



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

28.9± ACRES
LAFAYETTE COUNTY, MS
\$173,400

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

THE LAFAYETTE 28.9

PROPERTY PROFILE

LOCATION:

- CR 427
Oxford, MS 38655
- Accessed via Deeded Easement
- Lafayette County
- 14.4± Miles E of Oxford
- 18.3± Miles W of Pontotoc

PROPERTY USE:

- Recreational
- Hunting
- Investment
- Potential Home Sites

COORDINATES:

- 34.3048, -89.3037

TAX INFORMATION:

- Parcel# 205-16-004
- 2024 Taxes - \$75.77

PROPERTY INFORMATION:

- 28.9± Total Acres
- 5.5± Acres of Open Ground
- Great Areas for Wildlife Plots
- Mixture of Hardwoods & Pine
- Deer and Turkey
- Utilities on Property



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WELCOME TO THE LAFAYETTE 28.9

THIS 28.9± ACRE LAFAYETTE COUNTY TRACT OFFERS AN OUTSTANDING OPPORTUNITY FOR BOTH RECREATIONAL USE AND RESIDENTIAL DEVELOPMENT. Located just 14.4 miles east of Oxford, Mississippi, the property is accessed via a deeded easement off County Road 427, providing privacy while remaining conveniently close to town.

As you arrive on the property, you'll find roughly 5.5 acres of open ground, ideal for multiple potential homesites. Utilities are already in place, making the property ready for immediate development. The remainder of the land features a beautiful mix of hardwoods and pines, creating a scenic and serene setting that would make a perfect backdrop for your forever home.



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Information is believed to be accurate but not guaranteed.

MORE ABOUT THE LAFAYETTE 28.9

For the outdoor enthusiast, this tract also offers excellent deer and turkey hunting, with multiple areas suitable for wildlife plots to further enhance its recreational appeal.

Whether you're looking to build a private retreat, enjoy quality hunting land, or invest in a versatile rural property, this Lafayette County acreage has a lot to offer.

Call Hunter Robison or Luke Gossett today to schedule your private showing and experience #TheSmallTownWay!



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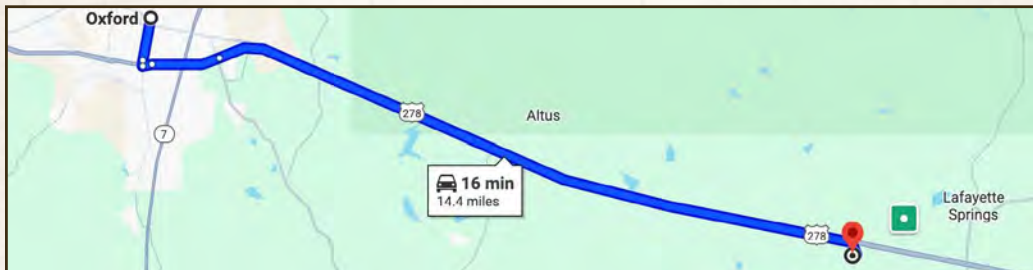
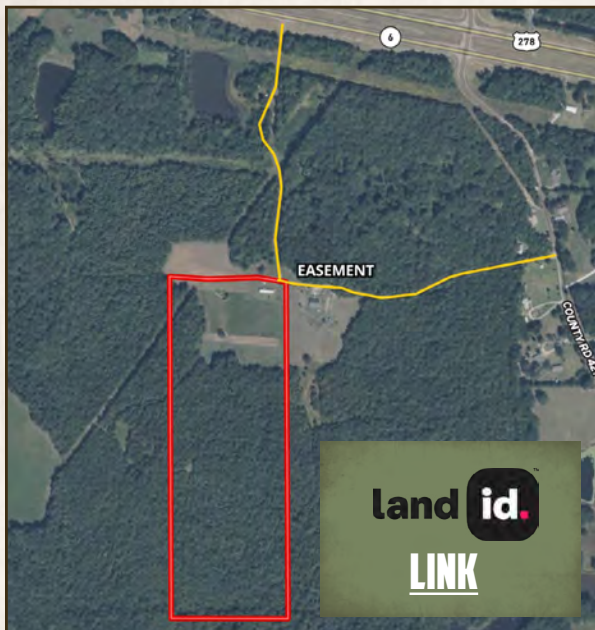
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Directions From Oxford, MS: Travel 12 miles east on US-278. Turn right on County Road 427 and proceed 0.3 miles. Turn right on the deeded easement and in 0.33 miles you will arrive at the destination.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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