



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATE

84.5± ACRES
LAFAYETTE COUNTY, MS
\$718,250



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

THE LAFAYETTE 84.5

PROPERTY PROFILE

LOCATION:

- 66 County Road 461
Oxford, MS 38655
- Lafayette County
- 12.4± Miles E of Oxford

COORDINATES:

- 34.3034, -89.3509

PROPERTY USE:

- Recreation
- Investment
- Hunting
- Home/Cabin Site

PROPERTY INFORMATION:

- 84.5± Acres
- Internal Road System
- Deer, Turkey, and Small Game
- Little Kettle Creek Frontage
- County Road Frontage
- Utilities Available

TAX INFORMATION:

- 2023 Taxes: Calculated at Closing
- Parcel # 196-13-002.00
- Parcel # 204-18-008.00



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LUKE GOSSETT

LAND SPECIALIST

C: 662-832-8822

O: 662-238-4077

lgossett@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

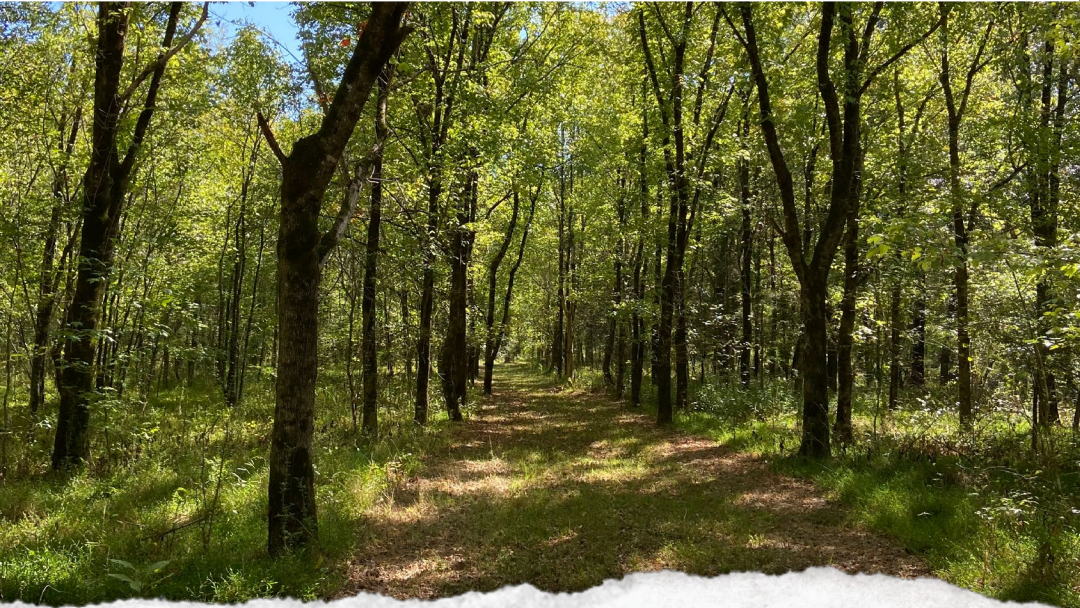
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAFAYETTE 84.5

WELCOME TO THE LAFAYETTE 84.5, A PLACE FOR YEAR ROUND RECREATION! This Lafayette County, MS property offers the country feel while being only 15 minutes from Oxford. Soon after entering the 84.5± acre property from County Road 461, you will notice a nice open area where a mobile home once stood. With utilities in place, this is the perfect spot to build a cabin or your dream home. As far as hunting, you have endless opportunities; the timber and terrain offer a ton of diversity. Little Kettle Creek runs from north to south, providing an excellent water source for wildlife. Near the creek is a large presence of sweet gums and a mix of hardwoods but once you cross the creek towards the west, you will notice a larger abundance of hardwoods. There are a few open areas throughout, perfect for a wildlife plot. An established trail system is in place to navigate the property with ease. An added bonus of this place is the nearly 450 yards of county road frontage. With its diverse habitat, great location and year round recreation, the Lafayette 84.5 is worth considering!

Call Luke Gossett today to schedule a private showing.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

84.5 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LUKE GOSSETT

LAND SPECIALIST

C: 662-832-8822

O: 662-238-4077

lgossett@smalltownproperties.com

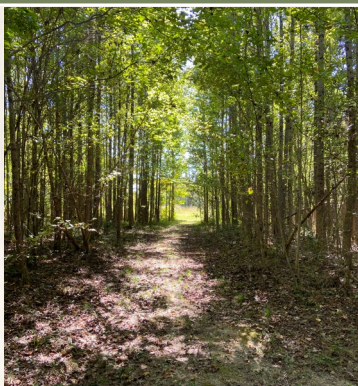
50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

