

11± ACRES
LAFAYETTE COUNTY, MS
\$165,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE LAFAYETTE 11

PROPERTY PROFILE

LOCATION:

- County Road 367
Oxford, MS 38655
- Lafayette County
- 7± Miles N of Water Valley
- 16.5±Miles SW of Oxford
- 23± Miles SE of Batesville

COORDINATES:

- 34.2419, -89.6608

PROPERTY USE:

- Recreational
- Potential Home Site
- Investment

PROPERTY INFORMATION:

- 11± Surveyed Acres
- Natural Regeneration
- Frontage on CR 367
- Utilities Nearby
- Additional Acreage Available
- Seller May Consider Dividing

TAX INFORMATION:

- TBD
- Part of Parcel #2430603000



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.

WELCOME TO THE LAFAYETTE 11

WELCOME TO LAFAYETTE 11—A PRIME TRACT LOCATED IN THE PEACEFUL AND STEADILY GROWING AREA OF TAYLOR, MISSISSIPPI. This versatile Lafayette County property consists of old pasture ground with natural regeneration, making it not only a beautiful natural setting but also a potential investment in a growing area.

One of the standout features of this 11± acre surveyed property is its open, build-ready area, an ideal spot for a new home, cabin, or weekend retreat. Whether you're looking to create a private getaway or lay the foundation for your forever home, this space is ready to bring your vision to life.

With direct frontage on County Road 367, access is simple and convenient. Power is located nearby, reducing infrastructure costs and making the site even more appealing for development. While a well will need to be dug for water access, this is common in the area and can be easily arranged with local contractors.



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MORE ABOUT THE LAFAYETTE 11

The Lafayette 11 is located in a quiet, rural setting, yet it's part of a region that continues to grow and attract interest. The Taylor community offers the charm of country living with the convenience of being just a short drive from Water Valley, Oxford, and all the amenities it provides.

Whether you're a land investor, a nature lover, or someone ready to build in a serene and scenic location, this property checks all the boxes. Don't miss the opportunity to own a piece of countryside in one of Lafayette County's most promising areas. *Additional acreage is available, and the seller will consider dividing to suit.*

Call Hunter Robison or Luke Gossett today for your private showing!



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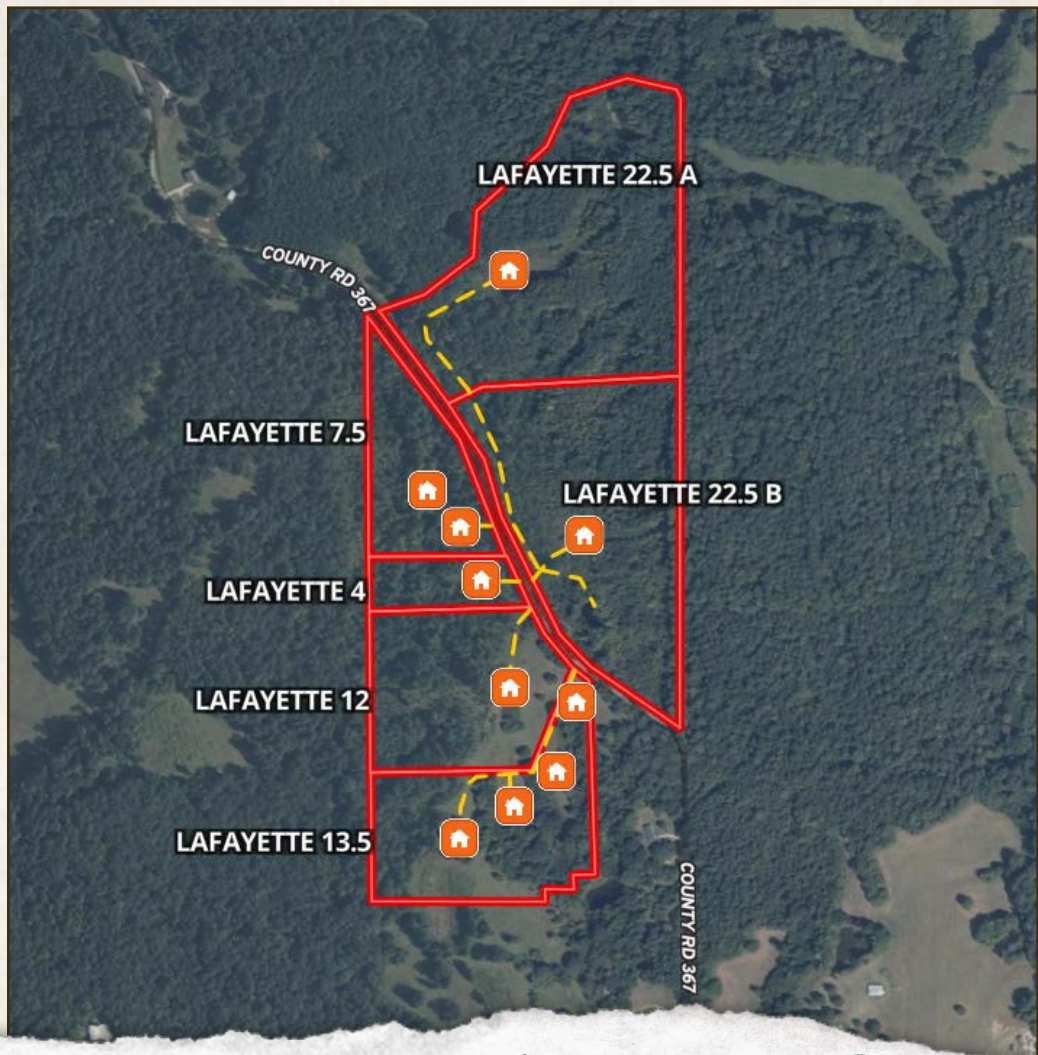
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ADDITIONAL ACREAGE AVAILABLE



