



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

13.89± ACRES
LAFAYETTE COUNTY, MS
\$125,010



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

THE LAFAYETTE 13.89

PROPERTY PROFILE

LOCATION:

- County Road 428
Paris, MS 38949
- Potlockney Community
- Lafayette County
- 19.1± Miles SE of Oxford
- 21.1± Miles NE of Water Valley
- 30.5± Miles SW of Pontotoc

COORDINATES:

- 34.17965, -89.36630

TAX INFORMATION:

- 2025 Taxes: \$45.06
- Parcel # 227-25-009

PROPERTY USE:

- Hunting
- Investment
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 13.89± Acres
- Flat Open Ground
- Creek Frontage
- County Road 428 Frontage
- Utilities Available
- Build Ready



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 13.89

INTRODUCING THE LAFAYETTE 13.89 IN PARIS, MISSISSIPPI. Discover the possibilities with this 13.89± acre tract in the Potlockney community of Lafayette County, located approximately 19.1 miles southeast of Oxford. This property offers a great combination of buildable land, recreational potential, and country living.

The front portion of the tract features flat, open ground outside the flood plain, providing an excellent setting for building a home, shop, or other improvements. With county road frontage along County Road 428 and utilities available, the Lafayette 13.89 offers convenient access and desirable development potential.



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MORE ABOUT THE LAFAYETTE 13.89

The back portion of the acreage provides additional opportunities for the outdoor enthusiast. With creek frontage, the Lafayette 13.89 offers recreational possibilities, while the open ground could be ideal for establishing a food plot, dove field, or other hunting and wildlife habitat.

Whether you're looking to build your dream home, establish a small recreational retreat, or simply own acreage with room to grow, the Lafayette 13.89 offers a versatile mix of open ground, natural features, road frontage, and recreational opportunities in a convenient Lafayette County location.

Call Luke Gossett or Hunter Robison today to schedule a private showing and experience #TheSmallTownWay!



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LAFAYETTE COUNTY, MISSISSIPPI



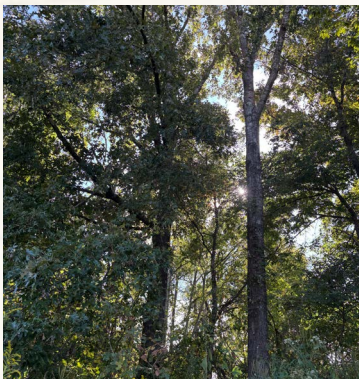
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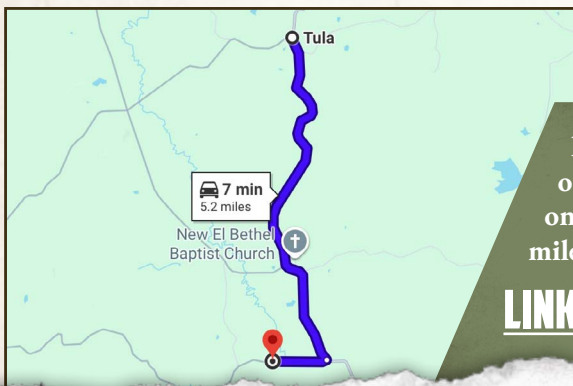
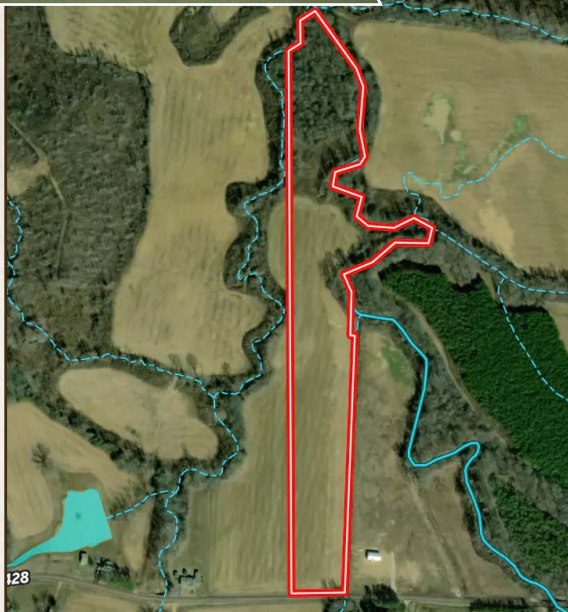
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land id. LINK



Directions From Tula, MS: Travel south on MS-331 for 4.5 miles. Turn right onto County Road 428 and continue 0.7 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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