

# COUNTRY LIVING

## 0.41± Acres in Lafayette County, MS

27 CR 256 Etta, MS 38627



**\$144,900**

Don't miss this opportunity to own a home on approximately 0.41± acres, conveniently located just off Highway 30, north of CR 256, outside of Oxford in Lafayette County, MS. This 1987 mobile home, in good condition, offers 2,368 sq ft of living space, including four bedrooms, two and a half bathrooms, a spacious living room, and a combined kitchen/dining area. A large addition was added in 1998. The home features vinyl flooring and carpet, with heating and cooling provided by an electric central unit and gas wall heaters. In 2020, a new metal roof was installed. Vehicle storage is ample, with an attached two-car garage and a 12x16 storage room. Relax on the 16x24 wood deck with your morning coffee. The appliances included are the stove, dishwasher, refrigerator, washer, and dryer. Call Tom Wiseman today!

**Directions from the intersection of Hwy 7 and Hwy 30 in Oxford, MS:** Travel Hwy 30 east for 14.8 miles. Turn right onto CR 256. After 0.25 miles, the property will be on the left.

[GOOGLE MAP LINK](#)



**TOM  
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

[TWiseman@TomSmithLand.com](mailto:TWiseman@TomSmithLand.com)



Expect More. Get More.

**A Real Estate Expert You Can Trust**

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

Information is believed to be accurate but not guaranteed.





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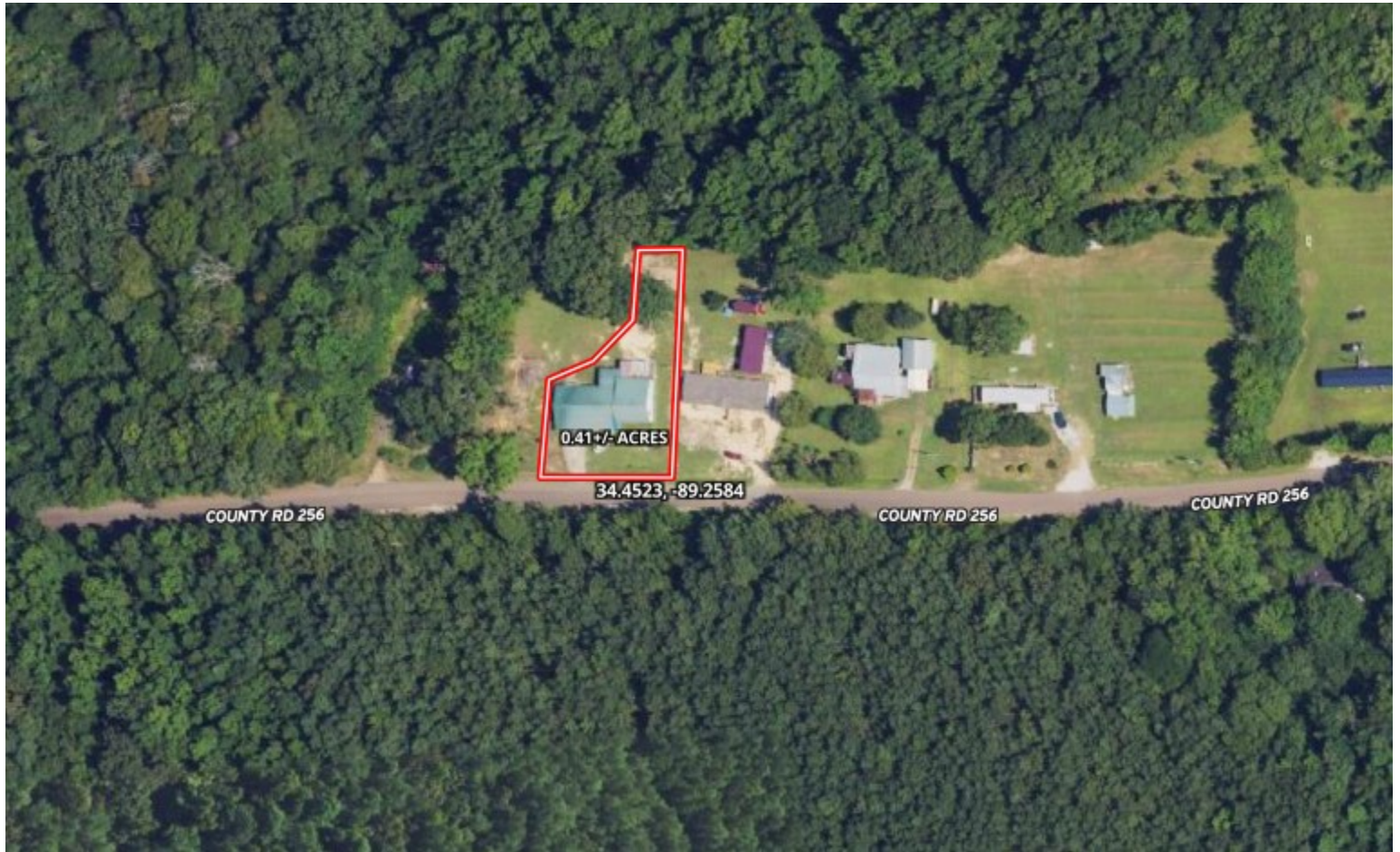
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2011-2024  
**BEST  
BROKERAGES**

