

20.7± Acre Family Estate in Lafayette County, MS



\$997,500

[DRONE LINK](#)

3,400+/- Sq. Ft. Home
1,460+/- Sq. Ft. Rental Home
560+/- Sq. Ft. Bunkhouse
Saltwater Pool
8,000+/- Sq. Ft. Barn

40X60 Hay Barn
Located on 20.8+/- Acres
Pond
Perfect for Cattle or Horses
15 Miles from Oxford

Directions from I-55 N in Batesville, MS: Take exit 243A for MS-6/US-278 E toward Oxford. Keep right at the fork and merge onto MS-6/US-278E and travel 15.4 miles, turn right onto County Road 313 and travel 6.3 miles, turn left onto County Road 338 after 0.2 miles the property will be on your left.

[434 County Road 338, Oxford, MS](#)



Call the land man today!

TOM SMITH, ALC®, BROKER
Tom@TomSmithLand.com
601.898.2772 **office** | 601.454.9397 **cell**



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



You will have to look long and hard to find a more beautiful and tranquil place than this one! Imagine yourself sitting by your pool watching your kids or grandkids play while relaxing in your hot tub overlooking your 20.7± acres of beautiful rolling pasture as your horses enjoy the afternoon breeze! Yep, this place has it all! The home sits atop of one of the highest points in Lafayette County, and provides panoramic views that are breathtaking. The home features 3,400 SF of superior craftsmanship with 4 bedrooms, 3.5 baths on two levels. The downstairs features 9' ceilings with the upstairs being 8'. As you enter the home, you will be blown away by the expansive family room and den surrounded by custom full length windows that allow you to have full view of the pastures, barn, the swimming pool, outdoor kitchen, hot tub and more! The stone fireplace is the focal point (if you can keep your eyes off the views)! As you leave the family room, you will enter the gourmet kitchen with all the space you need for entertaining. Complete with granite, double ovens, cooktop, top of the line appliances, and custom cabinetry and pantry and the butlers serving pantry. Your guests will enjoy dining in the private dining room overlooking the pool. There is plenty of room for guests with three bedrooms (one of could be an additional owner's suite) and 2.5 bathrooms downstairs. Once you are ready to go upstairs to your owner's suite, be prepared to be impressed! The entire upstairs is the owner's suite which features a sitting room and reading area with incredible views. The bathroom suite features double vanities, a huge tile inlaid shower with multiple jets, his and her closets and a wrap around hallway leading back to the primary bedroom.

The outdoor area features the 16' X 32' saltwater swimming pool with an air-conditioned pool house with half bath, a 10' X 30' covered outdoor kitchen as well the Hot Springs Spa. As you enjoy the pool and all it has to offer, you can take in the ballgame on you 60" flat screen with Direct TV. The porches are 8 ft. cover and surround three sides of the home complete with ceiling fans. There is also a two-car detached garage with additional storage in the attic. As if this isn't enough, the property also features a 1/2 acre pond, 8,000 sq. ft. barn with living quarters and 14 stalls, 560 sq. ft. bunkhouse and a 1,460 sq. ft. home. This is a MUST SEE property! Call the Land Man to schedule your viewing today!

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Rental Home
 1,460 Square Feet
 Remodeled in 2013
 2 Bedroom
 2 Bath
 Central Air
 Separate Meters
 Currently \$800 a
 Month Income
 New Metal Roof



Bunk House
 560 Square Feet
 Built in 2015
 1 Bedroom
 1 Bath
 Separate Power
 Meter
 Currently \$600 a
 Month Income



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Barn

8,000 Total Square Feet
 6,000 Square Feet Arena
 14 Stalls (\$150 per Month Income)
 Living Quarters
 Tack Room
 Feed Room
 Workshop



