



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

10± ACRE HOMESTEAD
LAFAYETTE COUNTY, MS
\$1,325,000



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

THE HOMESTEAD 10

PROPERTY PROFILE

LOCATION:

- 44 County Road 2068
Oxford, MS 38655
- Lafayette County
- 13± Minutes NE
of Oxford

COORDINATES:

- 34.4031, -89.4543

TAX INFORMATION:

2023 - \$2,152.58

- Parcel:196-13-002

PROPERTY USE:

- Residential

PROPERTY INFORMATION:

- 10± Acres
- 3,935± Square Foot Home
- 4 Bedrooms, 3.5 Bathrooms
- Large Screened Porch with Fireplace
- 3 Car Garage
- Circular Drive
- 1 Acre Pond
- Flower Farm View
- Underground Utilities
- Oxford City School District



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DECK FAIR

ASSOCIATE BROKER

C: 662-801-4809

O: 662-238-4077

deck@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HOMESTEAD 10

WELCOME TO THE HOMESTEAD 10 IN LAFAYETTE COUNTY, MS. A PROPERTY OF THIS CALIBER IS A RARE FIND SO WE ARE PLEASED TO INTRODUCE IT! A farm style home is situated on 10± rolling acres overlooking the flower farm of the “Homestead at Woodson Ridge”. The 3,935± square foot home, custom built in 2019, features four bedrooms with three full bathrooms and one half bathroom. A very well appointed bedroom is situated on the main level offering two large walk-in closets, a beautiful tile shower, separate vanities, a porcelain bathtub and wonderful lighting. Next, the oversized living area with a gas fireplace and long bank of windows allows plenty of light and outside views. Beyond the living area, you will find a spacious chef’s kitchen with stainless appliances, custom cabinets, and an eat-in island for entertaining or meals. Off the kitchen is a well-lit reading room, overlooking the backyard and one acre pond. Separate from the kitchen is a rear entry with a large pantry and laundry/folding room. Also on the main level of the home is a dining room and home office.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DECK FAIR

ASSOCIATE BROKER

C: 662-801-4809

O: 662-238-4077

deck@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE HOMESTEAD 10

The remaining three bedrooms are on the second level. One bedroom boasts its own full bathroom while the others share a Jack and Jill bath. Additionally, there is a bonus room that is currently being used as a media/play room.

An oversized screened porch with a fireplace and eating area is at the back of the home, a perfect spot for morning coffee!

This property has so much to offer from beautiful views to being close to town to the city school district. Not to mention having plenty of room to roam.

To schedule a private showing, call Deck Fair today.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DECK FAIR

ASSOCIATE BROKER

C: 662-801-4809

O: 662-238-4077

deck@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DECK FAIR

ASSOCIATE BROKER

C: 662-801-4809

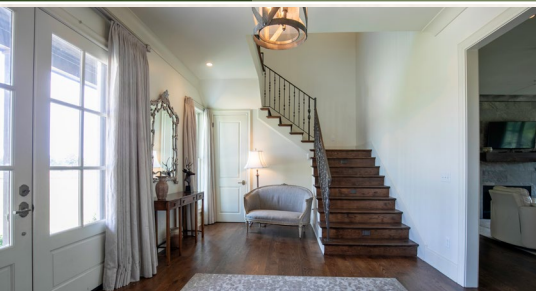
O: 662-238-4077

deck@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DECK FAIR

ASSOCIATE BROKER

C: 662-801-4809

O: 662-238-4077

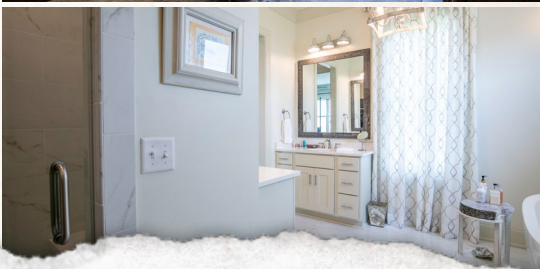
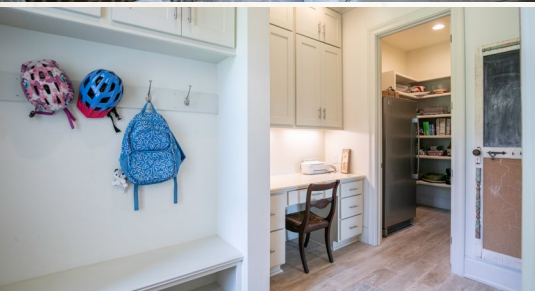
deck@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

10 ± ACRE HOMESTEAD LAFAYETTE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DECK FAIR

ASSOCIATE BROKER

C: 662-801-4809

O: 662-238-4077

deck@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DECK FAIR

ASSOCIATE BROKER

C: 662-801-4809

O: 662-238-4077

deck@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DECK FAIR

ASSOCIATE BROKER

C: 662-801-4809

O: 662-238-4077

deck@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DECK FAIR

ASSOCIATE BROKER

C: 662-801-4809

O: 662-238-4077

deck@smalltownproperties.com

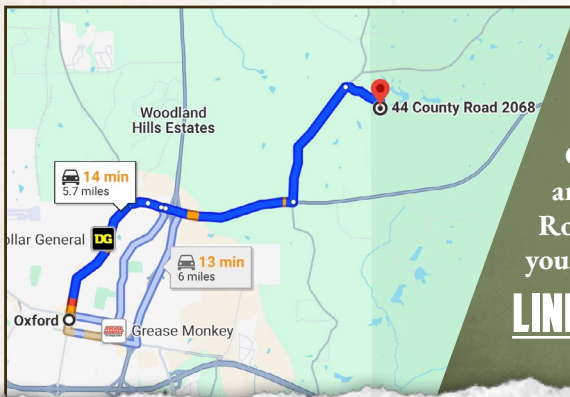
50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

10 ± ACRE HOMESTEAD

LAFAYETTE COUNTY, MISSISSIPPI



Directions from Oxford, MS off MS Highway 7: Travel east on MS 30 for 1.3 miles and then turn left onto County Road 215. Proceed 1.6 miles and take a slight right turn onto County Road 2068. The destination will be on your right in 0.5 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DECK FAIR

ASSOCIATE BROKER

C: 662-801-4809

O: 662-238-4077

deck@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.