

12± ACRES
LAFAYETTE COUNTY, MS
\$180,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

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

THE LAFAYETTE 12

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:

- 34.241, -89.6603

PROPERTY USE:

- Recreational
- Potential Home Site
- Investment

PROPERTY INFORMATION:

- 12± 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

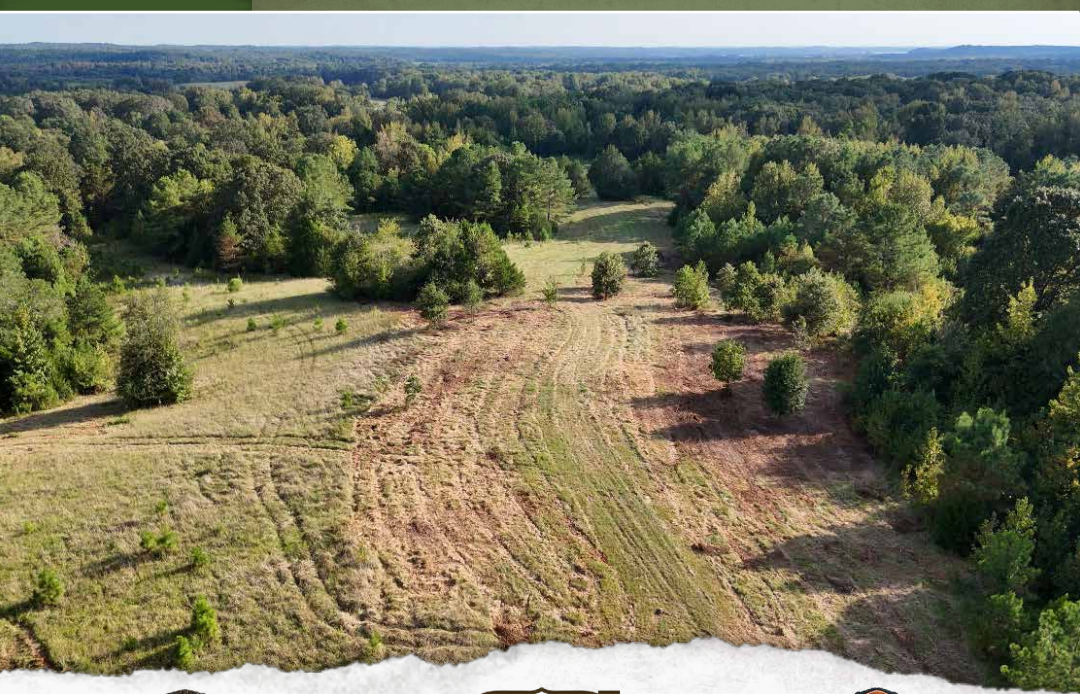


HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

WELCOME TO THE LAFAYETTE 12

WHETHER YOU'RE A LAND INVESTOR, NATURE LOVER, OR LOOKING TO BUILD IN A SERENE AND SCENIC LOCATION, THE LAFAYETTE 12 CHECKS ALL THE BOXES! This tract is located in the peaceful and steadily growing area of Taylor, Mississippi. Made up of old pasture ground with natural regeneration, the 12± acre property not only offers a beautiful natural setting but also a potential investment in a growing area.

One of the standout features of this Lafayette County 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 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



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

MORE ABOUT THE LAFAYETTE 12

The Lafayette 12 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 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