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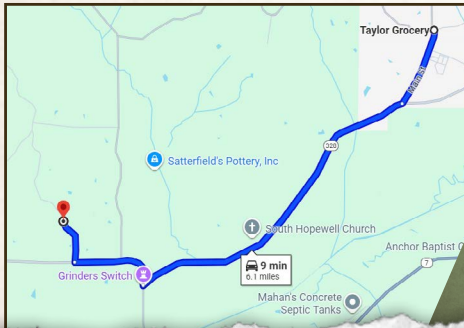
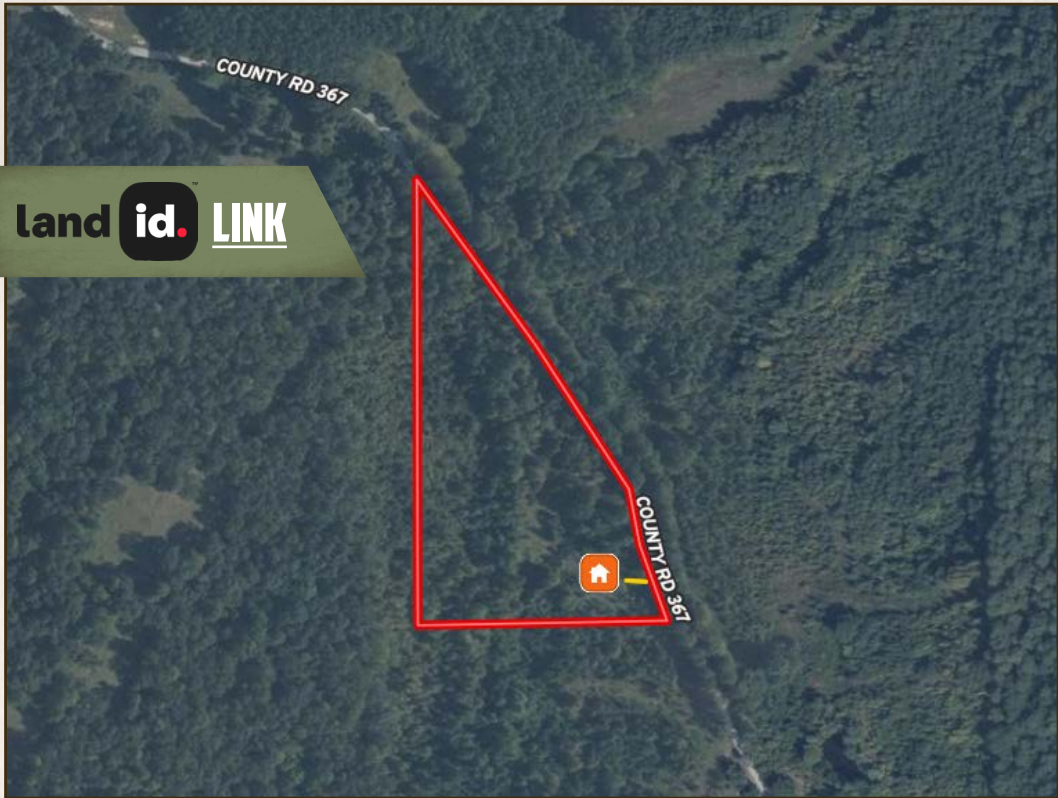
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LAFAYETTE COUNTY, MISSISSIPPI

land id. LINK



Directions From Taylor, MS: Travel 3.7 miles west on MS-328. Turn right to stay on MS-328 W and continue 1 mile. Turn right on County Road 367 and proceed 0.4 miles to the destination on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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