



39± ACRES
LAFAYETTE COUNTY, MS
\$331,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077

THE LAFAYETTE 39

PROPERTY PROFILE

LOCATION:

- County Road 461
Oxford, MS 38655
- Lafayette County
- 13± Miles E of Downtown Oxford

COORDINATES:

- 34.30074, -89.35589

PROPERTY USE:

- Recreation
- Investment
- Hunting
- Home/Cabin Site

PROPERTY INFORMATION:

- 39± Acres
- Diverse Timber
- Deer, Turkey, Small Game
- Little Kettle Creek Frontage
- County Road Frontage
- Utilities Nearby

TAX INFORMATION:

2023 - \$ 132.70

- Parcel# 196-13-003.00



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 39

IF YOU'RE IN THE MARKET FOR A SMALL ACREAGE TRACT WITH ENDLESS POSSIBILITIES, LOOK NO FURTHER THAN THE LAFAYETTE 39! Located on CR 461 in Lafayette County, MS, approximately one mile south of Highway 6 and 13 miles east of downtown Oxford, this 39± acre tract has served as a wildlife haven for years.

The property has been untouched and boasts significant deer and turkey potential. Upon initial inspection, numerous fresh rubs and turkey sightings were noted. Just imagine breaking daylight and listening to surrounding toms gobbling from the highest elevation or rattling in a buck while cruising the creek and searching for does. This property consists of diverse timber featuring intermixed pines and hardwoods throughout - the perfect getaway for avid hunters and nature lovers alike. A flowing creek spans the entire length of the property through its north and south borders.



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MORE ABOUT THE LAFAYETTE 39

The Lafayette 39 offers a diverse landscape as well. The eastern portion is primarily flat along Little Kettle Creek, and roughly 680 feet of road frontage provides the perfect opportunity for a beautiful home site or deer camp. Water and power are in close proximity, allowing you to turn this into your perfect weekend retreat. As you head westerly on the property, the terrain transitions into rolling hills, and increased hardwood timber makes for outstanding roosting sites for wild turkeys or natural funnels for whitetail deer. The western portion is the thickest area of the place, providing the most dense cover for all game species. You will find multiple locations for food plot opportunities.

If this high-potential property appeals to you, call Luke Gossett or Hunter Robison today to schedule your private showing!



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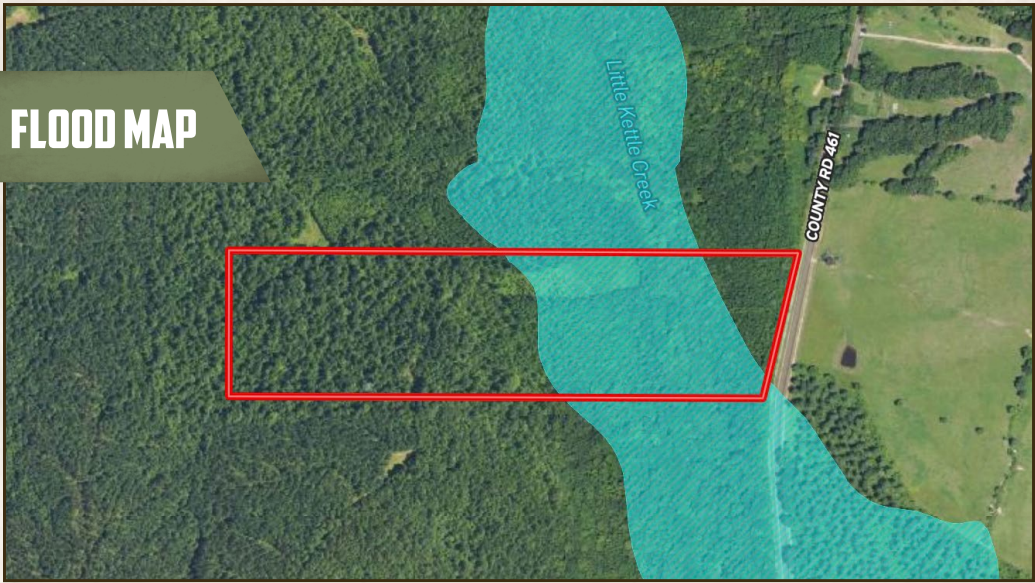
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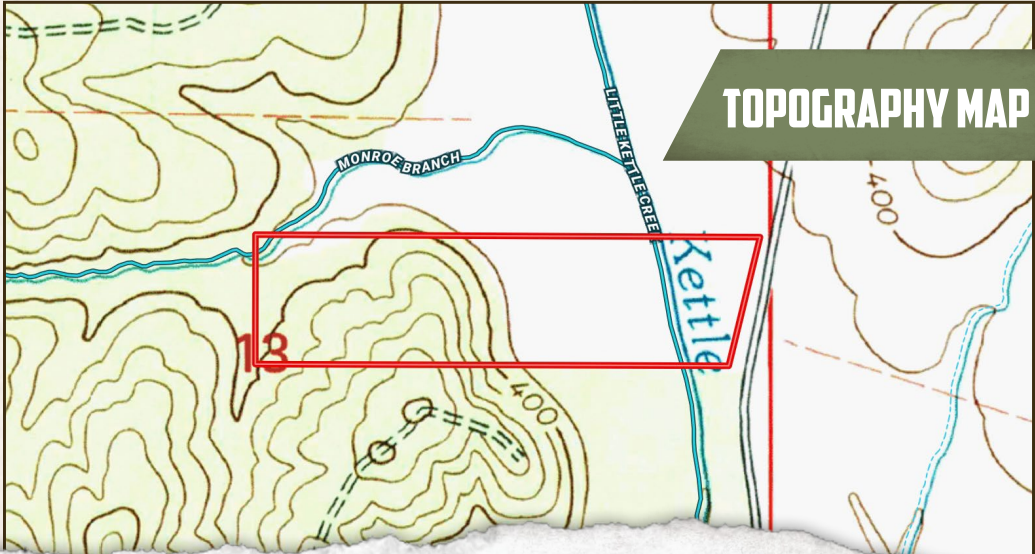
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FLOOD MAP



