

Premier Oxford Area Land Opportunity

Prime Development Potential • Recreational • Investment

169.9± Acres • Development Potential • Pasture & Timber

Located in the Oxford School District

Lafayette County, Oxford, Mississippi

\$4,615,673



Property Information

Location

- Oxford, MS
- 7.3± Miles to Oxford
- 93.2± Miles to Memphis
- 167± Miles to Jackson
- Oxford School District

Property Use:

- Development
- Recreational
- Agricultural
- Investment

Coordinates:

- 34.41115, -89.4282

Property Highlights

- 169.9± Acres
- Zoned Agricultural
- Rolling Pasture with Wooded Draws
- Multiple Ponds
- Excellent Wildlife Habitat
- Utilities Available (Power, Water, Fiber)
- Close Proximity to Oxford
- Located in the Oxford School District
- 25' x 20' Equipment Pole Barn
- (2) Tenant/Labor Houses
 - 1,440± Sq Ft Home | 2 Bed, 1 Bath, 2-Car Garage
 - 1,650± Sq Ft Home with Open Floor Plan
- 2,384± Ft of County Road 229 Frontage



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Information is believed to be accurate but not guaranteed.

The Property

169.9± Acres

Discover an exceptional 169.9± acre tract just minutes from Oxford, Mississippi, and located within the highly sought-after Oxford School District, offering a rare blend of natural beauty, accessibility, and development potential. Currently zoned agricultural, this property presents an outstanding opportunity for investors, developers, or those seeking a private estate in one of North Mississippi's most desirable areas.

The land features a scenic mix of open pasture and wooded draws, creating a diverse landscape ideal for both agricultural use and recreational enjoyment. Multiple ponds enhance the property's appeal, providing water sources for livestock, wildlife, and future homesite aesthetics.

With gently rolling topography and expansive views, the property offers numerous potential homesites or development layouts. Utilities are readily accessible, including fiber optic internet, electricity through North East Mississippi EPA, water via Hopewell Water Association, and natural gas along the southern boundary via CenterPoint Energy.

Additional improvements further enhance the functionality and value of the property. A 25' x 20' equipment pole barn provides convenient storage for machinery and implements, while two tenant/labor houses offer excellent potential for rental income, farm operations, or guest accommodations. One residence features approximately 1,440± square feet with two bedrooms, one bathroom, and a two-car garage. The second home offers approximately 1,650± square feet with an open floor plan, providing comfortable and versatile living space. The property also boasts approximately 2,384± feet of frontage along County Road 229, offering strong accessibility and additional future development potential.

Whether you envision a private retreat, residential development, or long-term investment, this property delivers unmatched versatility just minutes from the growing Oxford market and within the Oxford School District.

The Property

[Click To View Full Property Tour](#)



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Aerial Map

[VIEW INTERACTIVE MAP](#)



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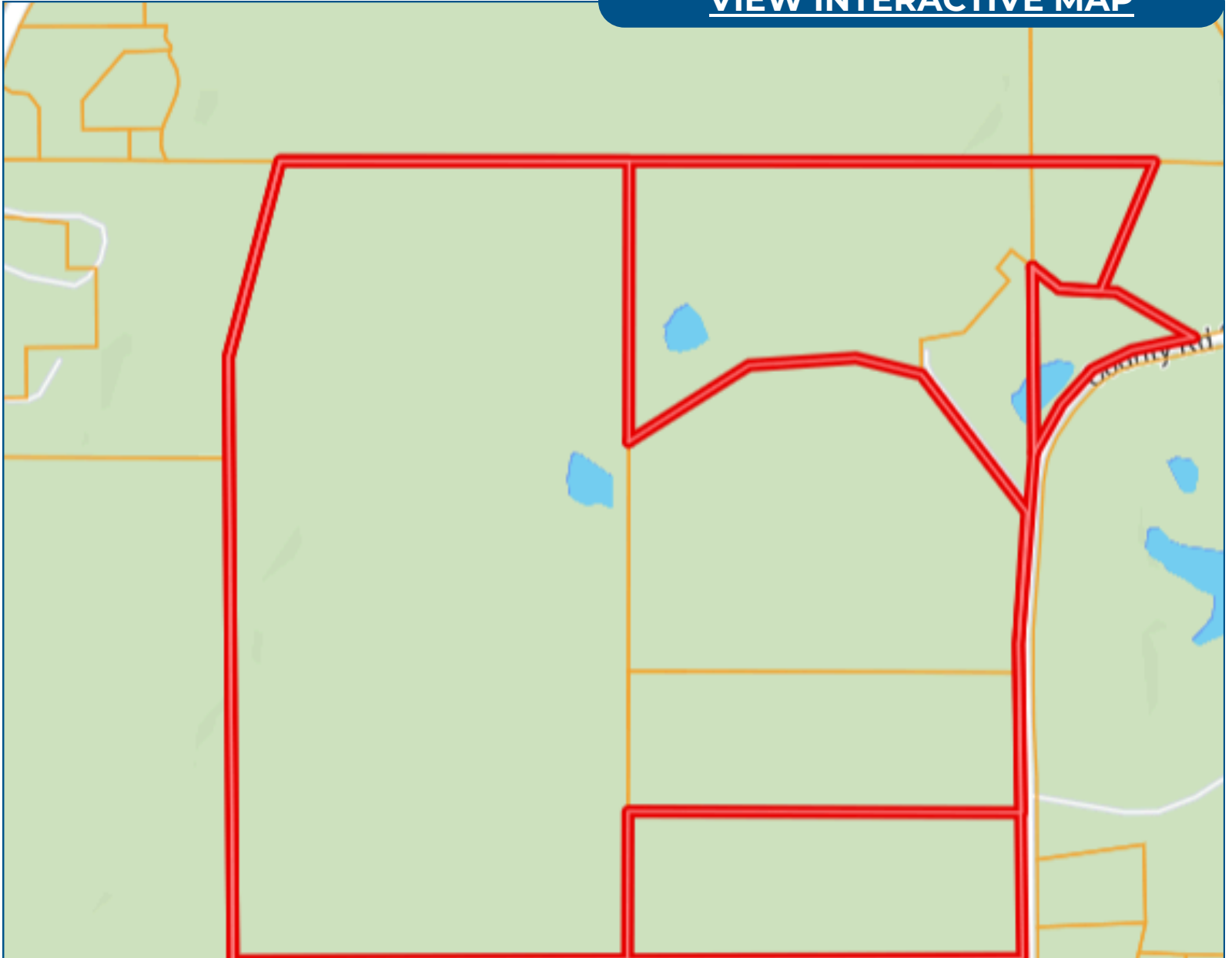
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Ownership Map

