

# 10± ACRES WITH A CAMP LAFAYETTE COUNTY, MS

**\$150,000**



**SMALLTOWN**

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

OFFICE (662) 238-4077

# THE LAFAYETTE 10

## PROPERTY PROFILE

### LOCATION:

- Road 2066  
Oxford, MS 38655
- Lafayette County
- Surrounded by Holly  
Springs National Forest
- 12.6± Miles E of  
the Oxford Square
- 35± Miles E of I-55

### COORDINATES:

- 34.3744, -89.3758

### PROPERTY USE:

- Recreational
- Hunting
- Camping

### PROPERTY INFORMATION:

- 10± Acres
- 360± SqFt Camp
- Rain Catcher for Water
- Solar Panel Charging a 12V  
Battery for Power
- Outhouse
- Propane Wall Heater
- Owned Propane Tank
- Frontage on Road 2066
- Deer and Turkey

### TAX INFORMATION:

- 2023 Taxes: \$220.57
- Parcel # 126-23-002.00



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**LUKE GOSSETT**

LAND SPECIALIST

C: 662-832-8822

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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 10

NESTLED IN THE HEART OF LAFAYETTE COUNTY, MS, IS AN EXCEPTIONAL 10± ACRE PARCEL THAT OFFERS A RARE OPPORTUNITY TO OWN A SECLUDED RETREAT WITHIN THE PRISTINE HOLLY SPRINGS NATIONAL FOREST. Surrounded on all four sides by the forest, this property provides ultimate privacy and an opportunity to hunt on thousands of acres, yet it remains conveniently located to downtown Oxford.

The peaceful property is accessed through a gated entrance off Road 2066, ensuring privacy and security. With direct access to the Holly Springs National Forest, you'll enjoy endless opportunities for outdoor recreation, wildlife viewing, and hiking right at your doorstep.



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# MORE ABOUT THE LAFAYETTE 10

This property features a 360± square foot furnished camp, perfect for weekend getaways or as a fully functional, off-grid, self-sustaining escape. The camp includes a water-catching system that collects rainwater for washing dishes and other basic needs and is powered by solar energy, with panels connected to a 12-volt battery system to keep the lights on and provide essential power. The propane system features an owned tank and propane heater, ensuring warmth and comfort year-round. Additionally, the property includes an outhouse, rounding out the off-grid setup for complete independence.

This land provides a unique opportunity to own a fully functional, off-grid camp in a beautiful and serene setting. Whether you're looking for a weekend retreat, a hunting cabin, or a base for outdoor adventures, this property offers endless possibilities. With the National Forest as your neighbor, wildlife is abundant, and recreational opportunities are endless. The combination of privacy, forest access, and proximity to Oxford makes this property a rare gem with tremendous potential.

**Call Luke Gossett today to schedule a private showing!**



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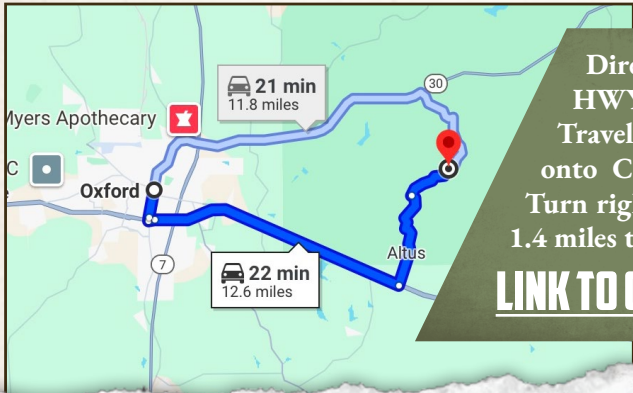
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land id. LINK



Directions From the Intersection of HWY 7 and HWY 6 in Oxford, MS:  
 Travel 7 miles east on MS-6. Turn left onto CR 225 and proceed 2.9 miles. Turn right onto Road 2066 and proceed 1.4 miles to the property on the left.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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