

# SMALLTOWN

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

Office 769-888-2522



**9.96 +/- ACRES**  
**LAFAYETTE COUNTY, MS**  
**\$2,000,000**

# Property Profile

3559 Fielder Lane, Oxford, MS 38655

## Location:

- Inside City Limits of Oxford, MS
- Lafayette County, MS
- Approximately 23 Miles West of Batesville, MS

## Coordinates:

- 34.3585, -89.5685

## Property Information:

- 9.96± Acres
- High Visibility Frontage along Highway 6
- Prime Location with High MDOT Traffic Count
- Close Proximity to The University of Mississippi

## Property Use:

- Suburban/Residential Zoning
- Investment

## Tax Information: 2022 - \$2,365.90 (County) \$6,196.77 (City)

- Parcel #1: 147A-25-049.00 -\$450.92 (County) \$1,181.05 (City)
- Parcel #2: 147A-25-048.00 -\$707.06 (County) \$1,851.94 (City)
- Parcel #3: 147A-25-047.00 -\$1,207.92 (County) \$3,163.78 (City)



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

**DECK FAIR** | ASSOCIATE BROKER  
C: 662-801-4809 | deck@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

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The Lafayette 9.96 is a newly available investment opportunity within the city limits of Oxford, MS. This Lafayette County property has been in the same family for many years as an operational fabrication/welding shop and ranch style residence. Although functional, these improvements likely don't contribute much value to the property as the highest and best use has changed over the years. The property enjoys high visibility frontage along the south side of Highway 6, directly south of Walmart and Jackson Avenue (a main travel artery through Oxford). However, the ingress and egress access comes from 3559 Fielder Lane which has a Highway 6 entrance and crossover approximately 1,900 feet to the west. According to MDOT, the most recent Highway 6 traffic count is 38,000 cars per day and is sited just to the east of the property. The topography is relatively hilly and split by a ditch. Approximately 5± acres on either side of the ditch are in the FEMA Flood Zone. The University of Mississippi is nearby, to the northeast, a residential area is to the west, and many commercial establishments are to the north. Interstate 55 (Batesville, MS) is located 23 miles west, and US-278 and US-45 are located 53 miles to the east. This property is currently zoned Suburban/Residential; for more information on zoning and zoning variances, contact the City of Oxford Zoning and Planning office. If you have been searching for a prime location in Oxford, MS, give Michael Oswalt or Deck Fair a call for your private tour of the Lafayette 9.96.



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Click [Here](#) For Interactive Map

# Aerial Map & FEMA Flood Map



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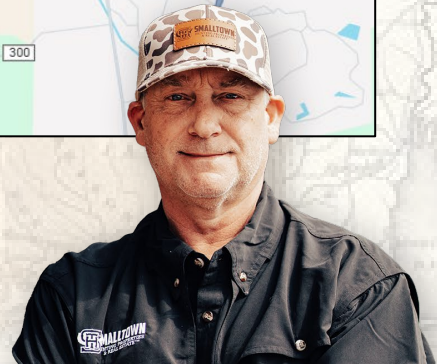
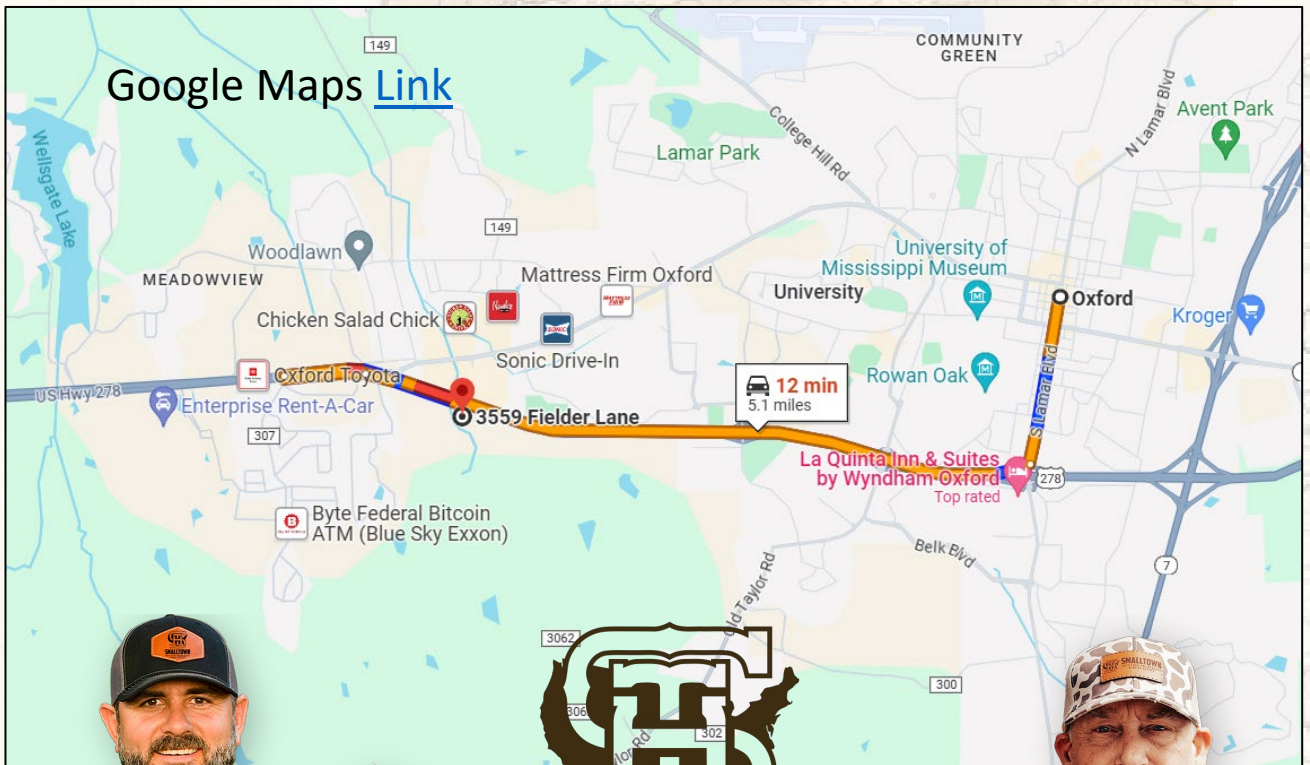
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# Topography Map

Google Maps [Link](#)



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