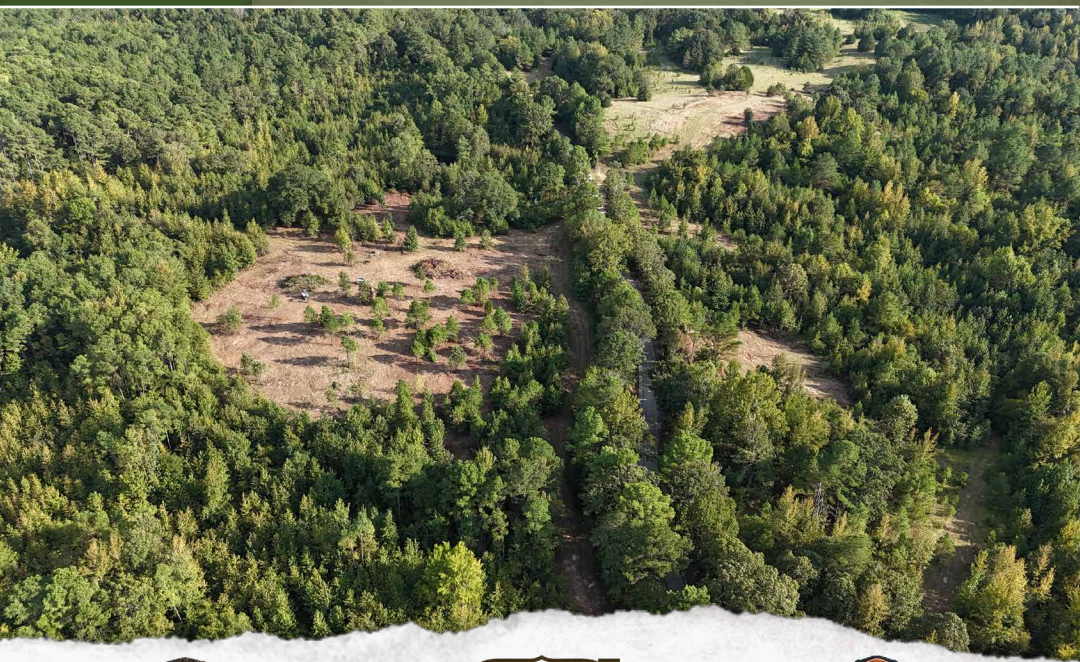
HUNTER ROBISON | LAND SPECIALIST
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WELCOME TO THE LAFAYETTE 22.5 B

THE LAFAYETTE 22.5, TRACT B IS LOCATED IN TAYLOR, MISSISSIPPI, A PEACEFUL AND STEADILY GROWING AREA. The Lafayette County property is versatile and offers a unique blend of timber, including stands of mature pines, which not only make for a beautiful natural setting but also present an opportunity for a potential investment.

One of the standout features of this land is that it is build-ready in an open 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, 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. A water well needs to be dug, which is common in the area and can be easily arranged with local contractors. A pond is located on the southern third of the land, adding to the aesthetic and recreational value.



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MORE ABOUT THE LAFAYETTE 22.5 B

Situated in a quiet, rural setting, yet 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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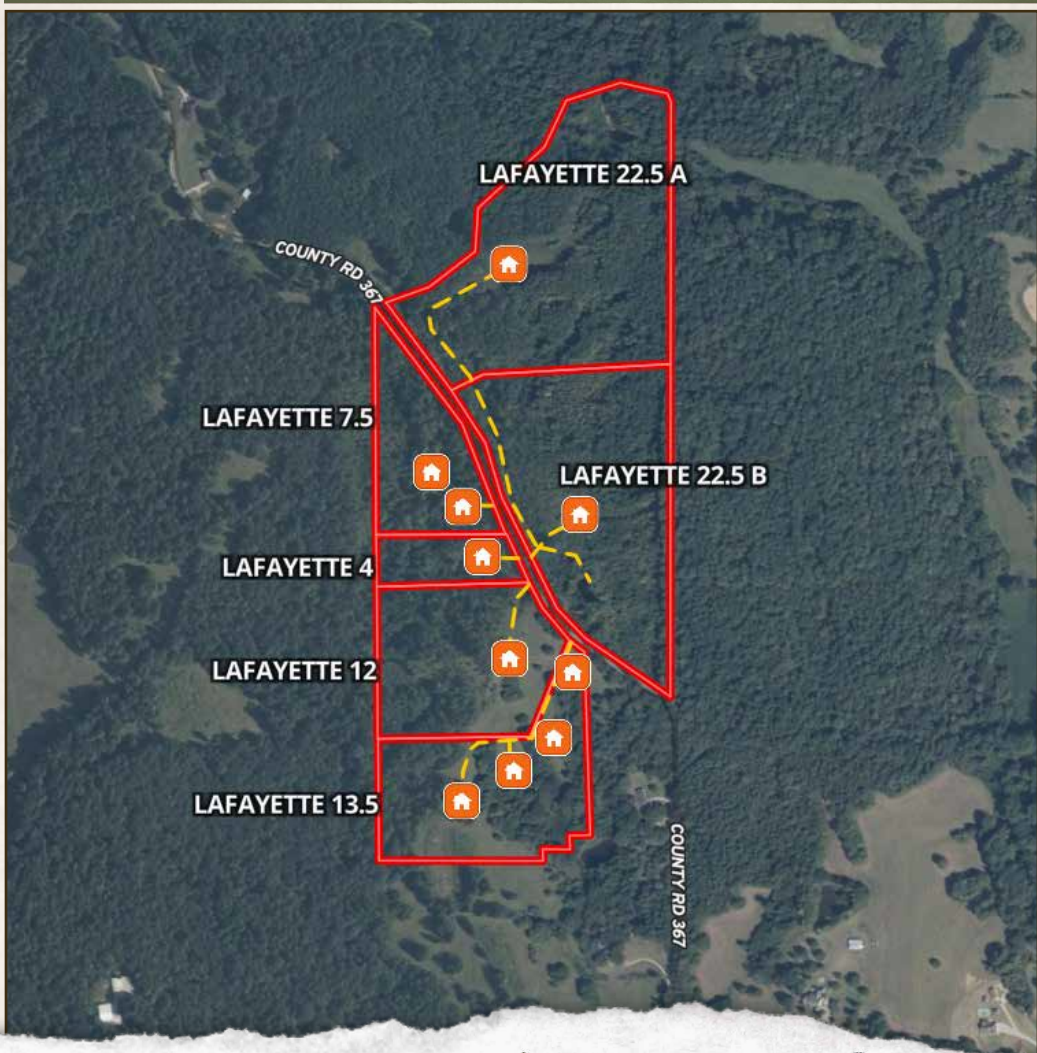
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ADDITIONAL ACREAGE AVAILABLE



