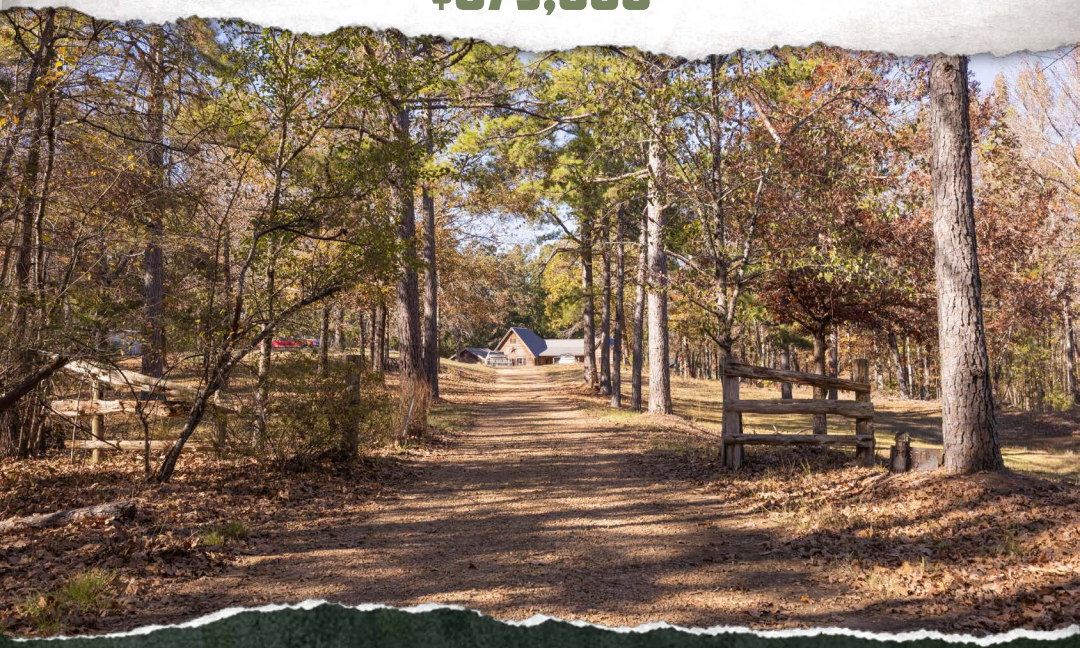


SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

80± ACRES WITH A HOME
LAFAYETTE COUNTY, MS

$875,000



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

THE LAFAYETTE 80

PROPERTY PROFILE

LOCATION:

- 149 County Road 107
  Oxford, MS 38655
- Access via Deeded Easement
- Lafayette County
- 9.2± Miles NW of
  the Oxford Square
- 9.7± Miles SE of the Clear Creek
  Boat Ramp on Sardis Lake
- 24± Miles NE of Batesville
- 84± Miles SE of Memphis, TN

COORDINATES:

- 34.40960, -89.64690

PROPERTY USE:

- Residential
- Investment
- Hunting & Fishing
- Recreational

TAX INFORMATION:

- Parcel #: 143-05-005.00
- 2025 Taxes: $309

PROPERTY INFORMATION:

- 80± Acres
- 1,800± SqFt Home
  - 3 Bedrooms/2 Bathrooms
  - Large Primary Bedroom
  - Ceiling Fans Throughout
  - Covered Back Porch
  - Numerous Closets
  - Gas Log Fireplace
  - Cathedral Ceilings
  - Mexican Tile
- Detached 1-Car Garage
  with Lean-To
- 30-amp Camper Hook-Up
- Pockets of Mature Timber
- Live-Water Creek
- New Greenhouse
- Large Food Plot
- 2 Barns
- 2 Pond



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Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAFAYETTE 80

INTRODUCING THE LAFAYETTE 80 IN OXFORD, MISSISSIPPI! If you've been looking for a place where comfortable country living meets outstanding hunting and recreational opportunities, this 80± acre property in Lafayette County is one you won't want to miss. Ideally located at 149 County Road 107, the property is just 9.2± miles northwest of the Oxford Square, offering convenient access to Oxford's shopping, dining, and other amenities while still enjoying the privacy and quiet of country living. It is also only 9.7± miles southeast of the Clear Creek Boat Ramp on Sardis Lake, one of North Mississippi's premier destinations for fishing and outdoor recreation.