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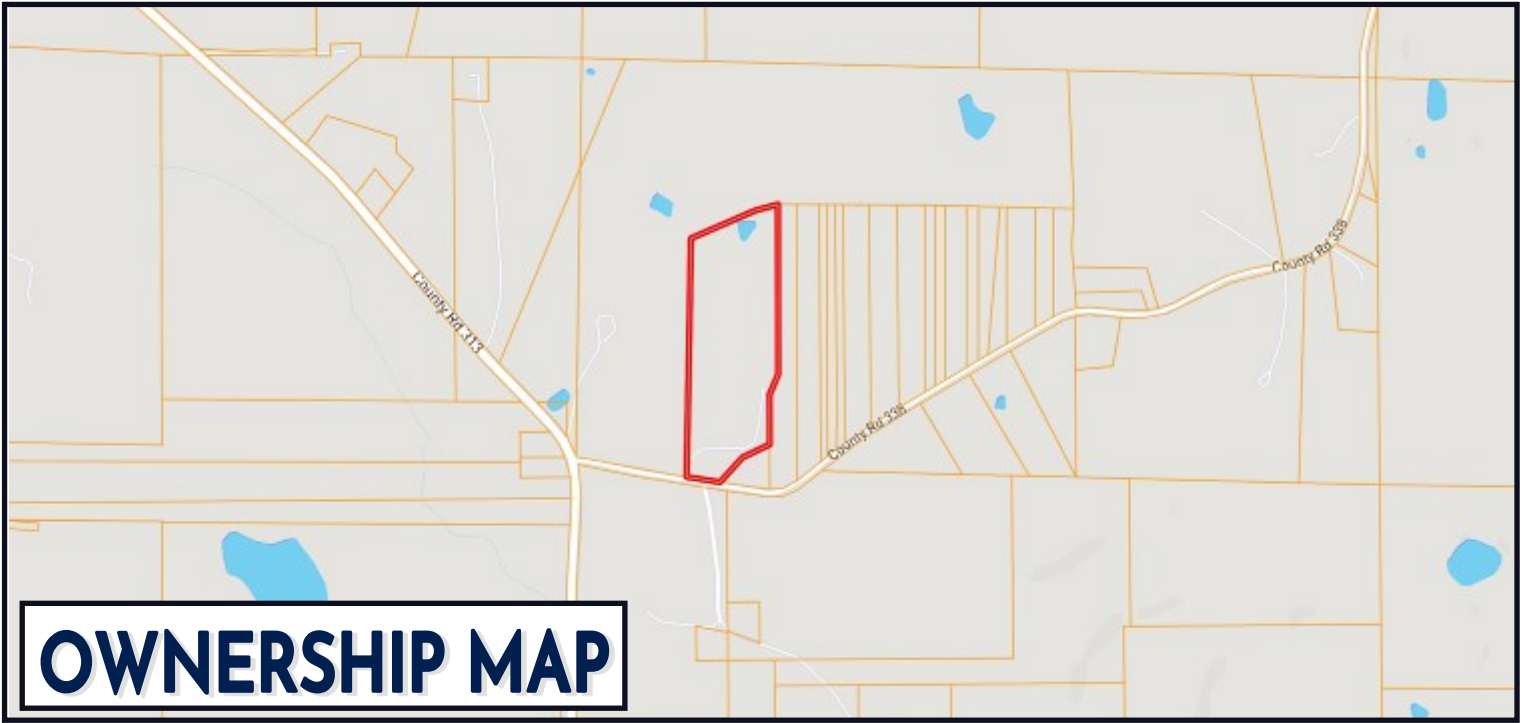


Expect More. Get More.