[VIEW INTERACTIVE MAP](#)



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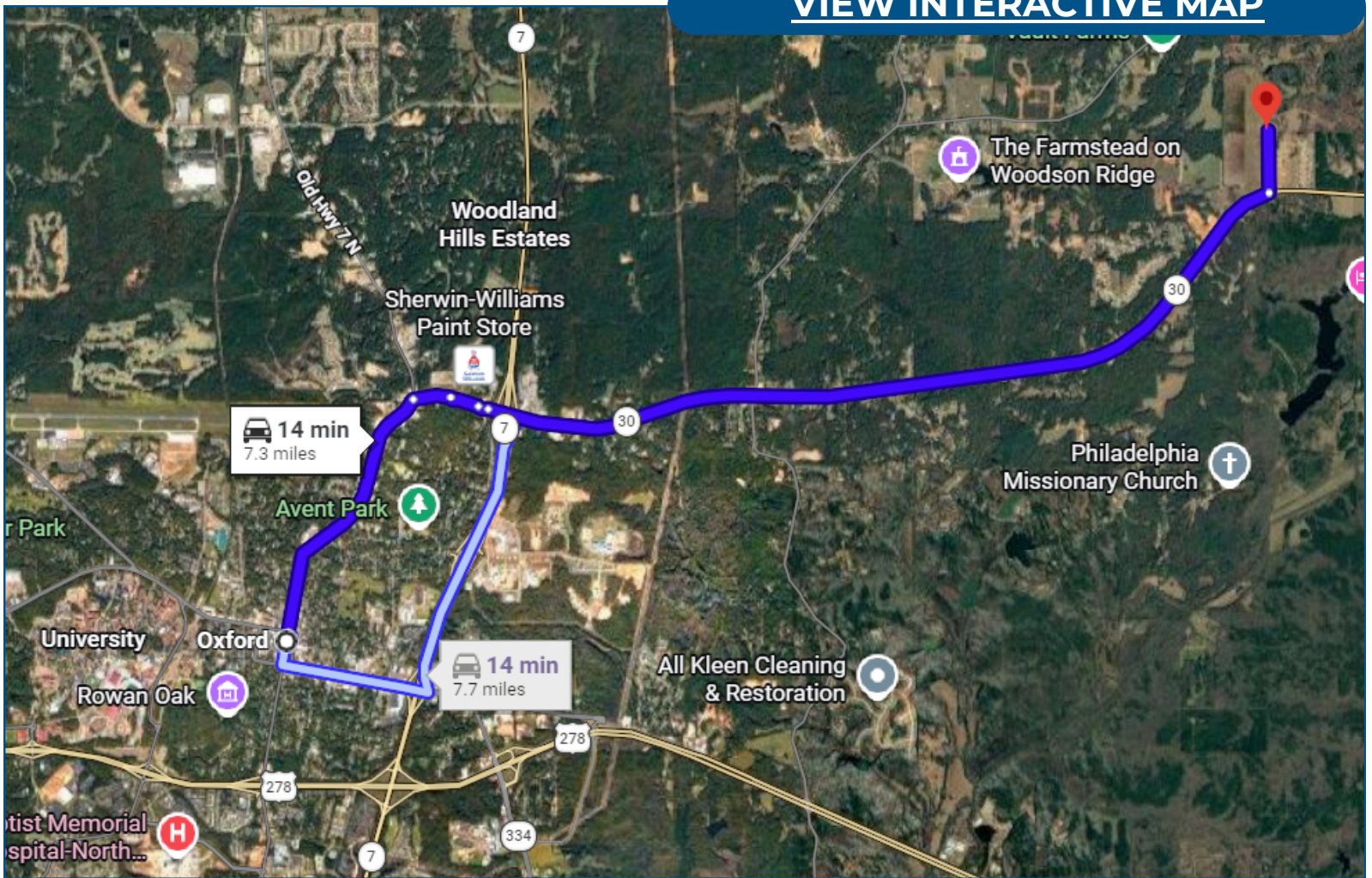
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Directional Map

[VIEW INTERACTIVE MAP](#)



From Oxford, MS:

Head northwest out of Oxford toward County Road 229. Continue approximately 7.3 miles from Oxford city limits. Turn onto County Road 229 and follow the road to 36 County Road 229. The property will be located in this area—look for access points and signage.



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