SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

165 COUNTY ROAD 294
ABBEVILLE | LAFAYETTE COUNTY, MS

TWO HOMES ON 2± ACRES | $359,000

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

165 COUNTY ROAD 294

PROPERTY PROFILE

LOCATION:

- 165 County Road 294
  Abbeville, MS 38601
- Lafayette County
- 2.9± Miles NE of Abbeville
- 14± Miles NE of Oxford
- 22± Miles S of Holly Springs

COORDINATES:

- 34.5147, -89.4627

PROPERTY USE:

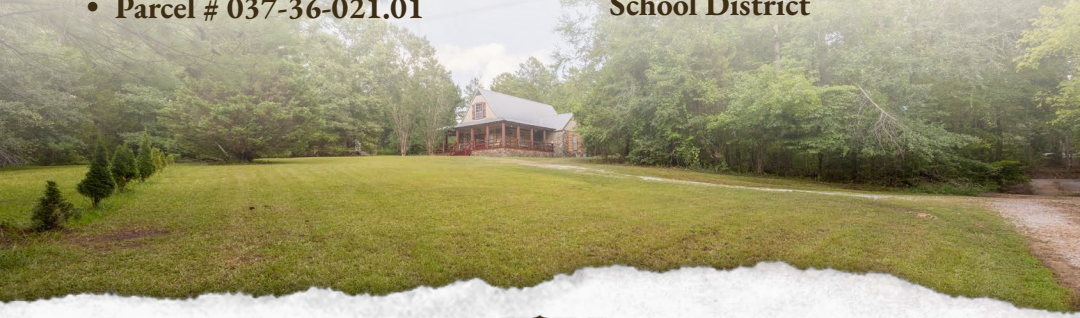
- Residential
- Investment
- Potential Rental Income

TAX INFORMATION:

- 2025 Taxes: $2,931.76
- Parcel # 037-36-021.01

PROPERTY INFORMATION:

- 2± Acre Lot
- 2,119± SqFt Home
  - 3 Bedrooms/3.5 Bathrooms
  - Covered Front & Back Porches
  - Custom Woodwork Throughout
  - Utilities Available
  - New HVAC Units
  - Tin Roof
- Tiny Home
  - Utilities Available
- Gravel Driveway
- Covered Storage Shed
- Lafayette County School District



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HUNTER ROBISON
LAND SPECIALIST
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50 CR 401 - Oxford, MS 38655
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Information is believed to be accurate but not guaranteed.

WELCOME TO 165 COUNTY ROAD 294

WELCOME TO 165 COUNTY ROAD 294 IN ABBEVILLE, MISSISSIPPI—A BEAUTIFULLY MAINTAINED HOME ON 2± ACRES IN LAFAYETTE COUNTY! Offering 2,119± square feet of living space, this inviting home features three bedrooms and three-and-a-half bathrooms with beautiful handcrafted woodwork throughout, creating a warm, timeless feel. Enjoy peaceful mornings on the spacious covered front porch and unwind in the evenings on the covered back porch overlooking the 2± acre property.

For years, this home has been the gathering place for family holidays, celebrations, and countless memories, and it's ready for its next chapter. Located in the highly desirable Lafayette County School District, this property offers the perfect setting to raise a family while enjoying the quiet country lifestyle just minutes from town.

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MORE ABOUT 165 COUNTY ROAD 294

Designed with entertaining in mind, the current layout comfortably accommodates approximately 12 overnight guests, making it an excellent opportunity for a full-time residence, weekend retreat, or income-producing Airbnb. Adding even more value is a heated and cooled tiny home, ideal for guests, extended family, a home office, or additional rental income. A covered storage shed provides convenient space for lawn equipment, tools, or recreational gear.

Conveniently located just 2.9± miles northeast of Abbeville, 4± miles northeast of Oxford, and 22± miles south of Holly Springs, you'll enjoy the privacy of country living without sacrificing access to shopping, dining, healthcare, and the University of Mississippi. Whether you're searching for your forever home, a multi-generational property, or a turnkey investment opportunity, this exceptional Lafayette County property checks all the boxes.

Call Hunter Robison today to schedule a private showing and experience #TheSmallTownWay!

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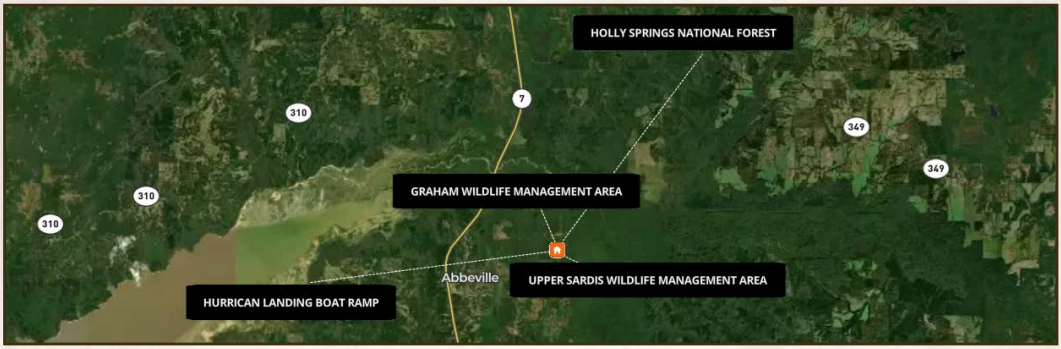

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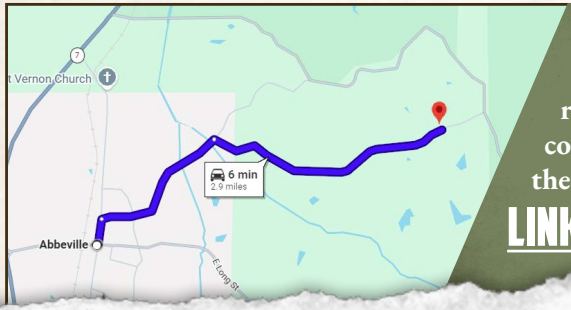

Directions From Abeville, MS: Travel on County Road 296 for 1 mile. Turn right onto County Road 294 and continue for 1.7 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS

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