

30± ACRES
LAFAYETTE COUNTY, MS
\$799,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

THE LAFAYETTE 30

PROPERTY PROFILE

LOCATION:

- CR 311 Oxford, MS 38655
- Lafayette County
- 7.5± Miles W of the Oxford Square
- 19± Miles E of Batesville
- 60± Miles W of Tupelo
- 79± Miles SE of Memphis

COORDINATES:

- 34.3533, -89.63467

PROPERTY USE:

- Potential Home Sites
- Development
- Hunting
- Recreation
- Investment

TAX INFORMATION:

- 2024 - \$49.61

PROPERTY INFORMATION:

- 30± Acres
- Wooded
- Gently Rolling Terrain
- Accessed by County Road 311
- Well-Maintained Internal Road System
- Quality Timber
- Pond
- Utilities On Site
- Wildlife: Deer and Turkey



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com



HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

WELCOME TO THE LAFAYETTE 30

WELCOME TO THE LAFAYETTE 30, A BEAUTIFUL 30± ACRE PROPERTY OFFERING A RARE BLEND OF PRIVACY AND FUTURE POTENTIAL! The land is located off County Road 311 approximately 7.5 miles west of the square in Oxford, Mississippi. Whether you're looking for a place to develop, establish your forever home, or simply invest in quality land, this Lafayette County tract is a solid choice.

The land is fully wooded, providing a peaceful natural setting and the ideal canvas for creating multiple homesites or a single, secluded retreat. A well-maintained internal road system winds throughout the property, giving you easy access to every corner and making exploration simple and enjoyable. The property is also full of wildlife including deer and turkeys!



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com



HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

MORE ABOUT THE LAFAYETTE 30

A pond sits on the property, adding scenic value as well as recreational opportunities. With gently rolling terrain, the land is easy to walk and visually appealing, offering several potential build sites. Utilities are already on site, saving you both time and expense as you move forward with your plans.

If you're searching for a versatile North Mississippi tract with an excellent location, natural beauty, and development possibilities, the Lafayette 30 deserves a closer look. Let this be the place where your vision becomes reality.

**Contact Luke Gossett or Hunter Robison today to
learn more and experience #TheSmallTownWay!**



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

30± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

30± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

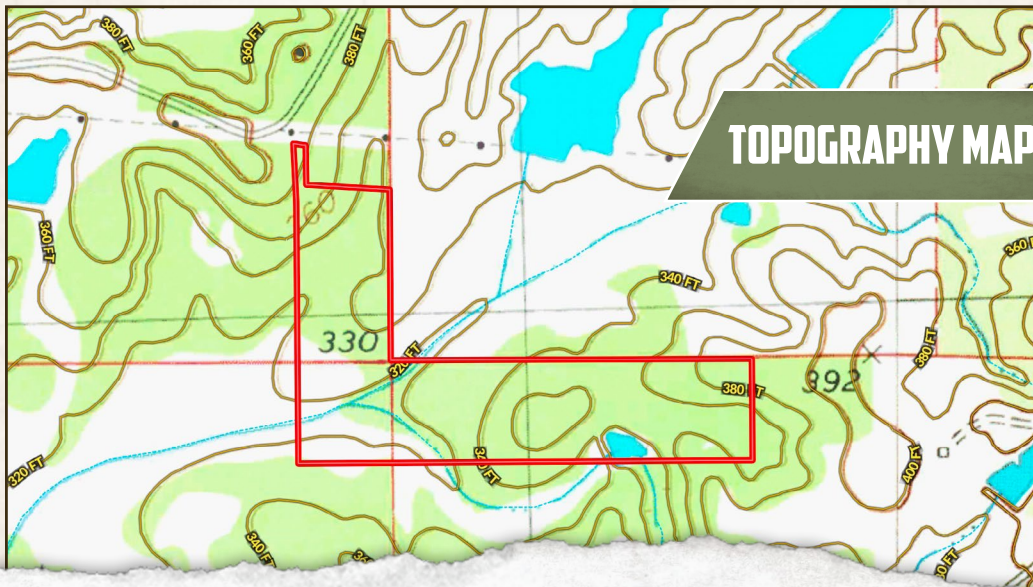
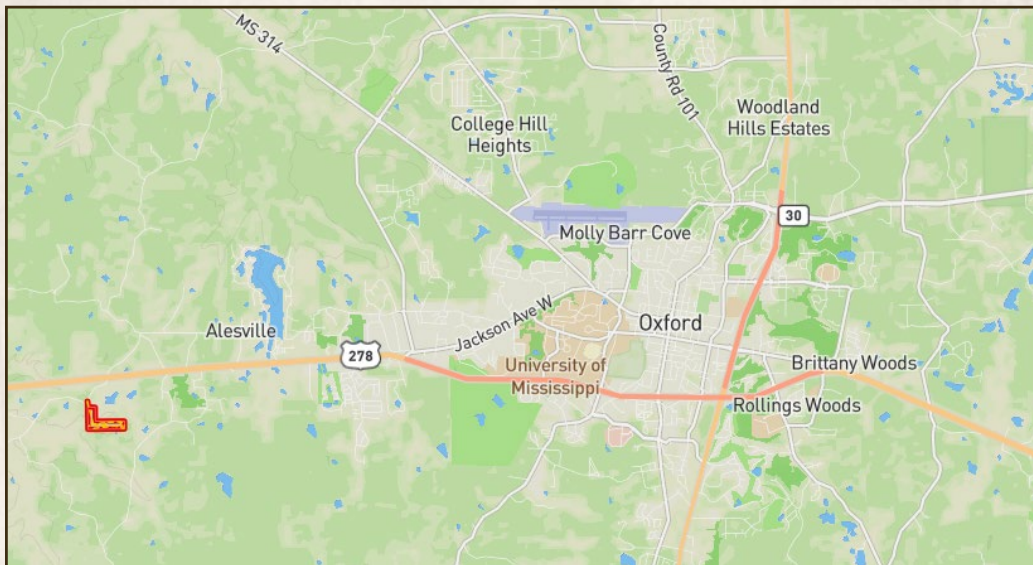
HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

30± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com



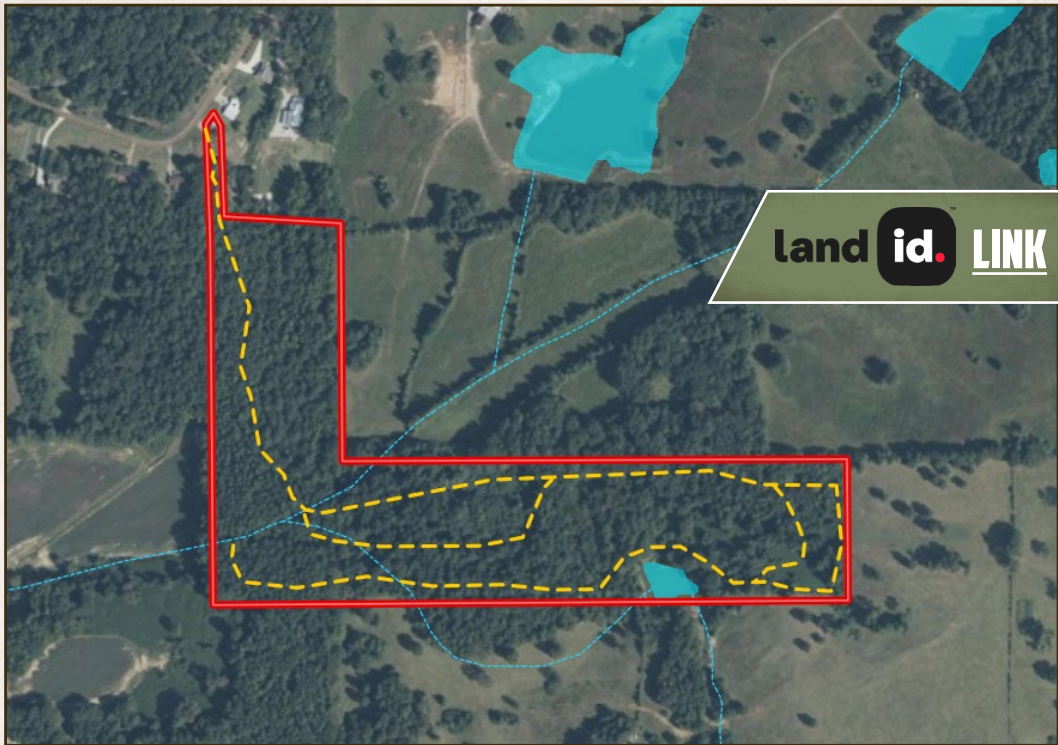
HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

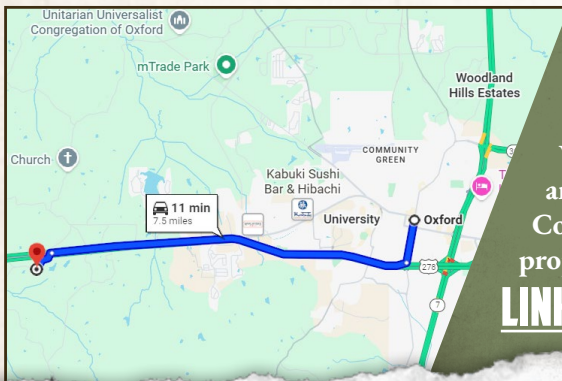
Information is believed to be accurate but not guaranteed.

30± ACRES

LAFAYETTE COUNTY, MISSISSIPPI



land id. LINK



Directions From the Square in Oxford, MS: Travel 0.8 miles south on S Lamar Blvd. Merge onto MS-6 W/US-278 W via the ramp to Batesville and proceed 6.3 miles. Turn left onto Co Rd 311 and travel 0.4 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com



HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.