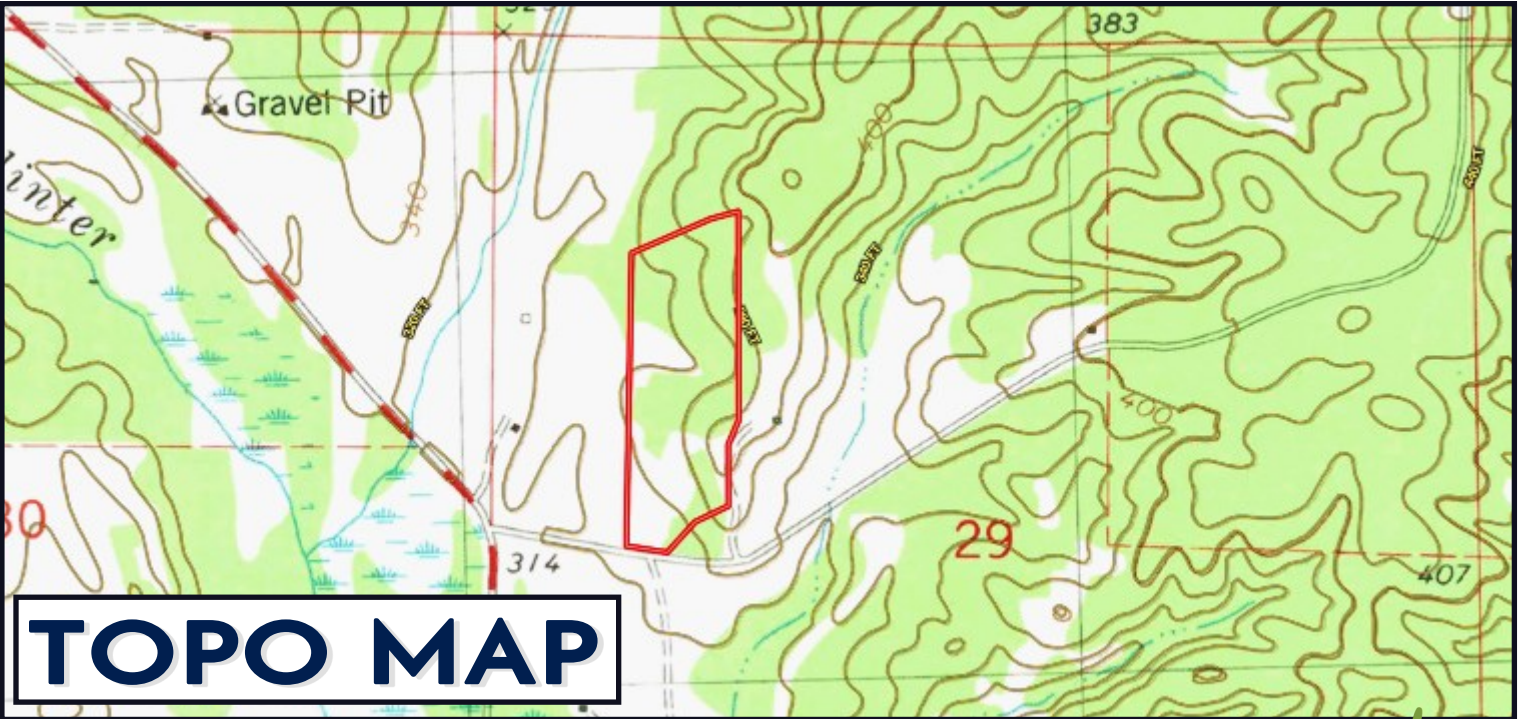


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OWNERSHIP MAP



TOPO MAP

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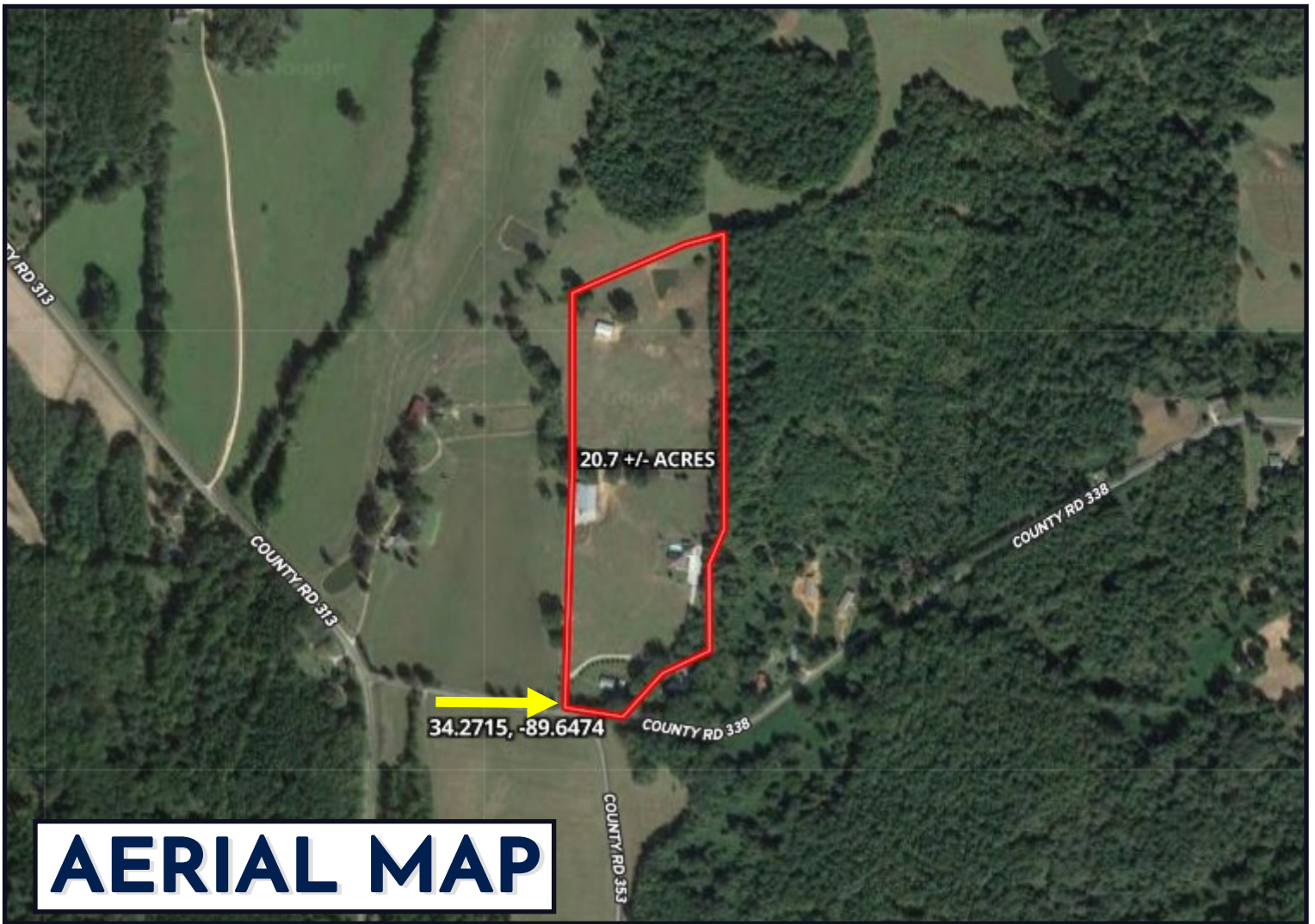


