

6.1± Acres in Lafayette County, MS
\$244,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 662.238.4077

Property Profile

The Lafayette 6.1

Location:

- Sanders Valley
- Oxford, MS
- Lafayette County
- 6.6 Miles From the Oxford Square

Coordinates:

- 34.3968, -89.4266

Property Information:

- 6.1± Acre Lot in the New Subdivision Sanders Valley
- Beautiful Wooded Homesite
- Underground Power, Hopewell Water, Highspeed Internet, Natural Gas
- Oxford School District
- 1,252± Feet of Road Frontage including Two Different Roads
- Subdivision is Accessed by MS HWY 30
- Restrictive Building Covenants

Property Use:

- Residential
- Recreation
- Investment

Tax Information for 2022:

- County: \$415.29
- City: \$671.69
- Parcel: 123-08-010.03



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LUKE GOSSETT

LAND SPECIALIST

C: 662-832-8822

O: 662-238-4077

lgossett@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

Are you looking for the perfect place to build your dream home? Consider The Lafayette 6.1 located in the newly developed Sanders Valley subdivision, off MS Hwy 30. The 6.1± acre Lafayette County corner lot features over 1,000 feet of frontage on two roads, beautiful timber and abundant wildlife. The neighborhood offers underground power, community water, natural gas, and high-speed internet. While being outside the city limits, Sanders Valley is still located in the Oxford School District. A tract of this size gives you many options for home sites and to protect your investment, restrictive covenants are in place. If you are interested in a wooded homesite with that country feel and the conveniences of town, call Luke Gossett for a private showing of The Lafayette 6.1 today!



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Subdivision Map

Contour Map



Aerial Map



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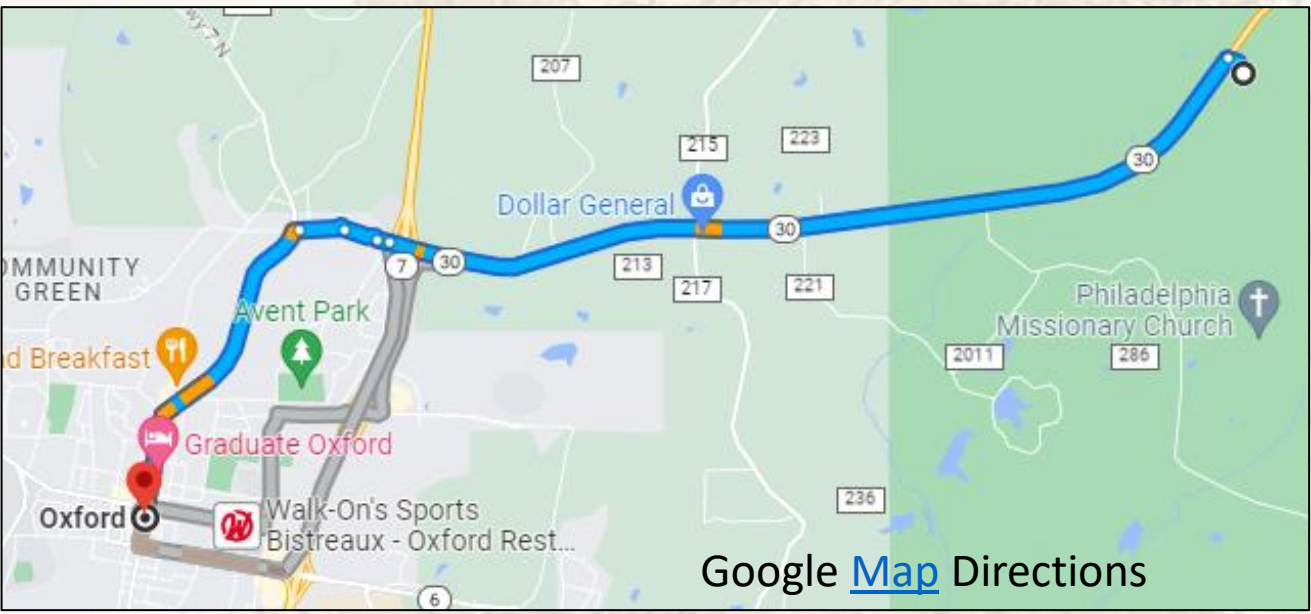
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
70	Smithdale-Toinette association, 12 to 40 percent slopes	6.02	100	0	13	7e
TOTALS		6.02(*)	100%	-	13.0	7

Soil Map



Google [Map](#) Directions



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