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# AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP LINK](#)

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# OWNERSHIP MAP



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[TWiseman@TomSmithLand.com](mailto:TWiseman@TomSmithLand.com)

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



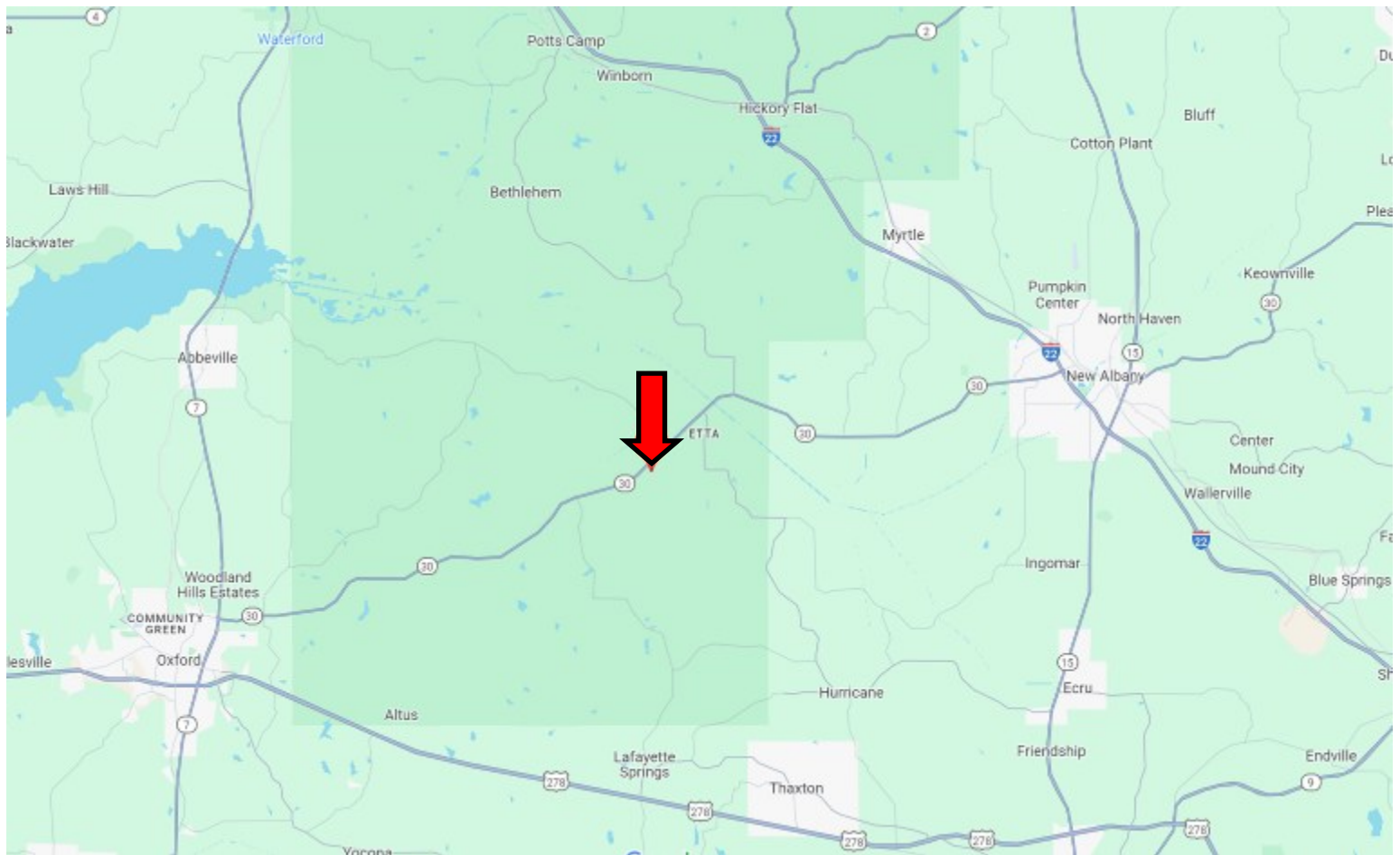
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# DIRECTIONAL MAP



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