84.5 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

84.5 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LUKE GOSSETT

LAND SPECIALIST

C: 662-832-8822

O: 662-238-4077

lgossett@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

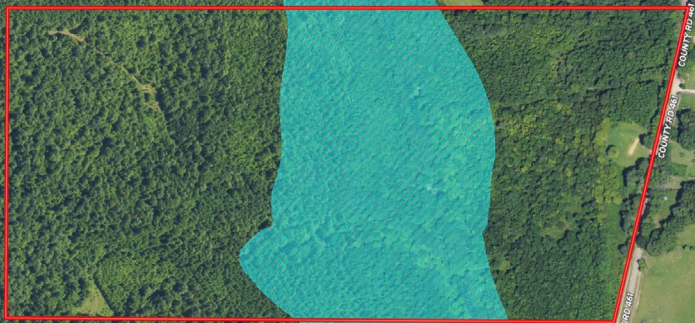
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

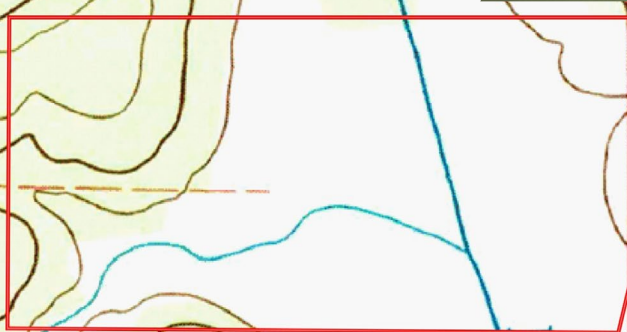
84.5 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI

FLOOD MAP



TOPOGRAPHY MAP



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LUKE GOSSETT

LAND SPECIALIST

C: 662-832-8822

O: 662-238-4077

lgossett@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

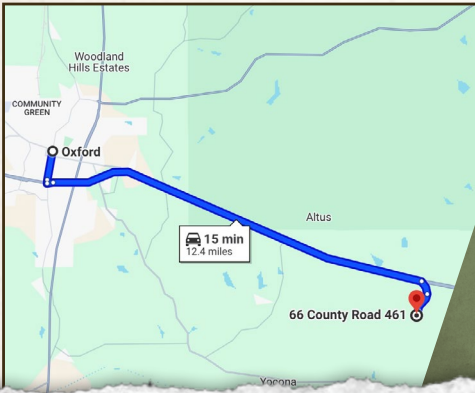
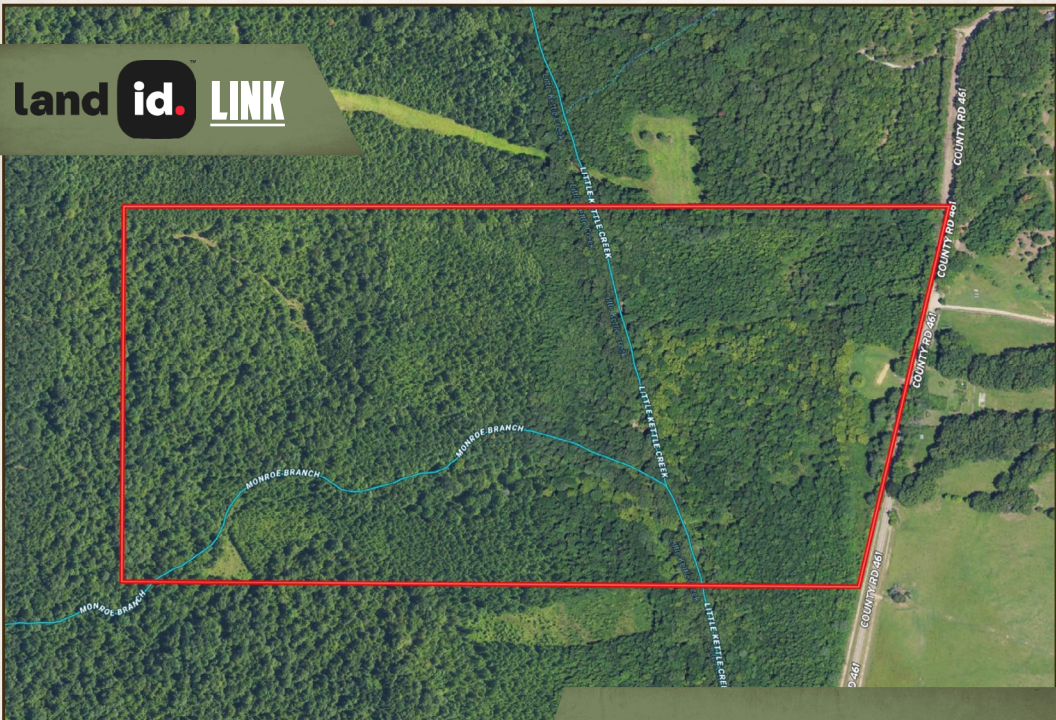
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

84.5 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI

land id. LINK



Directions From the Intersection of MS 7 and HWY 6; Travel east on Hwy 6 for 9.5 miles. Turn right onto County Road 423 and proceed for 0.4 miles. Turn right on County Road 461 and continue for 0.7 miles to the property on the right.

66 County Road 461 Oxford, MS 38655

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.