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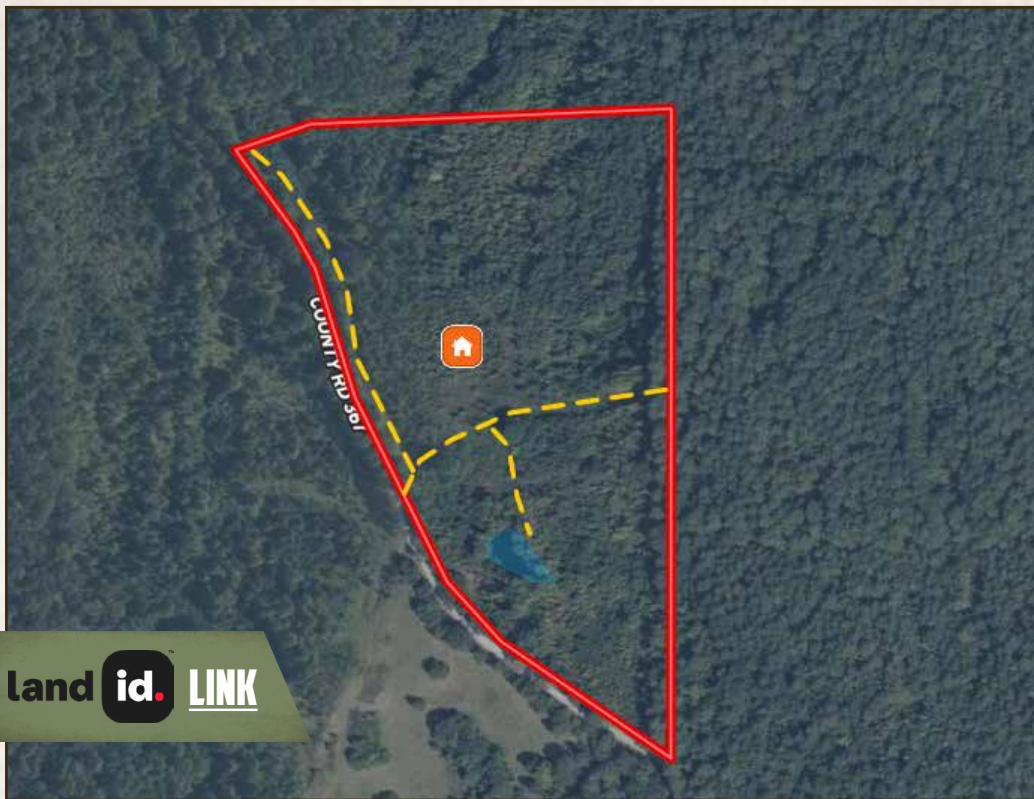


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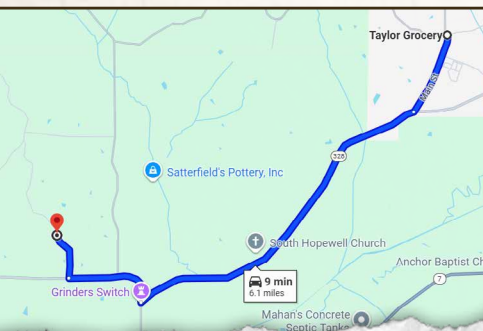
22.5± ACRES

TRACT B

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](#)



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