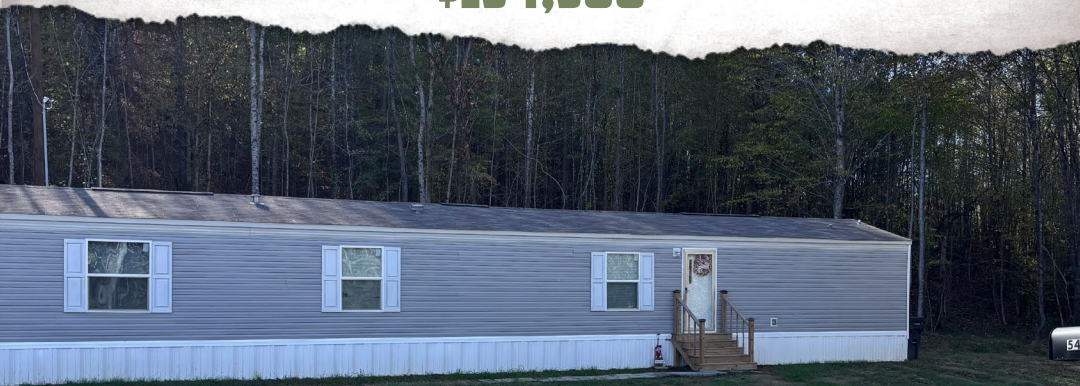


**530 COUNTY ROAD 445**  
**OXFORD | LAFAYETTE COUNTY, MS**  
**\$154,500**



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# 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



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**RHEAGAN VAUGHN**  
LAND & RESIDENTIAL SPECIALIST

C: 662-816-3952

O: 662-238-4077

[rheagan@smalltownproperties.com](mailto:rheagan@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://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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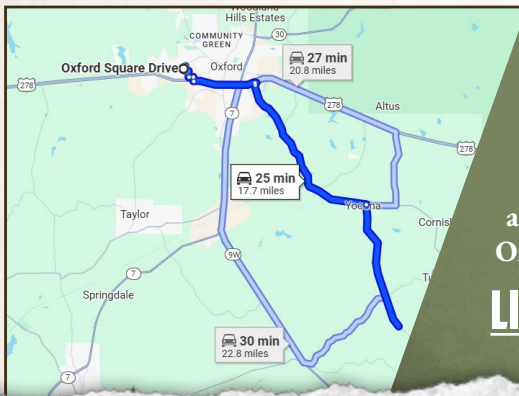
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**530 CR 445****LAFAYETTE COUNTY, MISSISSIPPI****land id. LINK**

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 ESTATE<sup>SM</sup>**RHEAGAN VAUGHN**  
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