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[CLICK HERE FOR AN INTERACTIVE MAP](#)

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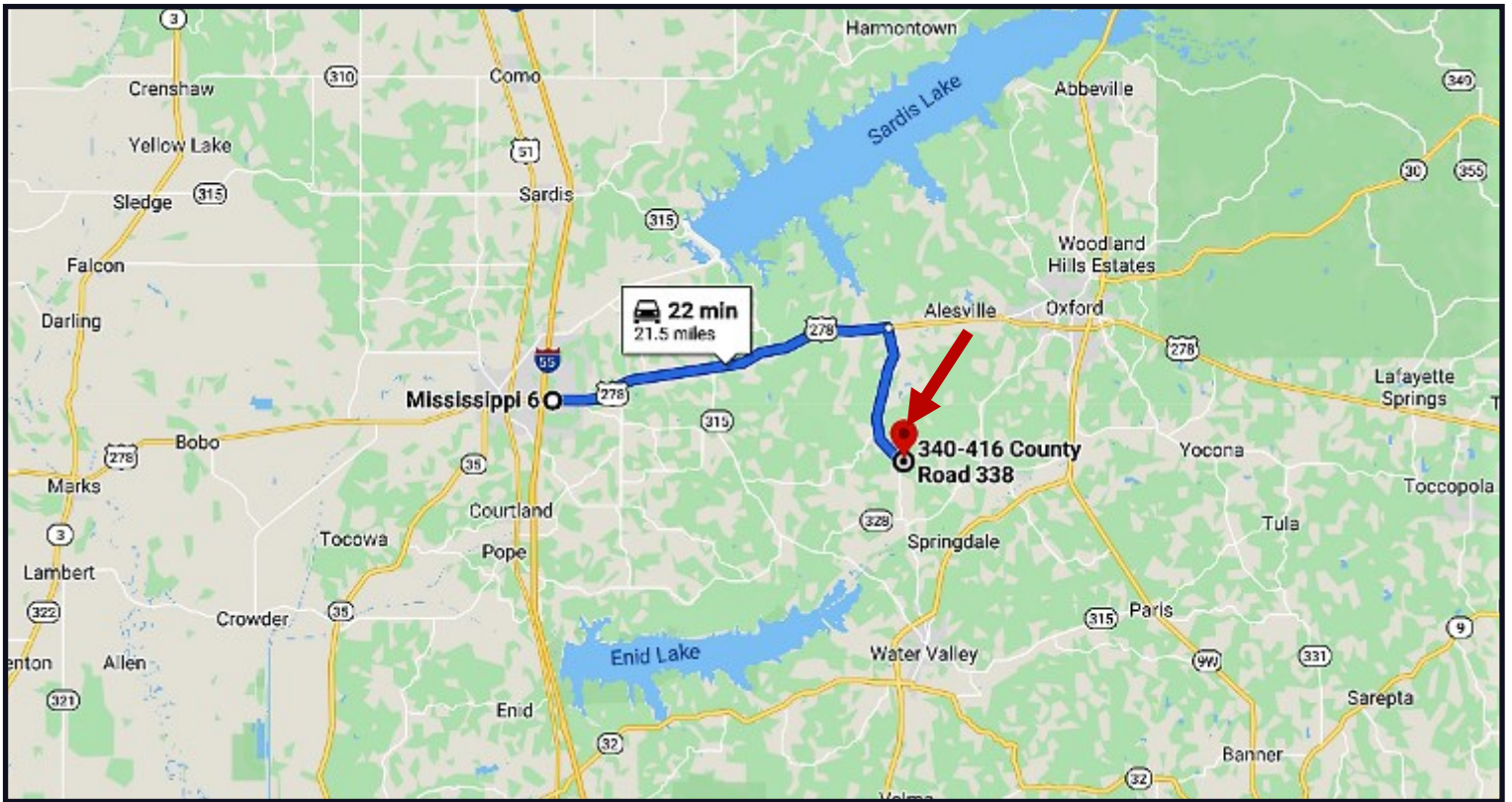
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DIRECTIONAL MAP



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