The 1,800± square foot home features three bedrooms and two bathrooms, with cathedral ceilings in the living room and kitchen, Mexican tile flooring, and a gas log fireplace that creates a warm and inviting atmosphere. The spacious primary bedroom includes a walk-in closet, while numerous additional closets throughout the home provide plenty of storage. Ceiling fans are located in every room, and the large 14' x 26' covered back porch provides the perfect place to relax and enjoy the outdoors. Additional improvements include a detached one-car garage with a lean-to, a new greenhouse, two barns, and a 30-amp camper hookup.





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MORE ABOUT THE LAFAYETTE 80

The acreage offers excellent opportunities for hunting, fishing, and enjoying the outdoors. The Lafayette 80 features two ponds that provide excellent fishing opportunities, a large food plot, pockets of mature timber, and a live-water creek, creating ideal habitat for wildlife. Wildlife is abundant, with 15+ deer commonly seen feeding in the food plot directly behind the house, providing an incredible opportunity to watch wildlife right from the comfort of the back porch. During the spring, turkeys can be heard gobbling throughout the property, adding to the overall hunting and recreational appeal.

Whether you're looking for a peaceful country home, a weekend getaway, or a property with room to enjoy the outdoors, the Lafayette 80 is a solid choice!

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





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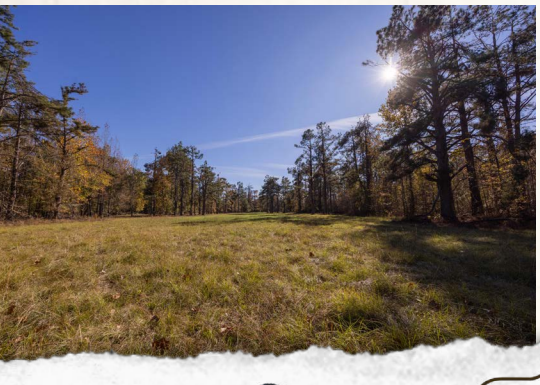
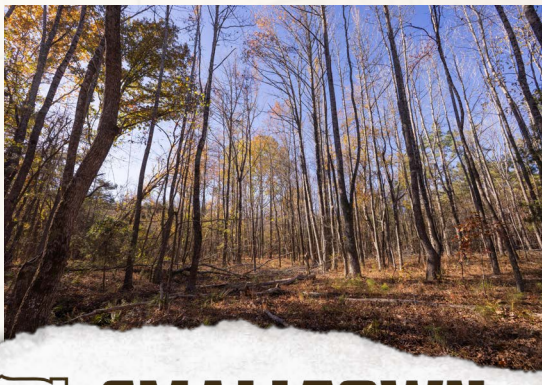
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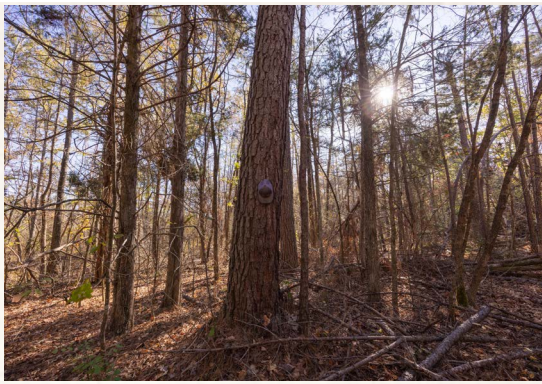


