



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**113 NORTH SHELBI DRIVE**  
**OXFORD | LAFAYETTE COUNTY, MS**  
**\$308,000**



OFFICE (662) 238-4077 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# 113 NORTH SHELBI DRIVE

## PROPERTY PROFILE

### LOCATION:

- 113 North Shelbi Drive  
Oxford, MS 38655
- Lafayette County
- 8.6± Miles S of Lafayette  
County School
- 10.3± Miles S of the  
Oxford Square
- 10.6± Miles N of Water Valley

### COORDINATES:

- 34.25556, -89.53191

### PROPERTY USE:

- Residential
- Investment

### PROPERTY INFORMATION:

- 0.45± Acre Lot
- 1,351± SqFt Home
- 3 Bedrooms/2 Baths
- Hardwood Floors
- Custom Built-Ins
- Gas Fireplace
- Washer/Dryer
- Open-Air Metal Shed
- Oversized Concrete Patio
- 2-Car Garage
- Large Fenced-In Backyard
- Lafayette County School District

### TAX INFORMATION:

- Tax Year 2024: \$1,059.15



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**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 113 NORTH SHELBI DRIVE

**WELCOME TO 113 N SHELBI DRIVE, CONVENIENTLY LOCATED BETWEEN OXFORD AND WATER VALLEY, MS.** Situated in the Lafayette County School District, this charming home offers three bedrooms and two baths on a 0.45± acre lot.

The ranch-style home, with its inviting curb appeal, features hardwood floors, custom built-ins for added storage, and a gas log fireplace that creates a cozy and comfortable living space. The layout is family-friendly with generously sized bedrooms. The large fenced-in backyard is the perfect space for kids, pets, or outdoor entertaining. The home also features a two-car garage, oversized concrete patio, and open-air metal shed!

This gem is nestled in a quiet neighborhood approximately ten miles south of the Oxford Square!

**To schedule a private tour of 113 North Shlebi Drive,  
contact Rheagan Vaughn today.**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**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.



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**RHEAGAN VAUGHN**  
LAND & RESIDENTIAL SPECIALIST

C: 662-816-3952

O: 662-238-4077

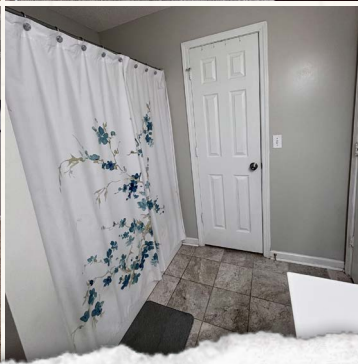
[rheagan@smalltownproperties.com](mailto:rheagan@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.





**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**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.





**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**RHEAGAN VAUGHN**  
LAND & RESIDENTIAL SPECIALIST

C: 662-816-3952

O: 662-238-4077

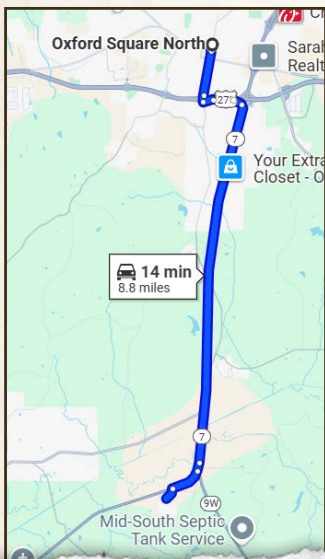
[rheagan@smalltownproperties.com](mailto:rheagan@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



**113 NORTH SHELBI DRIVE****OXFORD****LAFAYETTE COUNTY, MISSISSIPPI****land id. LINK**

**Directions From the Oxford Square:** Travel 43 feet east on Courthouse Square/Van Buren Ave. Turn right onto S Lamar Blvd and proceed 0.8 miles. Turn left to stay on S Lamar Blvd. At the traffic circle, take the 4th exit onto the U.S.278 E/MS-6 E ramp and continue 0.2 miles. Follow MS-7 S for 7.4 miles. Merge onto MS-6 E/US-278 E and travel 0.4 miles. Take the MS-7 exit toward Water Valley/Holly Springs. Turn right onto MS-7 S (signs for Water Valley/Bruce) and continue 6.2 miles. Continue straight to stay on MS-7 S. At the traffic circle, take the 1st exit and stay on MS-7 S. In 0.6 miles, turn left onto North Shelbi Drive and the destination will be on the left.

**Physical Address:** 113 North Shelbi Drive Oxford, MS 38655

**LINK TO GOOGLE MAP DIRECTIONS**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**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.