



**20± ACRES
LAFAYETTE COUNTY, MS
\$185,000**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE LAFAYETTE 20

PROPERTY PROFILE

LOCATION:

- CR 244
Abbeville, MS 38601
- Lafayette County
- 10.6± Miles E of Abbeville
- 17.2± Miles NE of Oxford
- 21.6± Miles W of New Albany

COORDINATES:

- 34.503, -89.3424

PROPERTY USE:

- Recreation
- Hunting
- Potential Home/Cabin Sites

PROPERTY INFORMATION:

- 20± Acres
- Rolling Terrain
- Mature Hardwoods
- Cutover
- Access to U.S. Army Corps of Engineers Land
- Little Tallahatchie River Bottom
- Lafayette County School District
- Power by Northeast Mississippi EPA

TAX INFORMATION:

- Partial Parcel: 103-06-005.00
- 2024 Taxes: Calculated at Closing



LUKE GOSSETT | LAND SPECIALIST
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HUNTER ROBISON | LAND SPECIALIST
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WELCOME TO THE LAFAYETTE 20

THIS BEAUTIFUL 20± ACRE TRACT IN LAFAYETTE COUNTY, MISSISSIPPI, IS LOCATED JUST 10.6 MILES FROM ABBEVILLE AND 17.2 MILES FROM OXFORD. The property provides easy access to town while still delivering the peace and quiet of the countryside. The land features a scenic blend of mature hardwoods and a cutover section toward the back, creating excellent wildlife habitat and diverse terrain. A nice ridge at the front of the property gently slopes into the expansive Little Tallahatchie River bottom, offering both stunning views and dynamic topography. One of the most compelling features is its direct border with U.S. Army Corps of Engineers land, granting access to thousands of acres of public land for hunting, hiking, and exploring right out your back door.

Whether you're looking to build your forever home, create a mini-farm, or establish a private recreational retreat, this property offers unlimited potential. With a mix of timber, wildlife, and topography, plus proximity to major hubs, this is a unique opportunity to own a piece of Mississippi's natural heritage.

**Contact Luke Gossett or Hunter Robison today
to schedule a personal tour and to learn more.**



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Information is believed to be accurate but not guaranteed.

20± ACRES

LAFAYETTE COUNTY, MISSISSIPPI

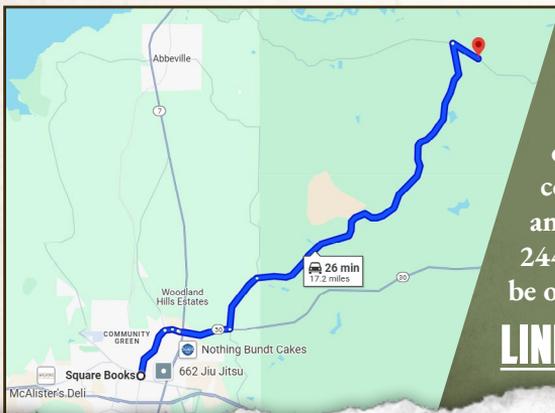
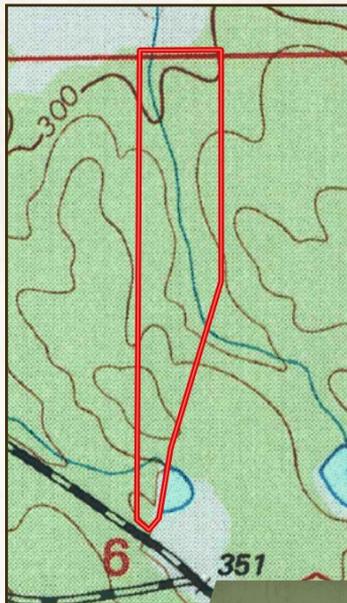


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Directions From the Intersection of E Long Street and MS-7 BUS in Abbeville, MS: Turn left onto MS-7 BUS N and travel 0.2 miles. Turn right onto CR 296/Graham Lake Rd and continue 1 mile. Turn right on CR 294 and proceed 2 miles. Turn right on CR 244 and in 7.4 miles, the destination will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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