

**7.69± ACRES**  
**LAFAYETTE COUNTY, MS**  
**\$500,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

OFFICE (662) 238-4077

# THE LAFAYETTE 7.69

## PROPERTY PROFILE

### LOCATION:

- 4713 South Lamar Blvd  
(23 CR 401) Oxford, MS 38655
- Lafayette County
- In the Oxford City Limits
- County Road Frontage

### COORDINATES:

- 34.3071, -89.518

### PROPERTY USE:

- Residential
- Investment

### PROPERTY INFORMATION:

- 7.69± Surveyed Acres
- Utilities Available
- Oxford School District
- Near The University  
of Mississippi

### TAX INFORMATION:

- 2023 - \$880 Estimated
- Parcel: 185x-16-002



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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.

# WELCOME TO THE LAFAYETTE 7.69

WELCOME TO INVESTMENT PARADISE IN LAFAYETTE COUNTY JUST MINUTES FROM THE UNIVERSITY OF MISSISSIPPI! Situated just off South Lamar Blvd, this 7.69± surveyed acre tract is in an amazing location with the Oxford square being less than five miles away and MS-7 only 0.4± miles away. The flat parcel is the perfect size for your next investment. Two houses are on site but do not add any value. Utilities are available and with very few trees, development should be easy!

Call Luke Gossett today to explore  
the potential at 4713 S. Lamar Blvd!



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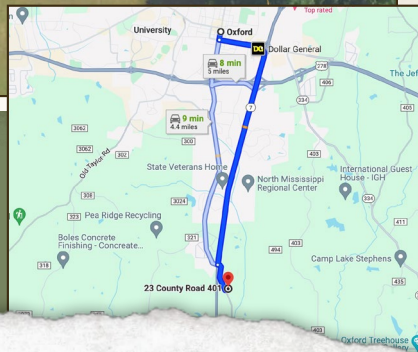
LAFAYETTE COUNTY, MISSISSIPPI



land id. LINK

Directions From Oxford: Travel south on MS-7 for 3.6 miles. Turn left on South Lamar Blvd (CR 401) and the property will be on your left in 0.4 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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