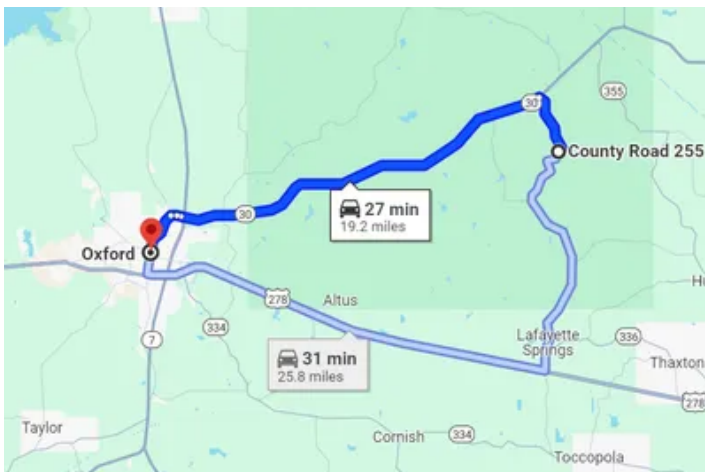


Lafayette County - 115 Acres
County Road 255
Thaxton, MS 38871

\$460,000
115± Acres
Lafayette County



Lafayette County - 115 Acres
Thaxton, MS / Lafayette County

SUMMARY

Address

County Road 255

City, State Zip

Thaxton, MS 38871

County

Lafayette County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

34.397986 / -89.269493

Taxes (Annually)

380

Acreage

115

Price

\$460,000

Property Website

<https://www.mossyoakproperties.com/property/lafayette-county-115-acres-lafayette-mississippi/49626/>



Lafayette County - 115 Acres
Thaxton, MS / Lafayette County

PROPERTY DESCRIPTION

Lafayette County 115 - County Road 255, Recently Paved Road Frontage, Beautiful 30-40 Year Old Mixed Timber, unnamed Creek runnings through the property, Access To Power & Multimedia, Community water is not currently available, Gentle Rolling Topography, Multiple Building Sites, Extensive border with Holly Springs National Forest on east and north sided of the property. 19 Miles from Oxford, 22 Miles from Pontotoc, 19 Miles from New Albany, MS. Great Place to Live and Hunt or just get away from it all and roam the beautiful woods. Old road system runns throughout. Call Fred Zepponi!

Fred Zepponi III, Broker

Licensed in MS, AL, and AR

Office: [662-495-1121](tel:662-495-1121)

