

Development Potential with Recreational Appeal 58± Acres in Lafayette County, MS



\$1,450,000



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



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Information is believed to be accurate but not guaranteed.





This is your opportunity to own land just outside Oxford, MS! This 58+/- acre tract is located in Lafayette County and offers incredible potential with over 900 feet of road frontage on County Road 229 and a prime location less than 15 minutes from the Oxford Square. Currently zoned agricultural, the property has already been approved for additional uses. It also falls within the highly sought-after Oxford City School District. Power and water are available on the road, and the surrounding area is home to established housing developments. With gently rolling hills and pockets of hardwood timber, this property offers numerous homesite possibilities. While currently used for recreation, including hunting and outdoor enjoyment, its proximity to The University of Mississippi and the area's continued growth make it a prime development opportunity.



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AERIAL MAP



land id. [Click Here for the Landld Interactive Map Link](#)

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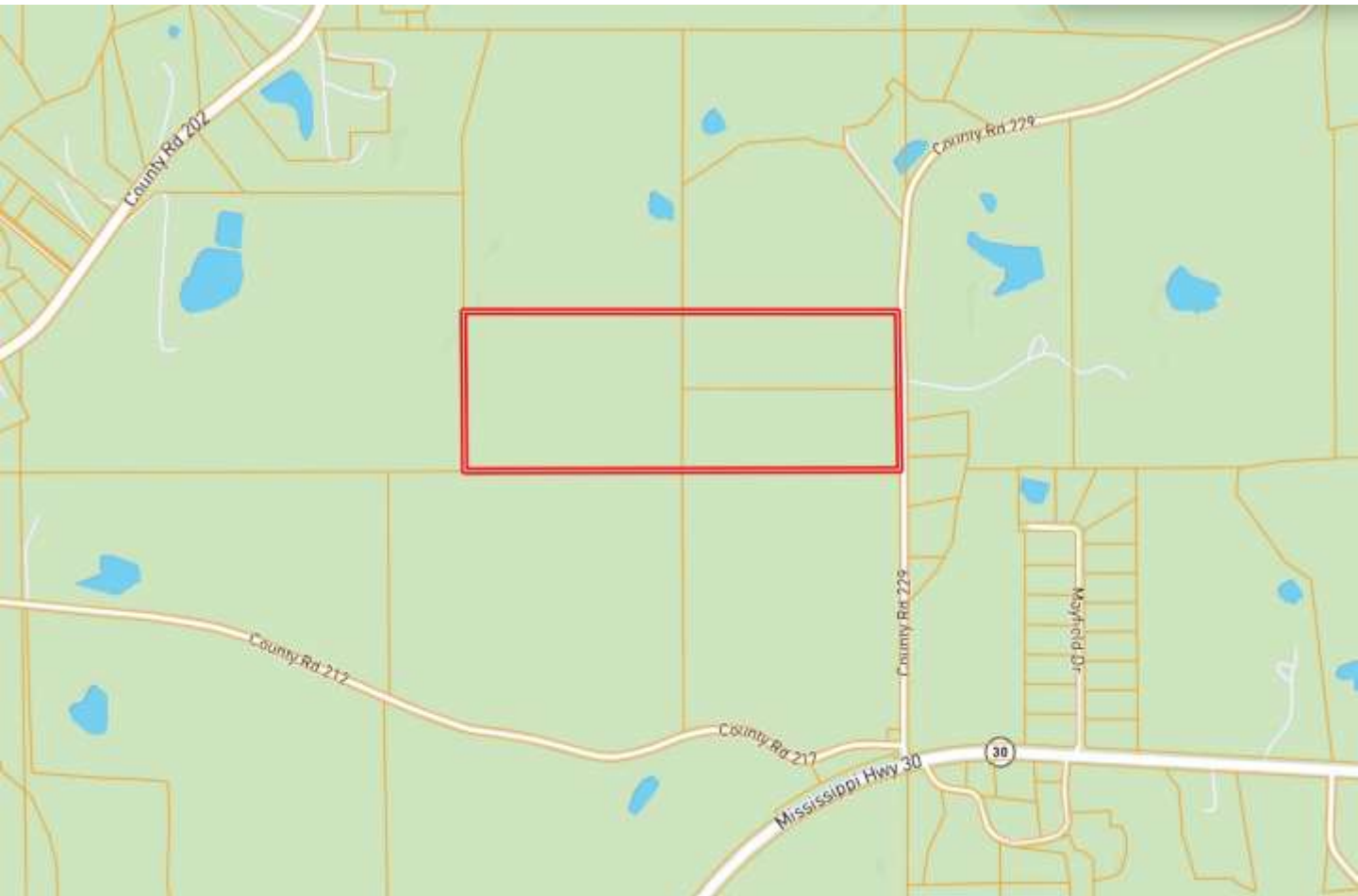
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OWNERSHIP MAP



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TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3B	Lexington silt loam, 2 to 5 percent slopes, moderately eroded	36.82	62.89	0	75	2e
3C	Lexington silt loam, 5 to 8 percent slopes, moderately eroded	14.55	24.85	0	76	3e
7	Smithdale-Udorthents complex, gullied	7.17	12.25	0	6	7e

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DIRECTIONAL MAP



Directions from the Intersection of Hwy 6 and Hwy 7 in Oxford, MS: Take the exit for Hwy 7 towards Water Valley/Holly Springs. Turn onto Hwy 7 N and travel 2.2 miles. Use the right lane to take the exit for MS-30 East, and travel 4.9 miles. Turn left onto County Road 229. After 0.4 miles, the property will be on your left. [GOOGLE MAP LINK](#)



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