

**261.5± ACRES**  
**LAFAYETTE COUNTY, MS**  
**\$3,900,000**



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

**OFFICE (662) 238-4077**

# THE LAFAYETTE 261.5

## PROPERTY PROFILE

### LOCATION:

- HWY 6 East  
Oxford, MS 38655
- Lafayette County
- 9.25± Miles East of Oxford
- Access from Hwy 6,  
County Road 4009,  
and County Road 461

### COORDINATES:

- 34.3175, -89.3575

### PROPERTY USE:

- Recreational
- Hunting
- Investment
- Development

### PROPERTY INFORMATION:

- 261.5± Total Acres
- 3± Miles of Internal Roads
- 0.8± Acre Pond
- Little Kettle Creek Frontage
- Hardwood & Pine Timber
- Multiple Potential Food Plots
- Deer, Turkey, and Small Game
- 166± Yards of a Gas Line
- Frontage on Hwy 6

### TAX INFORMATION:

2023 - Calculated at Closing

- Parcel# 191-12-018.00
- Parcel# 191-12-020.00
- Parcel# 203-07-022.00
- Partial-
- Parcel# 191-12-024.00
- Parcel# 191-12-023.00



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**LUKE GOSSETT**

LAND SPECIALIST

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[lgossett@smalltownproperties.com](mailto:lgossett@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

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Information is believed to be accurate but not guaranteed.

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# WELCOME TO THE LAFAYETTE 261.5

**INTRODUCING A RECREATIONAL TRACT WITH DEVELOPMENT POTENTIAL NEAR OXFORD, MS.** Located just 9.25 miles from Oxford, this 261.5± acre Lafayette County property offers the perfect balance of recreation, wildlife management, and development opportunity. Situated along MS Hwy 6 East, the tract is easily accessible from three different entry points: Hwy 6, County Road 4009, and Country Road 461, providing added convenience for hunters, developers, or anyone looking to create a private retreat. Two of the three entrances are gated. An established internal road system of more than three miles, matched with multiple access points, is great for planning your hunts.

The hunting potential of this place has not been touched. The Lafayette 261.5 has been a wildlife refuge for many years with very minimal hunting pressure. Turkey and deer were spotted on the initial inspection of this tract. You will have multiple spots that are perfect for game plots. A few locations would just need a mulched head, and they would be ready to plant your favorite seed.



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# MORE ABOUT THE LAFAYETTE 261.5

Just over 166 yards of a gas line transverses the property. A beautiful pond is on site, a nice water source for the wildlife. Additionally, as the property lays, the Little Kettle Creek divides the tract in half, running from north to south. Along the creek there is a thick undergrowth paired with younger sweet gums, providing really good bedding areas for wildlife. The west side of the property has beautiful, marketable hardwoods, while the east side offers a high concentration of pine.

Whether you're looking to develop a residential community, establish a hunting retreat, or simply enjoy a piece of land with abundant wildlife, the Lafayette 261.5 offers endless possibilities. The combination of location, access, and natural beauty makes it a rare opportunity in the Oxford area.

**For more information or to schedule a tour, call Luke Gossett today!**



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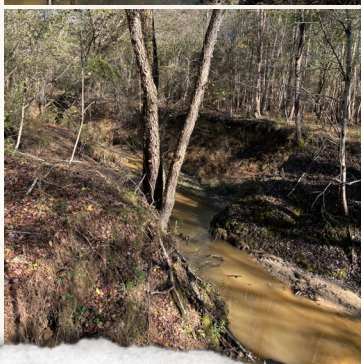
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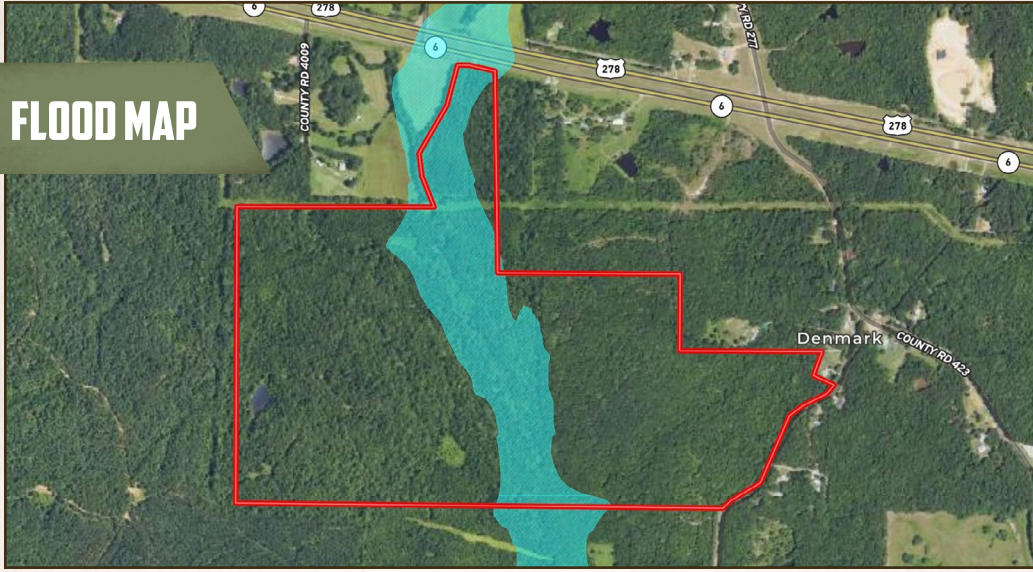
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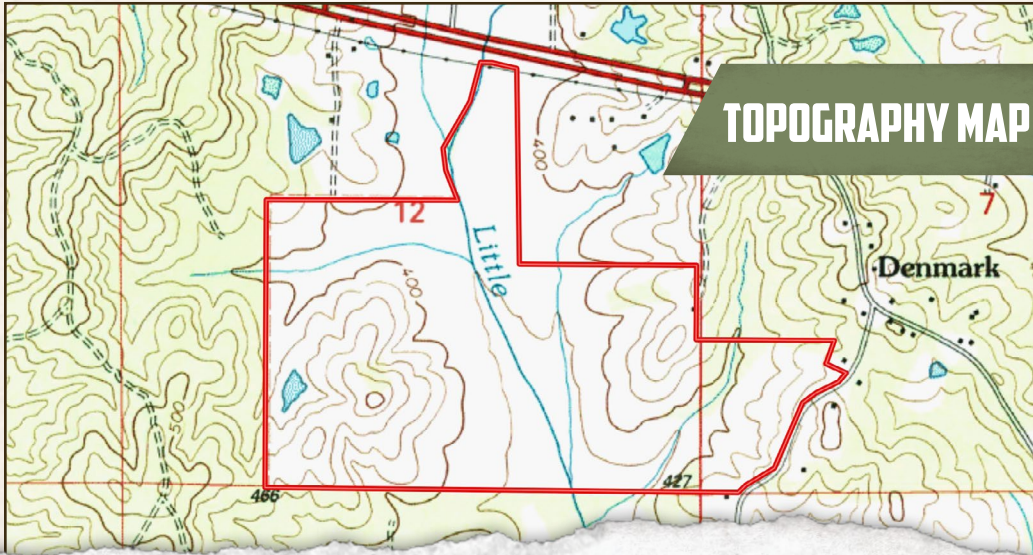
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FLOOD MAP



