



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

1.5± ACRE LOT
LAFAYETTE COUNTY, MS
\$89,900



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

THE LAFAYETTE 1.5

PROPERTY PROFILE

LOCATION:

- Hwy 334
Oxford, MS 38655
- Lafayette County
- 11.5± Miles SE of
the Oxford Square
- 14.9± Miles SE of
University-Oxford Airport
- 31.2± Miles NE of Water Valley
- 43± Miles W of Pontotoc
- 48± Miles S of Holly Springs
- 95± Miles SE of Memphis, TN
- 172± Miles N of Jackson, MS

COORDINATES:

- 34.2787, -89.39207

TAX INFORMATION:

- Parcel ID - #1952202300
- 2024 - \$92.27

PROPERTY USE:

- Home Site
- Development
- Investment

PROPERTY INFORMATION:

- 1.5± Acre Cleared Lot
- Road Frontage
- Utilities On Site
- Lafayette School District
- Power by North East MS EPA
- NE Sparc Fiber Internet
- Water by Yocona Water Assn.



LUKE GOSSETT | LAND SPECIALIST
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HUNTER ROBISON | LAND SPECIALIST
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WELCOME TO THE LAFAYETTE 1.5

LOCATED ON HWY 334 IN LAFAYETTE COUNTY, THIS 1.5± ACRE LOT OFFERS A RARE OPPORTUNITY TO BUILD YOUR DREAM HOME IN A PRIME LOCATION JUST MINUTES FROM DOWNTOWN OXFORD, MS. With the property already cleared and ready for construction, it's the perfect canvas for a forever home or your next investment project. The lot is equipped with essential utilities, including power through North East MS Electric Power Association, high-speed fiber internet from North East Sparc, and community water service through Yocona Water Association. With all utilities available on site, development can begin with ease. This area is located in the Lafayette County School District, perfect for families or investors looking to attract long-term tenants.

Enjoy the best of both worlds—peaceful, rural living with convenient access to all the amenities of Oxford. Whether you're looking to settle down or develop rental properties, this lot offers a multitude of options and longstanding value.

**Contact Luke Gossett or Hunter Robinson
for more information and to schedule a viewing.**



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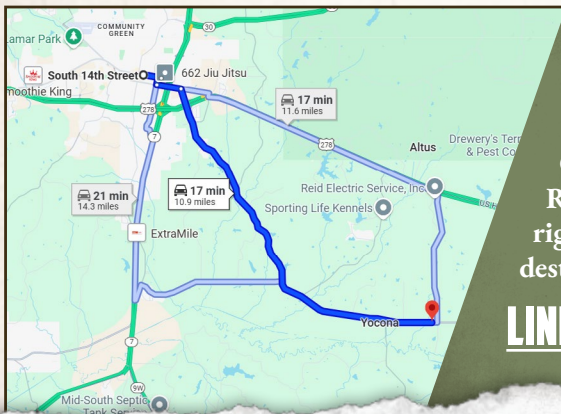
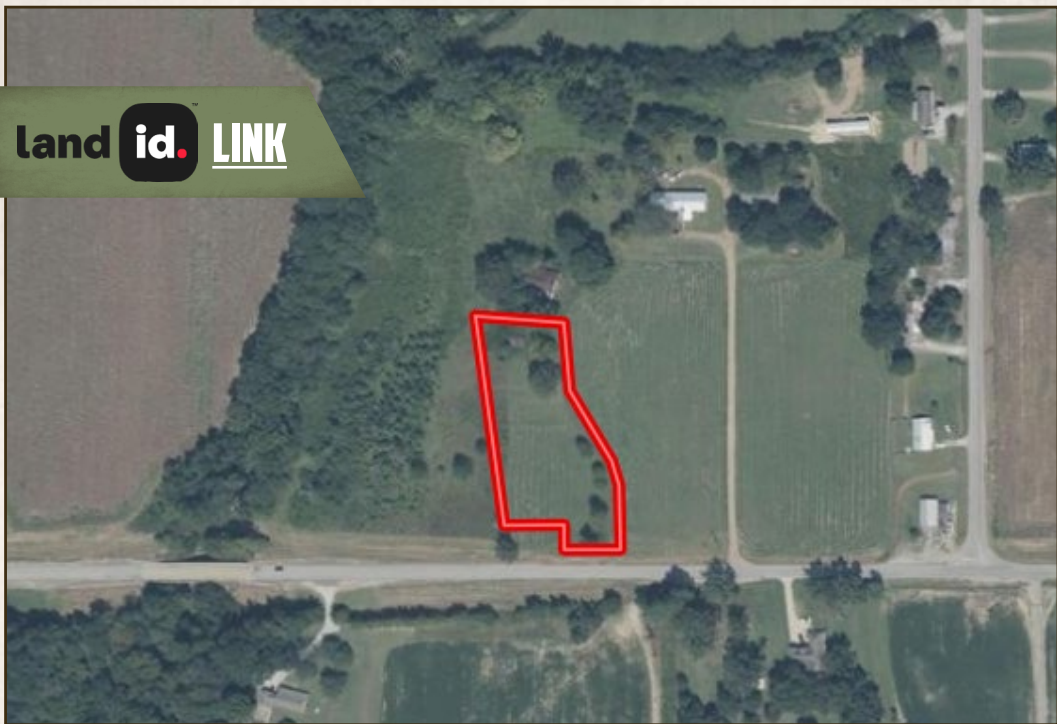
Information is believed to be accurate but not guaranteed.



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land id. LINK



Directions From N Lamar Blvd at the Oxford Square: Travel 1.2 miles and merge onto MS-6 E/US-278 E. Continue 7.9 miles. Turn right on Co Rd 421 and proceed 3.4 miles. Turn right on MS-334 W and in 0.1 miles the destination will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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