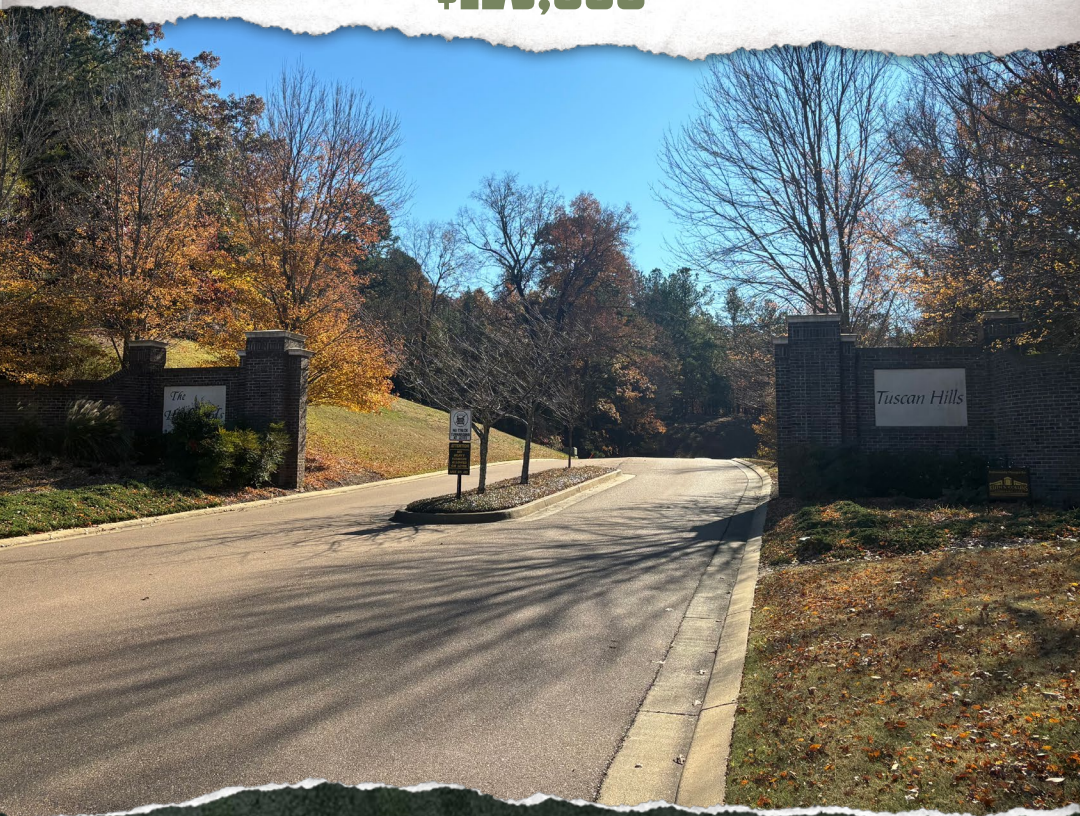




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

0.89± ACRE LOT
LAFAYETTE COUNTY, MS
\$125,000



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE LAFAYETTE 0.89

PROPERTY PROFILE

LOCATION:

- Highlands Circle
Oxford, MS 38655
- Lafayette County
- The Highlands Community
- 6± Miles to The Square
in Oxford

COORDINATES:

- 34.3308, -89.4427

PROPERTY USE:

- Residential
- Recreational
- Fishing

PROPERTY INFORMATION:

- 0.89± Acres
- Wooded Lot
- Managed 80± Acre Fishing
Lake
- Excellent Fishing
- Gated Boat Ramp
- Neighborhood Park
- Oxford School District

TAX INFORMATION:

- Parcel #193-06-001.53
- Taxes \$664.31 in 2023
- Property Owners Association
Fee are \$720.00 Annually



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

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 0.89

LOCATED IN THE EXCLUSIVE AND PRIVATE HIGHLANDS SUBDIVISION, THIS BEAUTIFUL 0.89± ACRE WOODED LOT OFFERS AN EXCEPTIONAL OPPORTUNITY TO BUILD YOUR DREAM HOME IN A NATURE-FILLED ENVIRONMENT. Situated in Lafayette County, MS, the Highlands provides residents with the conveniences of Oxford with Kroger being less than five minutes away and the intersection of Hwy 6 and University Avenue being only three miles away. The peaceful community is known for its 80± acre private fishing lake which is available exclusively to property owners within the subdivision. The lake, expertly managed by Southeastern Pond Management, maintains a consistent water level year-round, thanks to being fed by over 30 live springs, ensuring excellent fishing conditions. The average depth of the pond is 15 feet, with the deepest point reaching over 34 feet, making it an ideal setting for both recreational activities and relaxation. The family-oriented neighborhood also has a playground and other activities for families to enjoy.



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MORE ABOUT THE LAFAYETTE 0.89

This lot offers the perfect setting for building your custom home in a quiet, secure neighborhood, with easy access to nature and all the comforts of modern living. The community is served by all underground utilities, including internet, electricity provided by NorthEast Power, and water supplied by the Punkin Water Association. One of the standout features of this community is its commitment to preserving property values. The architectural standards at the Highlands ensures that homes built within the subdivision uphold the aesthetic and environmental integrity of the area, protecting the value of your investment for generations to come.

Whether you are seeking a place to build your forever home or looking for a retreat away from the hustle and bustle of city life, this wooded lot offers the perfect balance of privacy, luxury, and recreational opportunities.

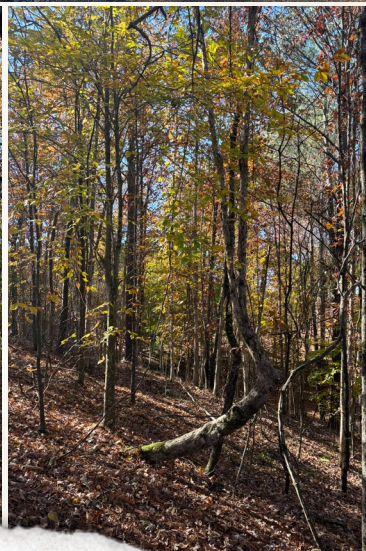
Call Luke Gossett or Michael Oswalt today!



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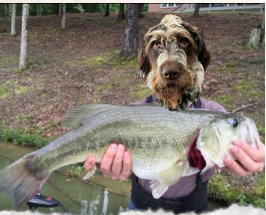
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0.89± ACRE LOT **LAFAYETTE COUNTY, MISSISSIPPI**

NEIGHBORHOOD AMENITIES



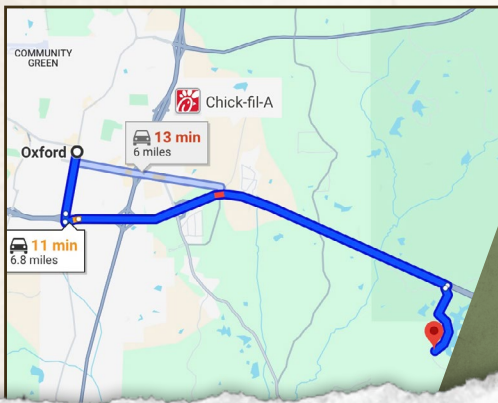
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0.89± ACRE LOT **LAFAYETTE COUNTY, MISSISSIPPI**

land id. LINK



Directions From the Intersection of MS HWY 6 and MS HWY 7 in Oxford, MS: Travel 4.3 miles east on Hwy 6. Turn right onto CR 409 and in 217 feet turn left onto Highlands Circle. In 0.9 miles, the destination will be on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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