

HOME AND 12± ACRES LAFAYETTE COUNTY, MS

\$1,190,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE LAFAYETTE 12

PROPERTY PROFILE

LOCATION:

- 981 Hwy 7 South
Water Valley, MS 38965
- Lafayette County
- 17± Minutes NE of Oxford

COORDINATES:

- 34.2399, -89.5716

PROPERTY USE:

- Residential

TAX INFORMATION:

Will be Calculated at Closing

- Parcel #: 241-01-016.00

PROPERTY INFORMATION:

- 12± Acres
- 3,278± Square Foot Home
- 4 Bedrooms and 3.5 Bathrooms
- Safe Room/Gun Room Combo
- 3-Car Garage
- Outdoor Oasis with Gunite Pool and Pool House
- Giant Shop Partially Heated/Cooled with Game Processing Station, Walk-In Cooler, and Full Bathroom
- ½ Acre Pond
- Additional 8± Acre Pasture Available



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER


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michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAFAYETTE 12

WELCOME TO YOUR PERSONAL PARADISE IN LAFAYETTE COUNTY JUST 2.3± MILES SOUTH OF TAYLOR, MS. Located off Highway 7, this place has everything you have been looking for in country living: the house, the pool, the pool house, the shop, the pond, and the acreage! As you arrive, the long gravel drive will lead you through the big pines to the secluded home place where a 3,278± square foot home sits. Built in 2017, the home features four bedrooms, three and a half bathrooms, a great room, kitchen, office, safe room, three-car garage, and a beautiful outdoor area. The kitchen is equipped with many custom cabinets, stainless appliances, a breakfast area and an island. You will find built-ins, a gas fireplace, and vaulted ceilings in the great room. The office features pine walls, built-ins for additional storage, and a safe room/gun room combo. Each bedroom is spacious with big closets to match.



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MORE ABOUT THE LAFAYETTE 12

Out back is where you will spend time with friends and family! Fall in love with the covered area where you'll find a cooking station, fireplace, and a vaulted pine ceiling. All this overlooks your 20 x 40 gunite pool with a 12 x 20 tanning ledge and pool house, all constructed in 2023. You will be looking forward to summer here! The pool house is approximately 1,100 square feet equipped with modern finishes, a full bathroom, glass roll-up door, and a huge porch area. Aside from the home is a giant shop – 7,000± square feet under roof with 2,000± square feet being heated and cooled. The shop offers a full bathroom, a game processing station, walk-in cooler, and an open area for all your equipment. Finally, a ½ acre pond is located at the back of the place for all your fishing needs.

It's typically pretty hard to find a place with everything you need to appease the man, the wife, and kids, but this one truly has something for everyone. The location is super convenient, being a quick 17± minute drive from Oxford and 11± minutes from Water Valley. An additional 8± acre pasture is available if you need a place for the horses. The final acreage and boundaries will be confirmed by a survey.

If you have been on the hunt for a Lafayette County homeplace that is loaded with amenities, give Michael Oswalt a call today for your private showing.



