



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

6 COUNTY ROAD 461
OXFORD | LAFAYETTE COUNTY, MS
A CABIN ON 7± ACRES | \$475,000



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

THE LAFAYETTE 7

PROPERTY PROFILE

LOCATION:

- 6 County Road 461
Oxford, MS 38655
- Accessed by a Deeded Easement
- Lafayette County
- 11.7± Miles E of Oxford
- 21.3± Miles W of Pontotoc

COORDINATES:

- 34.3109, -89.3478

PROPERTY USE:

- Residential
- Recreational
- Hunting
- Investment

PROPERTY INFORMATION:

- 7± Acres
- 1,500± SqFt Cabin
- 3 Bedrooms/2 Bathrooms
- Beautiful Living Room with Vaulted Ceilings
- Loft over Living Room
- Covered Parking
- Spacious Front & Back Porch
- 40×40 Barn with 12' Lean-To
- Work Shed
- Two Metal Carports
- Storm Shelter
- Denmark Water Association
- North East MS Electric Power Association

TAX INFORMATION:

- Parcel # 203-07-019.00
- Taxes to be Calculated at Closing



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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

WELCOME TO YOUR PRIVATE RETREAT JUST MINUTES FROM OXFORD, MS!
Accessed by a deeded easement and nestled on 7± beautifully wooded acres, this rustic 1,500± square foot cabin offers the perfect blend of comfort and country charm. Featuring three bedrooms, two bathrooms, and a cozy loft, this home is ideal for weekend getaways, a hunting camp, or year-round living.

Step into the inviting living room with vaulted ceilings and western cedar walls that create a warm, cabin-style ambiance. Enjoy your morning coffee or evening sunset from the spacious front and back porches, and take advantage of the covered parking for added convenience.



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MORE ABOUT THE LAFAYETTE 7

The property includes a 40x40 barn with a dedicated office space, additional rooms, and a 12-foot lean-to across the back, ideal for storage, projects, or workspace. Additional features include a workshop, two metal carports, and a storm shelter for peace of mind.

Outdoor enthusiasts will appreciate the excellent deer and turkey hunting opportunities right on the property. The small field to the west of the home offers the perfect place for a food plot that can be seen from your house. Speaking of seeing, multiple deer and turkeys have been spotted here. Whether you're looking for a recreational escape or a permanent homestead, this unique property offers something for everyone. **Property is being sold in "as-is" condition.*

**Schedule a private tour today; call Luke Gossett
and experience #TheSmallTownWay!**



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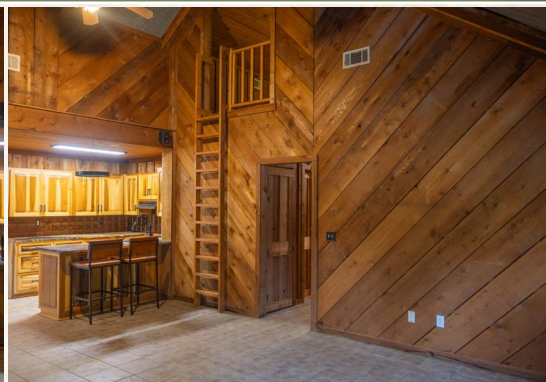
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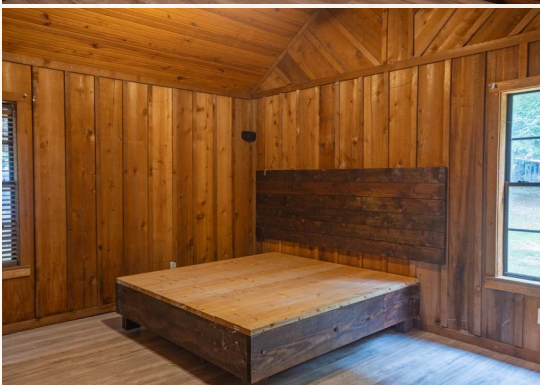
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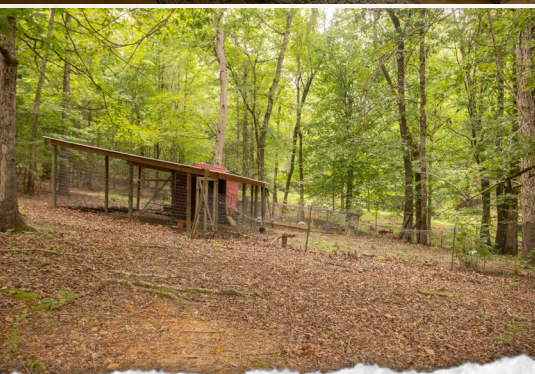
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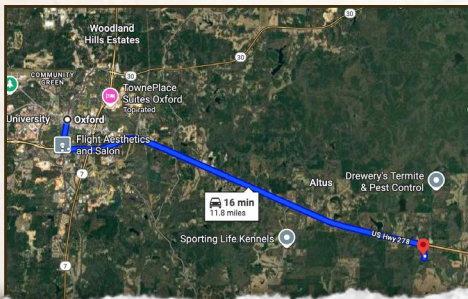
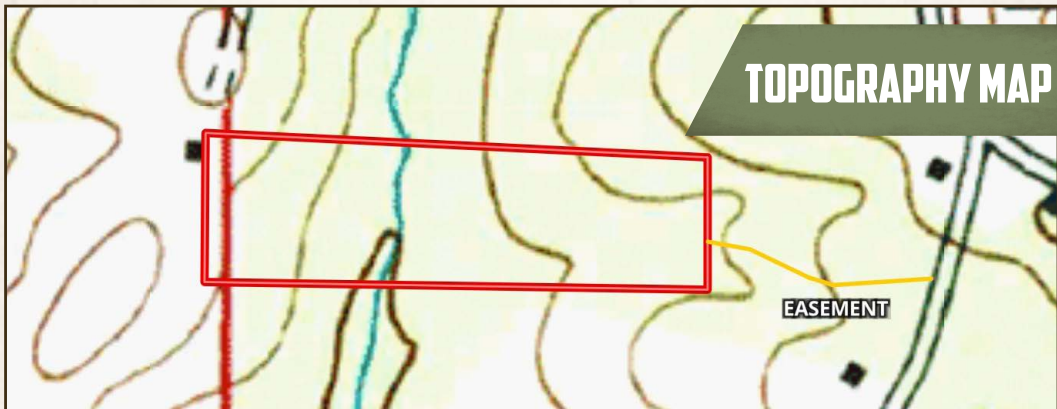
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land id. LINK



TOPOGRAPHY MAP



Directions from Oxford: Travel 10 miles east on HWY 6. Turn right onto CR 423 and continue 0.4 miles. Turn right onto CR 461 and in 325 feet the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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