TOPOGRAPHY MAP



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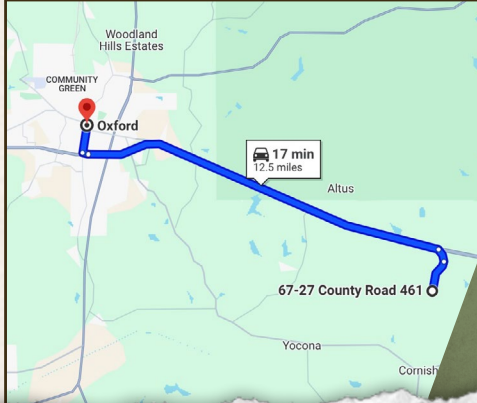
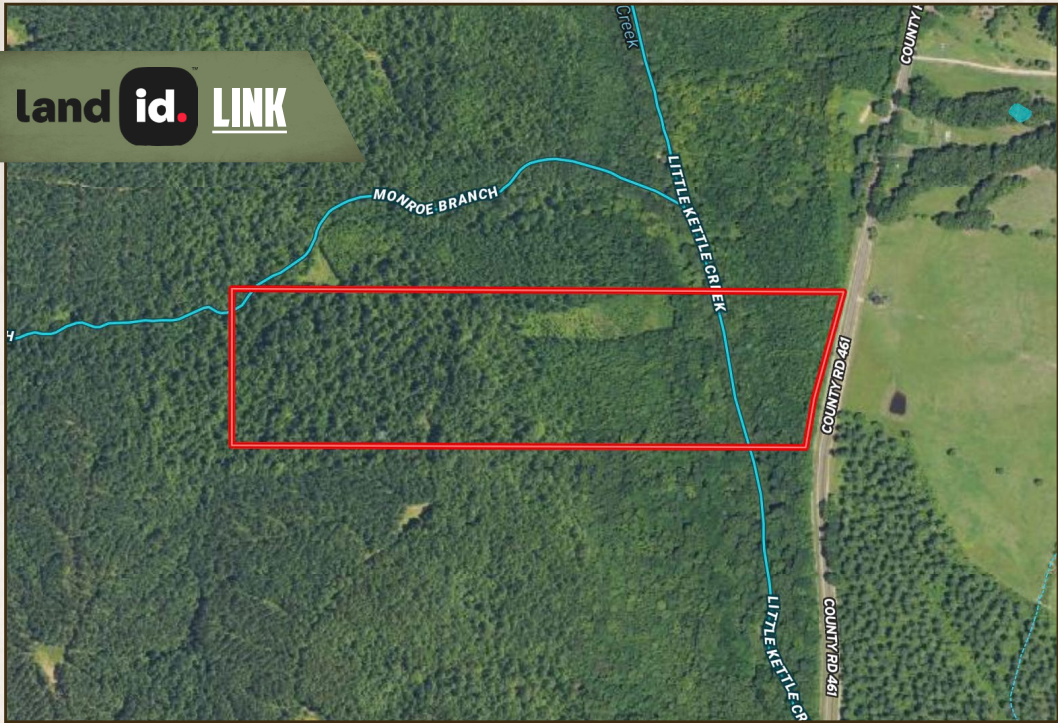
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land id. LINK



Directions From the Intersection of Hwy 6 and Hwy 7: Travel east on Hwy 6 for 8.5 miles and then turn right onto CR 423. Proceed for 0.4 miles, turn right onto CR 461. Continue for 0.9 miles and the property will be on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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