TOPOGRAPHY MAP



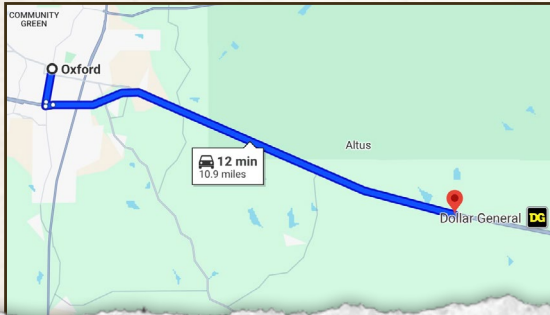
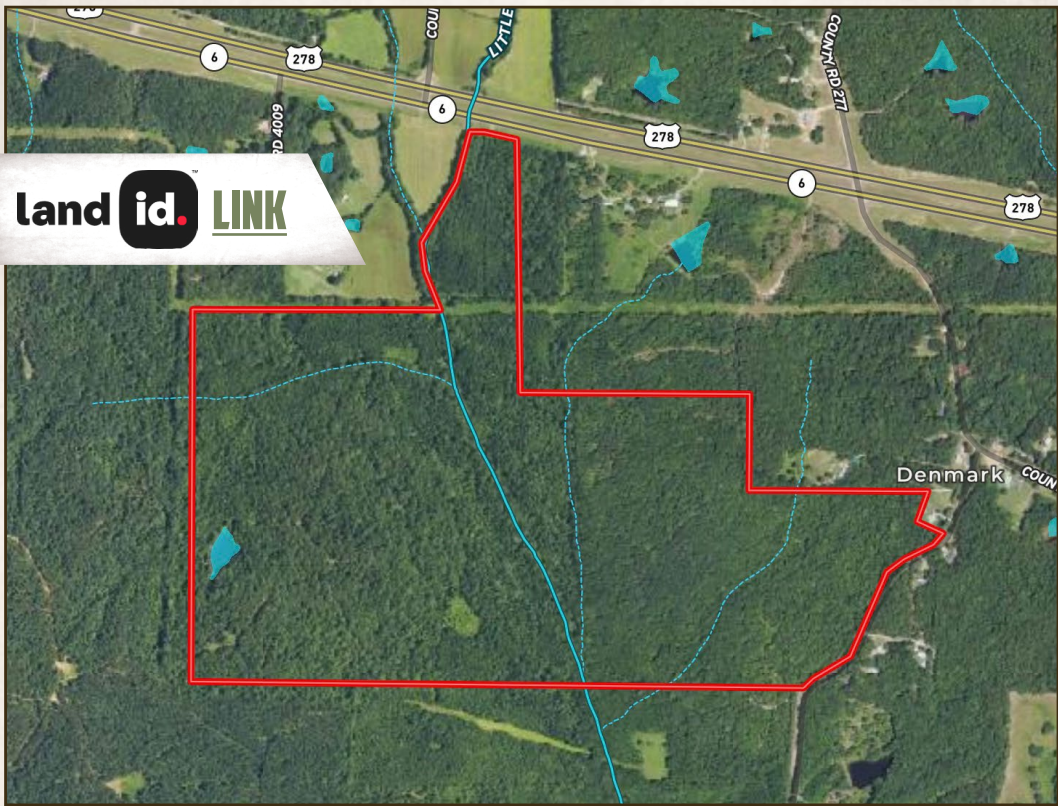
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Directions From the Intersection of HWY 6 and HWY 7 in Oxford, MS: Travel 9.25± miles east and the property will be on your right.

**LINK TO GOOGLE**  
**MAP DIRECTIONS**



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