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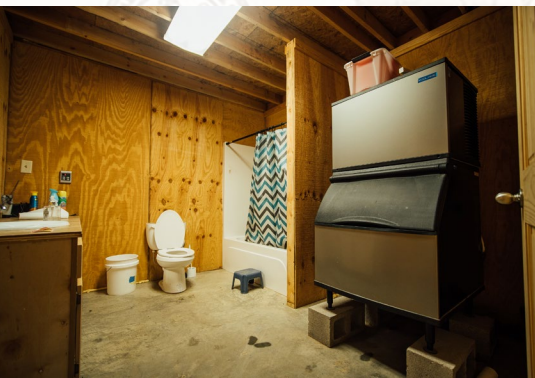
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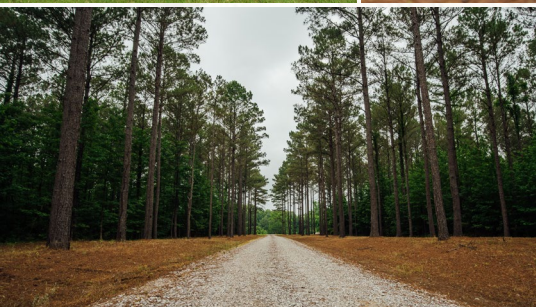
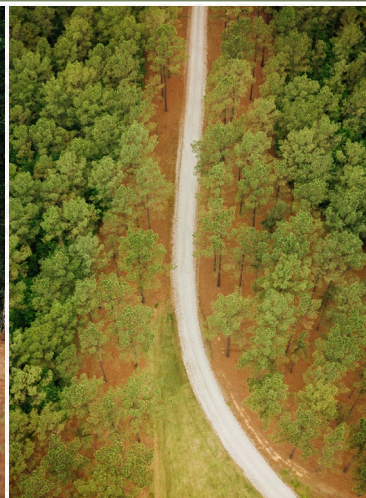
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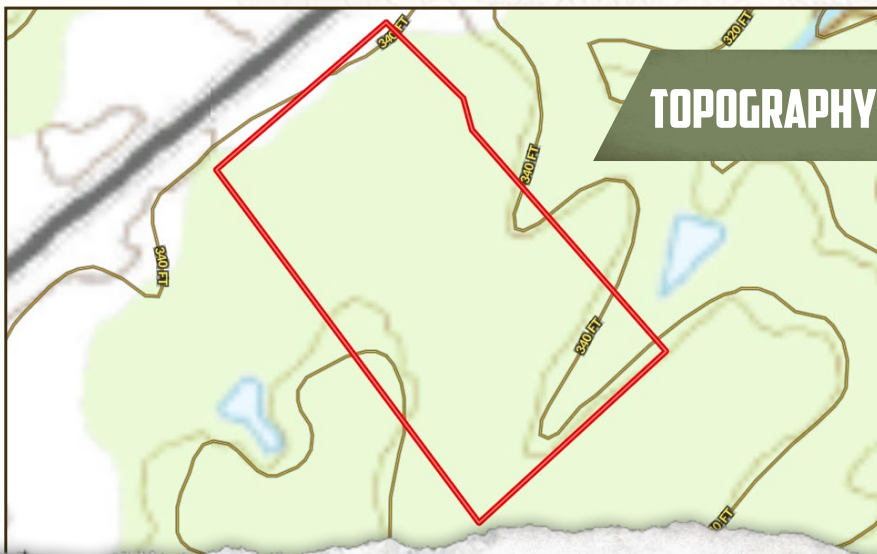
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land **id.** LINK



TOPOGRAPHY MAP



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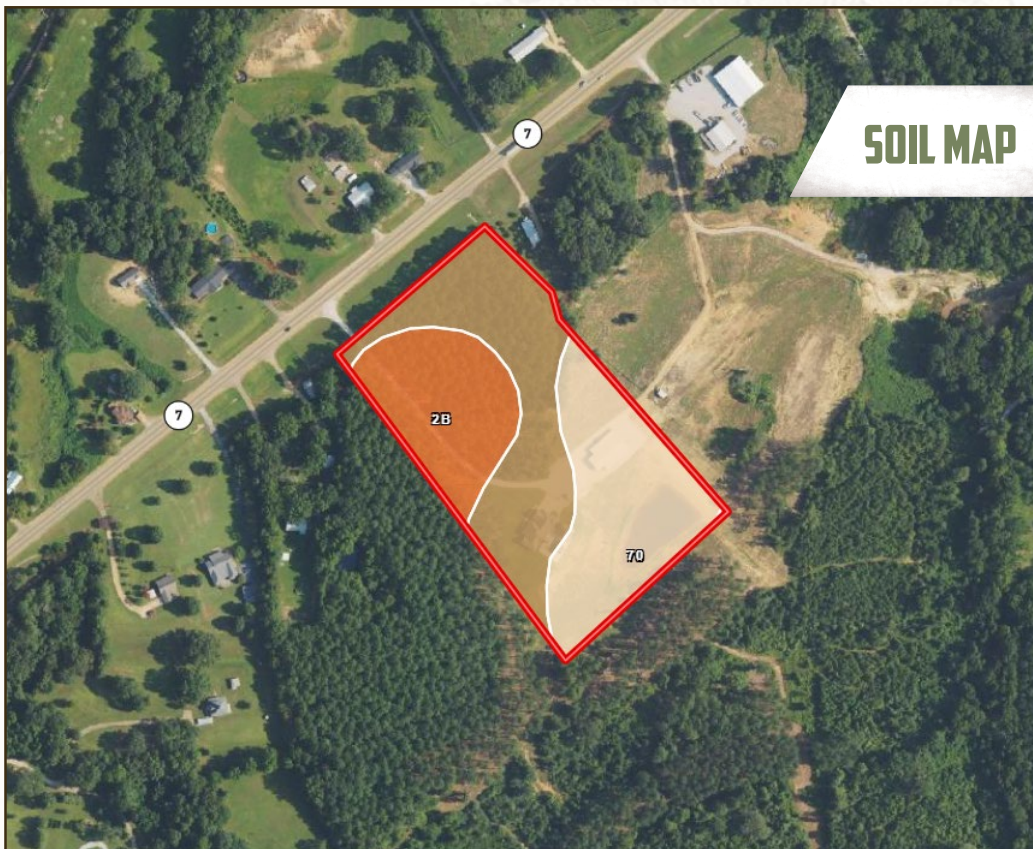
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2C	Providence silt loam, 5 to 8 percent slopes, moderately eroded	4.59	38.38	0	36	3e
70	Smithdale-Toinette association, 12 to 40 percent slopes	4.37	36.54	0	13	7e
2B	Providence silt loam, 2 to 5 percent slopes, moderately eroded, north	3	25.08	0	37	2e
TOTALS		11.96(100%	-	27.85	4.21