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

12± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



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

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

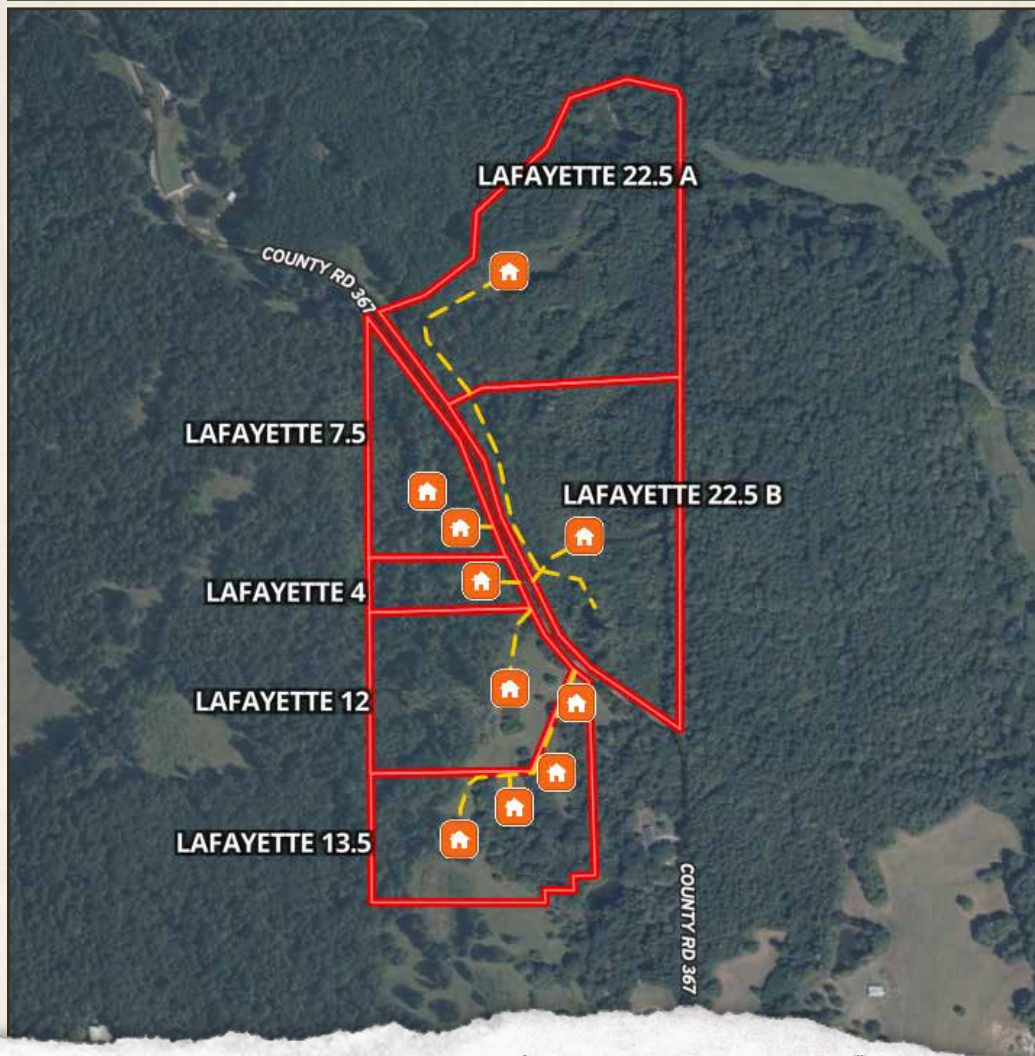
50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

12± ACRES

LAFAYETTE COUNTY, MISSISSIPPI

ADDITIONAL ACREAGE AVAILABLE



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



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

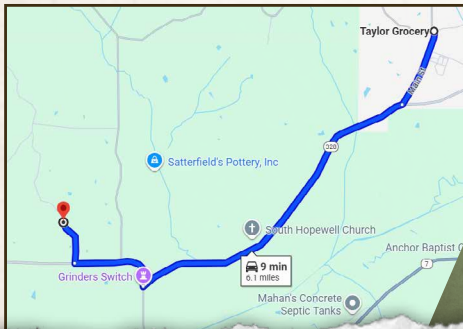
12± ACRES

LAFAYETTE COUNTY, MISSISSIPPI

COUNTY RD 367



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



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

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

Information is believed to be accurate but not guaranteed.