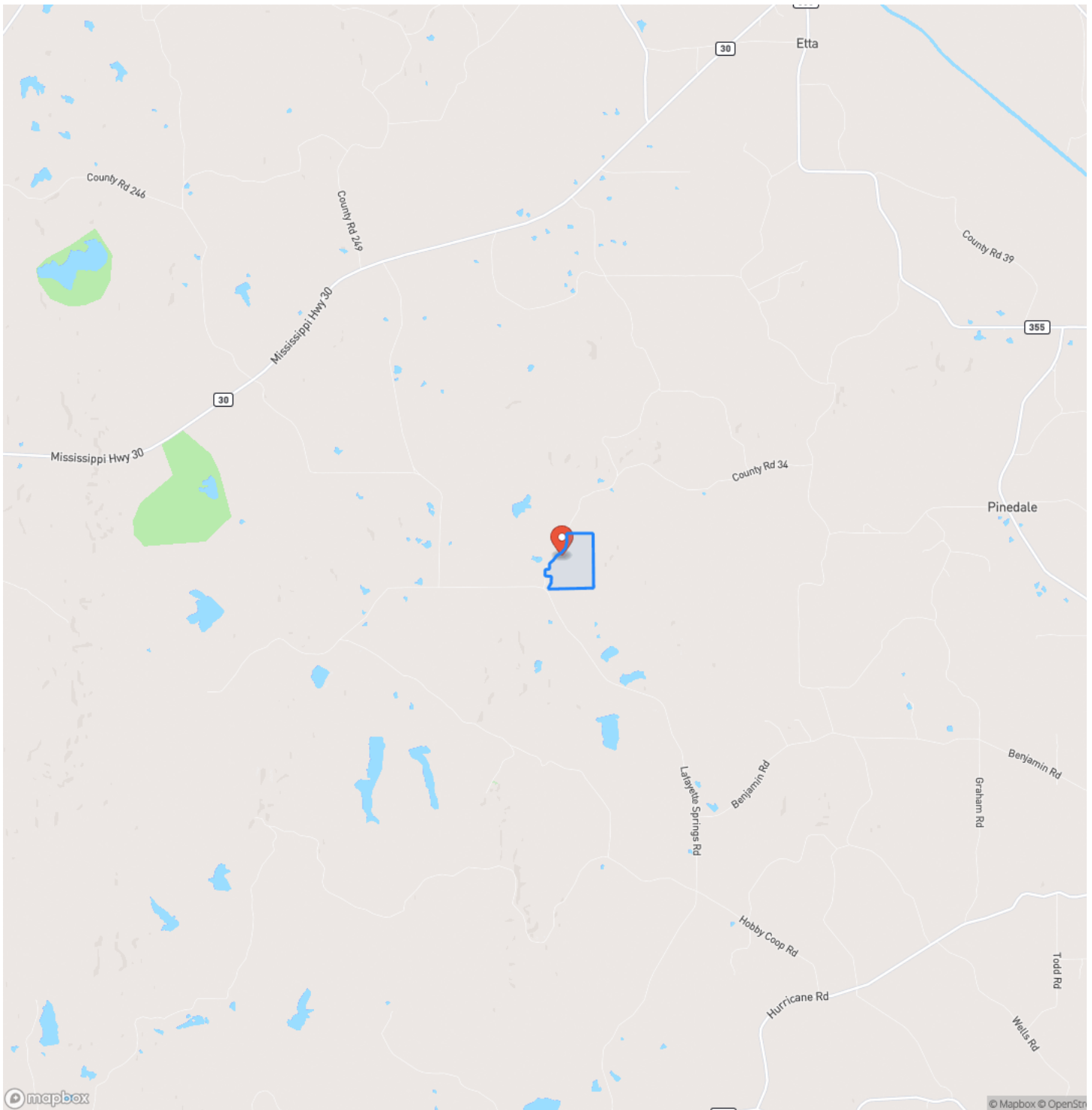
Email: fzepponi@mossyoakproperties.com



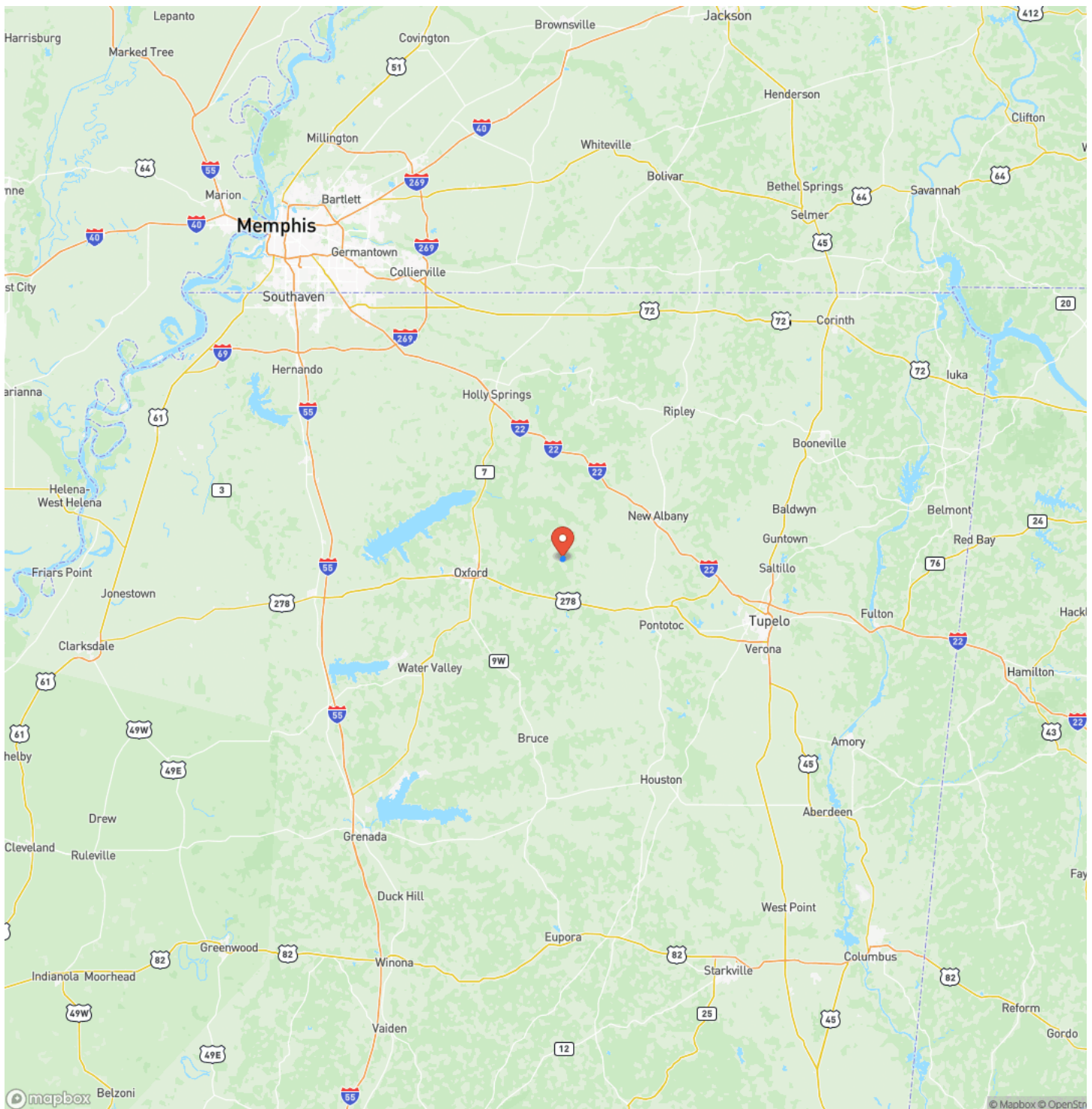
Lafayette County - 115 Acres
Thaxton, MS / Lafayette County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Fred Zepponi III

Mobile

(662) 495-1121

Office

(662) 495-1121

Email

fzepponi@mossyoakproperties.com

Address

639 Commerce Street

City / State / Zip

West Point, MS 39773

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Bottomland Real Estate

639 Commerce Street
West Point, MS 39773
(662) 495-1121
MossyOakProperties.com

