



10± ACRES
LAFAYETTE COUNTY, MS
\$179,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077

THE LAFAYETTE 10

PROPERTY PROFILE

LOCATION:

- 239 County Road 338
Taylor, MS 38673
- Lafayette County
- Frontage on CR 338
- 11± Miles from the Oxford Square

COORDINATES:

- 34.277, -89.62283

PROPERTY USE:

- Potential Home Site
- Recreational
- Investment

PROPERTY INFORMATION:

- 10± Acres
- Multiple Home Sites
- Flat to Gently Rolling Terrain
- Hardwood/Pine Mix
- Utilities at the Road

TAX INFORMATION:

- 2023 - \$27.67
- Parcel #178-28-001.01



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RHEAGAN VAUGHN
LAND & RESIDENTIAL SPECIALIST

C: 662-816-3952

O: 662-238-4077

rheagan@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAFAYETTE 10

DISCOVER AN OPPORTUNITY TO OWN A SLICE OF PEACEFUL PARADISE IN LAFAYETTE COUNTY, MS. If you are looking for tranquility or are an outdoor enthusiast, this 10± acre parcel of land is a dream come true! Tucked away from the hustle and bustle, this property offers gentle rolling hills surrounded by a lush hardwood and pine mix. Access to utilities and the road frontage allow for multiple entry options. Imagine building your forever home in this private sanctuary just a stone's throw from Taylor Grocery and only minutes from downtown Oxford.

Whether you are looking to construct your custom-built home or searching for an investment, this versatile property checks all the boxes. Owner will divide into smaller lots!

**Act now and turn your dream into a reality;
give Rheagan Vaughn a call today!**



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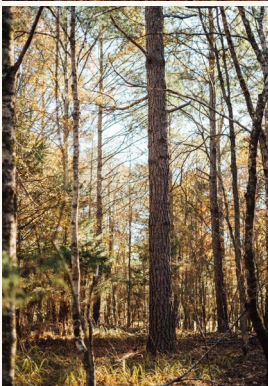
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SOIL MAP



Code	Description	Acres	%	CPI	NCCPI	CAP	?
71	Smithdale-Udorthents association, gullied	6.26	63.3%	-	6	7e	?
3C	Lexington silt loam, 5 to 8 percent slopes, moderately eroded	3.62	36.6%	-	76	3e	?
Totals		9.89 ac		0 CPI Average	31.62 NCCPI Average	5.53 Cap. Average	



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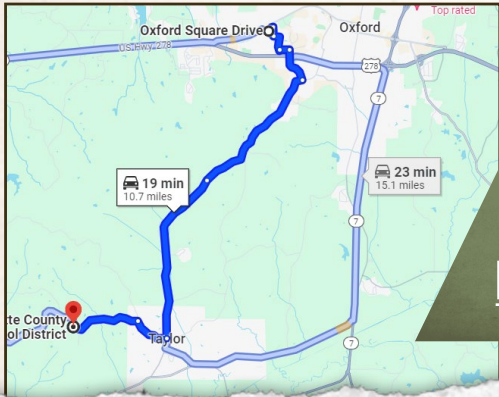
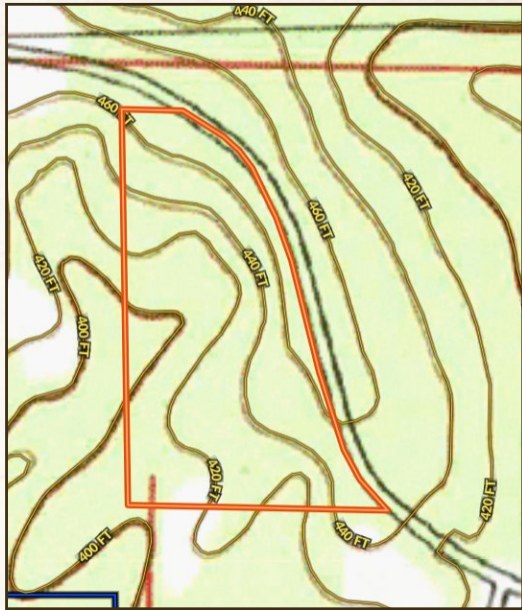
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LAFAYETTE COUNTY, MISSISSIPPI

land id. LINK

TOPOGRAPHY MAP



Directions From the Oxford Square:
 Travel east on Courthouse Square/Van Buren Avenue toward S Lamar Blvd.
 Take Old Taylor Road/County Road 303 to County Road 338 for 11.1 miles.

LINK TO GOOGLE MAP DIRECTIONS



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