

**86± ACRES**  
**LAFAYETTE COUNTY, MS**  
**\$1,300,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

OFFICE (662) 238-4077 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE LAFAYETTE 86

## PROPERTY PROFILE

### LOCATION:

- Lakes Drive  
Oxford, MS 38655
- The Lakes Subdivision
- Lafayette County
- 8.5± Miles East of Oxford

### COORDINATES:

- 34.3142, -89.4286

### PROPERTY USE:

- Recreation
- Investment
- Hunting
- Home/Cabin Site
- Development

### PROPERTY INFORMATION:

- 86± Acres
- Internal Road System
- Deer, Turkey, and Small Game
- Frontage on Lakes Drive
- Utilities Available
- Food Plots In Place

### TAX INFORMATION:

2023 - \$108.69

- Parcel # 193Z-08-069.00
- Parcel # 193Z-08-068.00



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**LUKE GOSSETT**

LAND SPECIALIST

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[lgossett@smalltownproperties.com](mailto:lgossett@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE LAFAYETTE 86

**WELCOME TO THE LAFAYETTE 86 - A WELL-MAINTAINED PROPERTY OFFERING A RARE COMBINATION OF EXCELLENT TIMBER, ABUNDANT WILDLIFE, AND READY TO USE HUNTING INFRASTRUCTURE.** Situated just outside of Oxford, MS, this 86+/- acre parcel offers an opportunity to own land with both recreational and development potential. For the wildlife enthusiasts, the Lafayette County tract has great internal road systems and established food plots, as well as excellent timber, providing great hunting now and a great investment for the future. The parcel borders a neighborhood, so if you are seeking a secluded retreat or long-term investment, this is a perfect spot. Utilities are available.

Whether you're looking for recreational land to hunt, an investment with development potential, or simply somewhere to enjoy natural beauty, this property offers endless possibilities. Its close proximity to Oxford offers easy access to local amenities, while still preserving a sense of privacy and country living!

**The Lafayette 86 is worth considering, call  
Luke Gossett today to schedule a private showing!**



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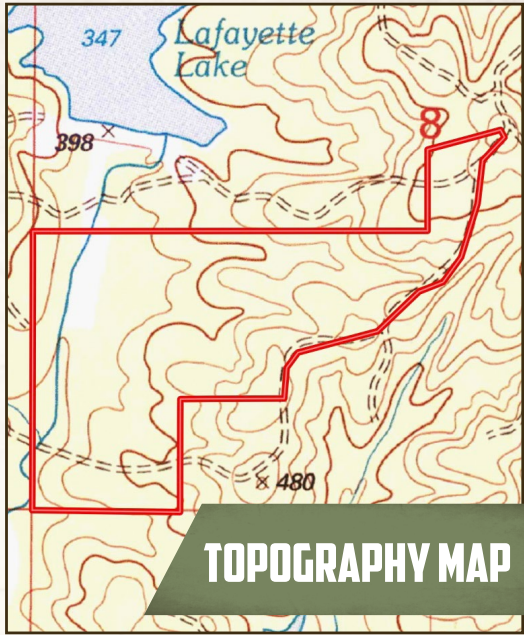
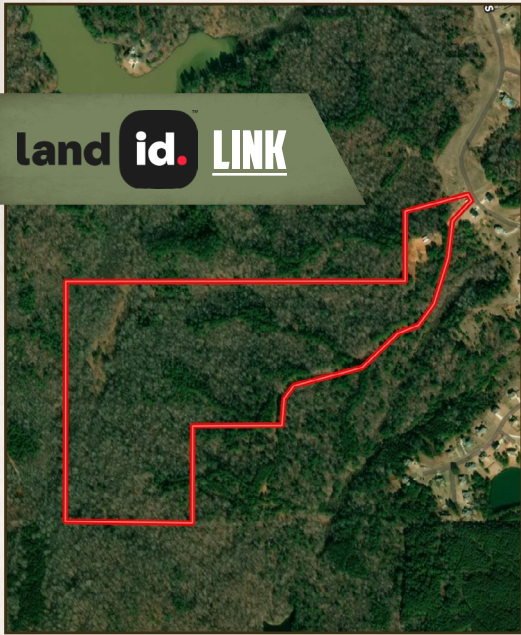
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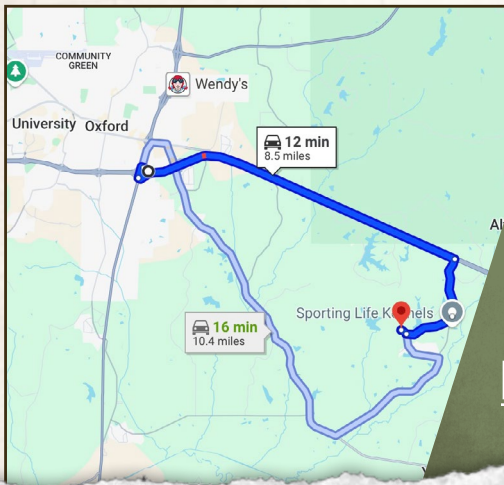
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land id. LINK



TOPOGRAPHY MAP



Directions From the Intersection of HWY 6 & HWY 7: Travel east 6.5 miles and then turn right on CR 415. Proceed 1.05 miles, then turn right on Lake Drive North and continue 0.91 miles. At the stop sign, turn right on Lakes Drive and in 210 yards, the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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