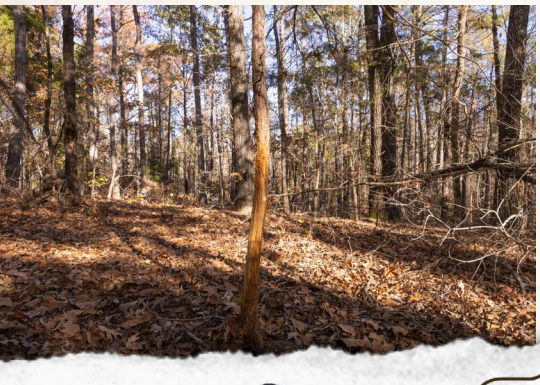
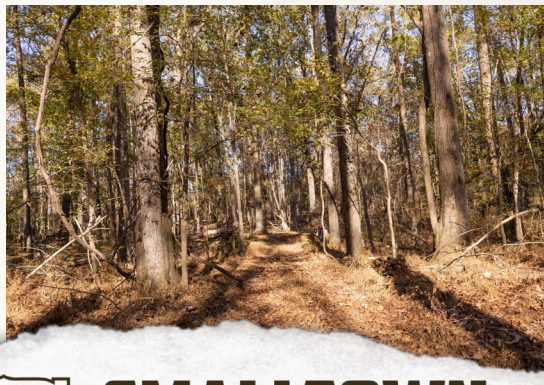
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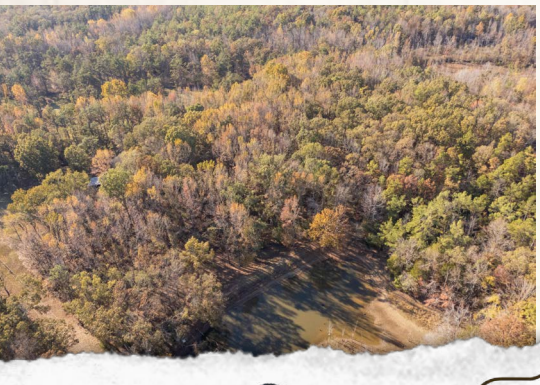
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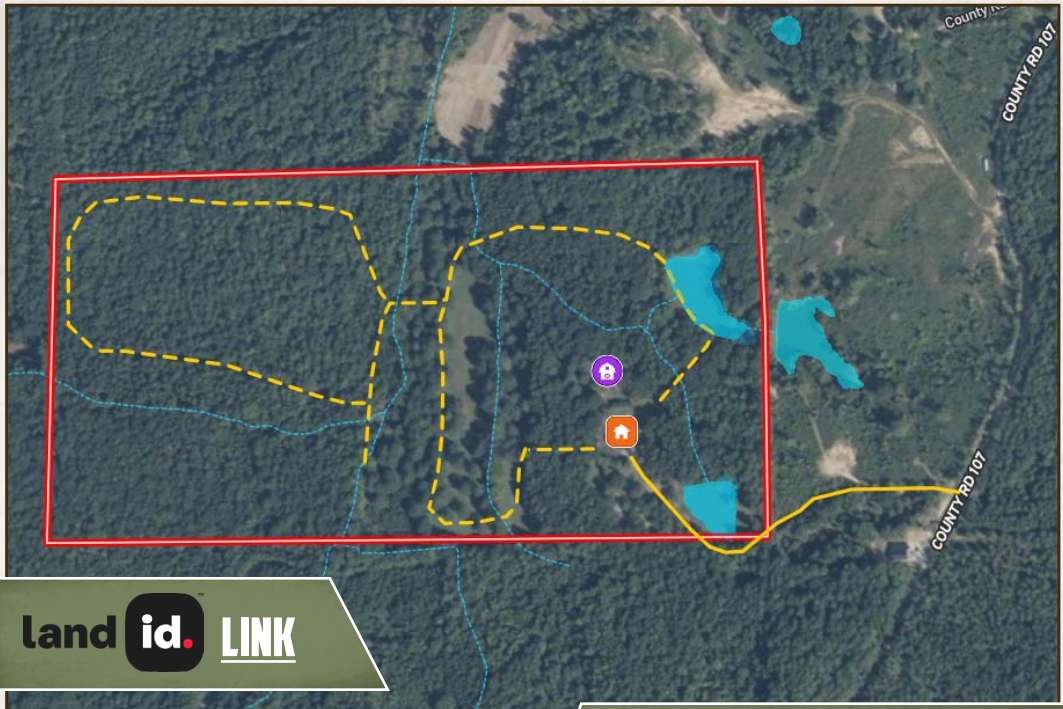


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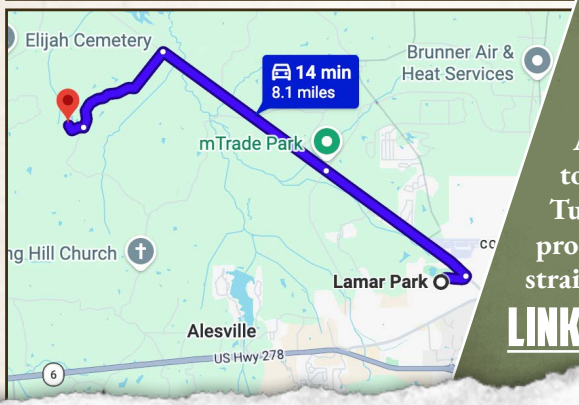
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land id. LINK



Directions From Lamar Park on College Hill Road in Oxford, MS: Travel west on Hwy 314 for 2.6 miles. At the traffic circle, continue straight to stay on Hwy 314 for 3 more miles. Turn left onto County Road 107 and proceed 1.8 miles. Turn right and travel straight ahead to the property.

LINK TO GOOGLE MAP DIRECTIONS



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