



# SMALLTOWN

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

**20± ACRES**  
**LAFAYETTE COUNTY, MS**  
**\$299,900**



OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE LAFAYETTE 20

# PROPERTY PROFILE

## LOCATION:

- County Road 379  
Water Valley, MS
- Lafayette County
- 13.9± Miles to Oxford
- 10.6± Miles to Water Valley

## COORDINATES:

- 34.1941, -89.497

## PROPERTY USE:

- Residential
- Recreation
- Investment
- Fishing

## PROPERTY INFORMATION:

- 20± Acres
- Gated Entrance
- Road System
- House Pad
- Partial Owner of 13± Acre Stocked Lake
- County Road 379 Frontage
- Lafayette County School District

## TAX INFORMATION:

- 2023 Taxes: Calculated at Closing
- Partial Parcel: #235-22-003.00



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

**LUKE GOSSETT** | LAND SPECIALIST  
C: 662-832-8822 | lgossett@smalltownproperties.com

P.O. Box K - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



# WELCOME TO THE LAFAYETTE 20

**A BEAUTIFUL SETTING FOR YOUR DREAM HOME: THE LAFAYETTE 20!** Situated in the sought-after Lafayette County, MS, this 20± acre property offers a perfect blend of natural beauty, privacy, and convenience. Located less than three miles from MS-9, this land is ready for your new home, with a prepped house pad nestled on the edge of a 13± acre shared lake. The lake is stocked with bass, hybrid crappie, and three different kinds of bream, and a pier is already on the water for you to enjoy. The property features a well-established road system providing direct access to the house pad, ensuring you can easily reach your future home, no matter the season. The gated entrance adds an extra layer of privacy, giving you the peace and quiet you desire while still being within reach of everything Lafayette County has to offer.



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# MORE ABOUT THE LAFAYETTE 20

For those who enjoy the outdoors, this land is a haven! The surrounding woods are full of wildlife, with multiple deer tracks spotted, offering ample opportunities for hunting, fishing, and recreation. This tract's natural beauty makes it the ideal setting for anyone looking to build a custom home that blends seamlessly with its surroundings. Located within the highly rated Lafayette County School District, this property is perfect for families looking for a peaceful rural retreat without sacrificing access to top-tier education.

Whether you're seeking a private sanctuary, an outdoor paradise, or a place to build your forever home, the Lafayette 20 offers everything you need.

**ACT NOW: Call Michael Oswald or  
Luke Gossett today to schedule your showing!**



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LAFAYETTE COUNTY, MISSISSIPPI



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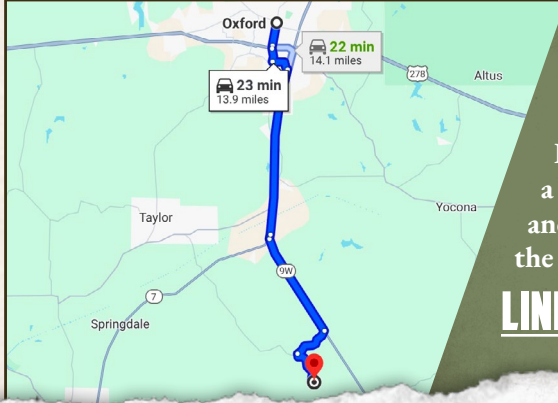
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20 ± ACRES

LAFAYETTE COUNTY, MISSISSIPPI

land id. LINK



Directions From S Lamar/MS-7 S in Oxford, MS: Travel 9.2 miles south on MS-7 S. Turn right onto County Road 371 and proceed 1.3 miles. Make a sharp left turn to County Road 379 and continue 1.3 miles to the property on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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