



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

A HOME ON 12.7± ACRES
LAFAYETTE COUNTY, MS
\$520,000



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

THE LAFAYETTE 12.7

PROPERTY PROFILE

LOCATION:

- 159 CR 294
Abbeville, MS 38601
- Lafayette County
- 13.5± Miles from
the Oxford Square
- 22± Miles from
Holly Springs

COORDINATES:

- 34.51457, -89.4647

TAX INFORMATION:

2023 - \$1,738.77

- Parcel: 037-36-020.01

PROPERTY USE:

- Residential
- Investment
- Getaway
- Hunting

PROPERTY INFORMATION:

- 12.7± Acres
- 4,098± SqFt Home
- 4 Bedrooms/3.5 Baths
- Oversized Two-Car Garage
- Mother-In-Law Suite
- Basement Workspace/Storage
- Mini Orchard with
Peach/Apple Trees
- Lafayette County School District
- Wired Shed
- Pole Barn with Kennels
- New Central HVAC,
Water Treatment Tank
- New Roof, Gutters, French
Drains, Retaining Wall
and Front Porch
- Signs of Deer, Turkey,
and Small Game



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RHEAGAN VAUGHN
LAND & RESIDENTIAL SPECIALIST

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50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAFAYETTE 12.7

INTRODUCING THE LAFAYETTE 12.7, A UNIQUE HOMESTEAD!!! If you have been searching for the perfect spot to plant some roots, this Lafayette County property is worth considering! A one-of-a-kind cabin is nestled in the woods just off County Road 294 in Abbeville, MS. The rustic log cabin offers everything your country heart desires with four bedrooms, three full baths, and one half bath. The expansive 4,098± square foot stunner of a home includes a floored and wired attic, which could easily be finished to make a bonus room or fifth bedroom! The spacious kitchen offers ample cabinet and countertop space, in addition to stainless appliances, an island, and a high-top bar. Make sure to note the generously sized laundry room! For further storage needs, you have a two-story, two-car garage AND a basement workshop. A mother-in-law basement suite includes a full-size refrigerator, dishwasher, and microwave, along with a full bath and large living area. This home features a new HVAC, French drains, a roof, gutters, and a water treatment system. The front porch and retaining wall are also new.



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MORE ABOUT THE LAFAYETTE 12.7

The sprawling 12.7± acres allows plenty of space for a small pasture or garden, which would be a nice complement to the existing mini apple and peach tree orchard! A pole barn and outdoor shed provide ample storage for all of your outdoor living needs! The property is just a stone's throw from Hurricane Landing and less than 14 miles from downtown Oxford. The home is in the Lafayette County School District.

The Lafayette 12.7 has so much to offer! Call Rheagan Vaughn today to schedule your private viewing of this retreat.



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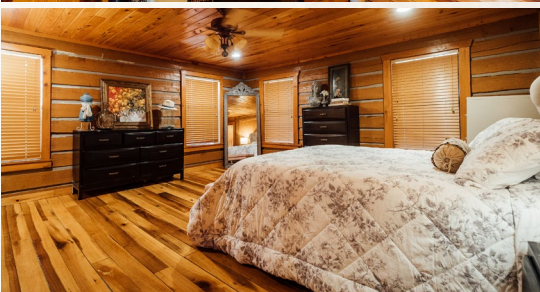
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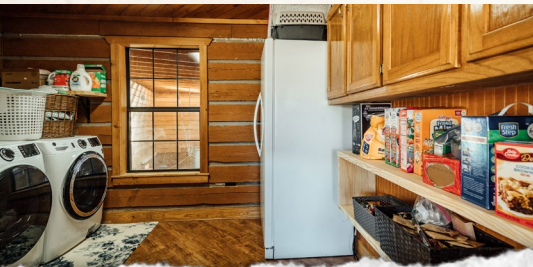
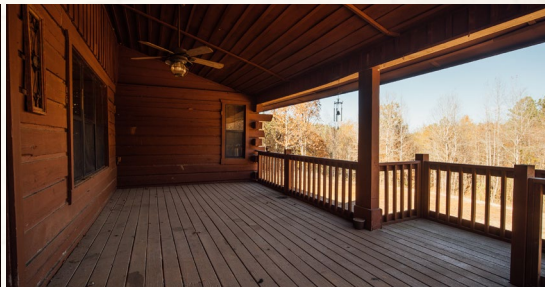
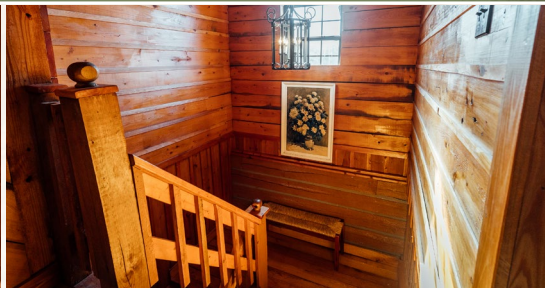
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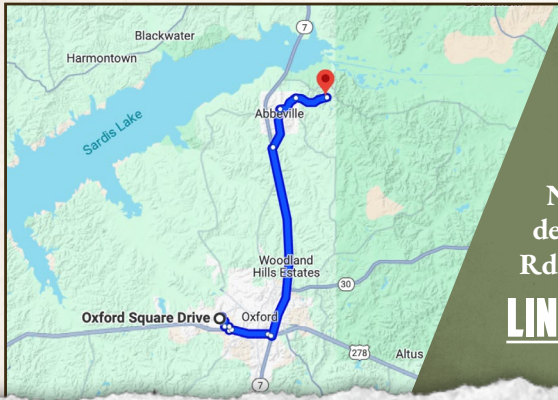
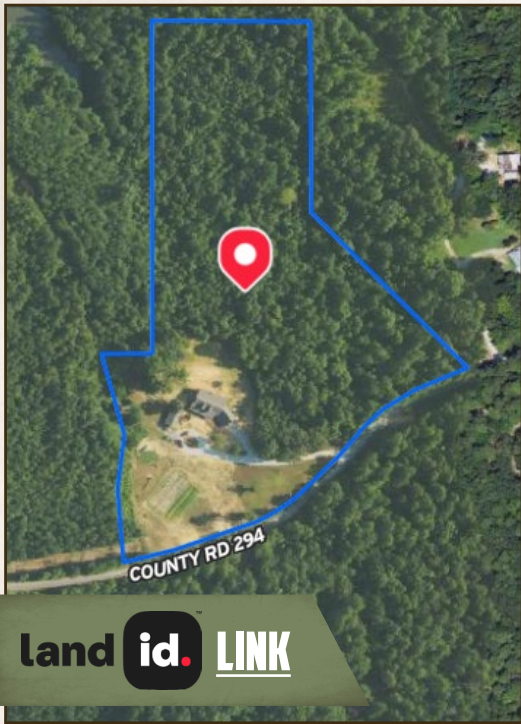
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Directions From the Square in Oxford, MS: Travel 1.3 miles on MS-6 E/US-278 E. Then drive 10.9 miles along MS-7 N. Follow MS-7 BUS N, Co Rd 296 and Co Rd 294 to your destination. Property Address: 159 Co Rd 294 Abbeville, MS 38601

LINK TO GOOGLE MAP DIRECTIONS



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