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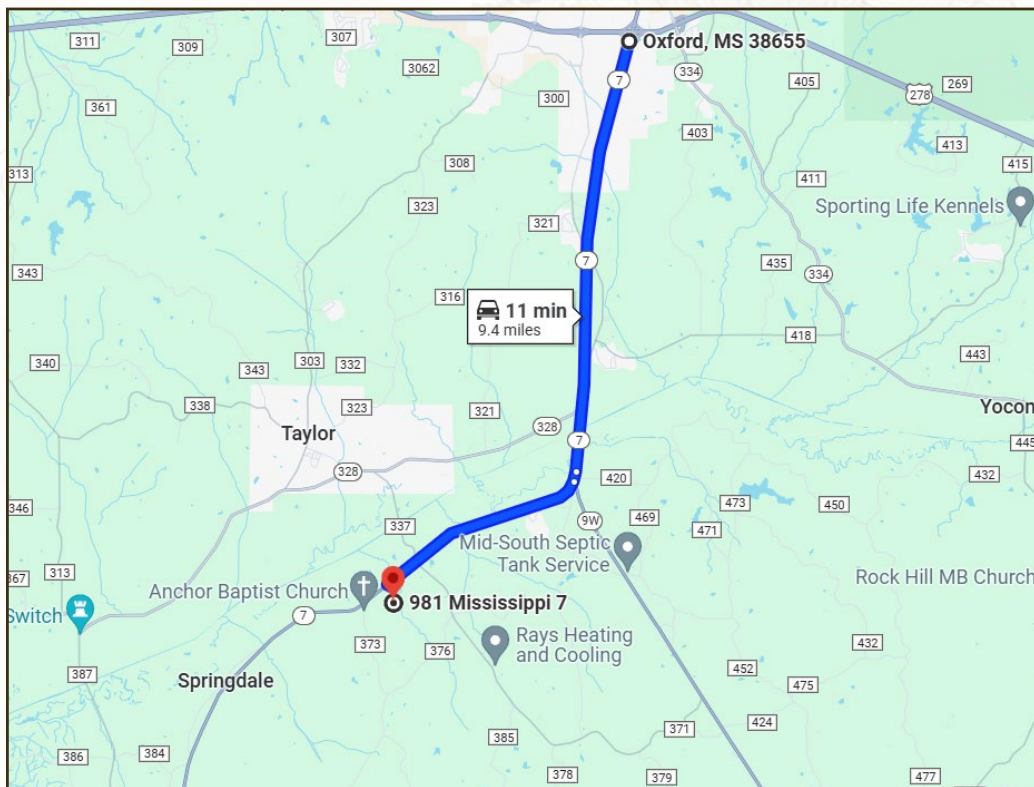
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Directions From the Intersection of 278 and MS-7 S in Oxford, MS: Travel south on MS-7 S for 6.2 miles. At the traffic circle, take the 1st exit and stay on MS- 7 S. In 3.1 miles take a left at the property.

PHYSICAL ADDRESS: 981 MS-7 WATER VALLEY, MS 38965

[LINK TO GOOGLE MAP DIRECTIONS](#)



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