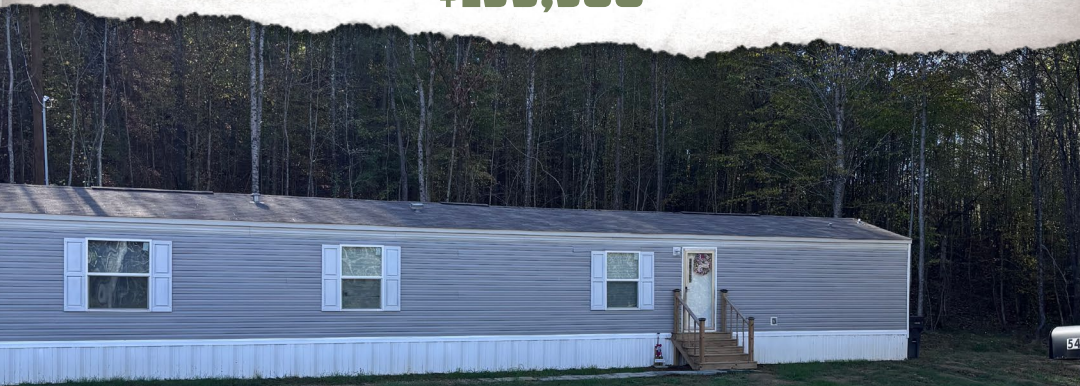


530 COUNTY ROAD 445
OXFORD | LAFAYETTE COUNTY, MS
\$159,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

530 COUNTY ROAD 445

PROPERTY PROFILE

LOCATION:

- 530 CR 445
- Oxford, MS 38655
- Lafayette County
- 18± Miles from the Oxford Square

COORDINATES:

- 34.2047, -89.3909

PROPERTY USE:

- Residential
- Investment
- AirBnb

PROPERTY INFORMATION:

- 0.39± Acres
- 1,280± SqFt Home
- 3 Bedrooms/2 Baths
- Office/Potential Bedroom
- Enclosed Shed
- Lafayette County School District

TAX INFORMATION:

- Parcel ID: 225-22-011.00
- \$136.83 - 2023



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

RHEAGAN VAUGHN
LAND & RESIDENTIAL SPECIALIST

C: 662-816-3952

O: 662-238-4077

rheagan@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 530 COUNTY ROAD 445

WELCOME HOME TO 530 COUNTY ROAD 445. Nestled in the woods on 0.39± acres in Lafayette County, MS, this well-maintained mobile home is ready for its next owner. The quiet retreat is located approximately 18 miles from the square in Oxford and would make an excellent home or income-producing property. The home features three bedrooms, two baths, an open kitchen/living area, and an office that could also serve as a fourth bedroom. Additionally, an enclosed shed is on the property, and the driveway is made of limestone rock. The current homeowner went the extra mile and installed a state-of-the-art sprinkler septic system.

If you have been looking for a home in the Lafayette County School District, look no further. And, with convenient access to the nearby amenities that Oxford has to offer, this property is worth considering!

Call Rheagan Vaughn today to schedule a private showing.



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530 CR 445

LAFAYETTE COUNTY, MISSISSIPPI



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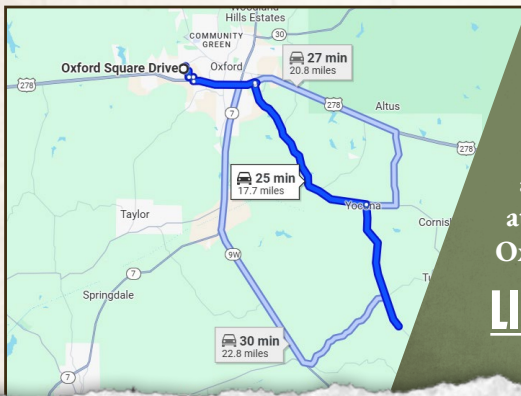
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530 CR 445**LAFAYETTE COUNTY, MISSISSIPPI****land id. LINK**

Directions From the Square in Oxford: Travel east on Oxford Square Drive 0.2 miles, toward Hathorn Road. Follow MS-6 E/US-278 E and MS-334 E to County Road 445. In approximately 17.6 miles you will arrive at the destination: 530 County Road 445 Oxford, MS 38655

LINK TO GOOGLE MAP DIRECTIONS**SMALLTOWN**
HUNTING PROPERTIES
& REAL ESTATESM**RHEAGAN VAUGHN**
LAND & RESIDENTIAL SPECIALIST**C: 662-816-3952****O: 662-238-4077****rheagan@smalltownproperties.com****50 CR 401 - Oxford, MS 38655****smalltownproperties.com**Information is believed to be accurate but not guaranteed.