

**300 MS-331**  
**OXFORD | LAFAYETTE COUNTY, MS**  
**A HOME ON 3.2± ACRES | \$415,000**



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

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# 300 MS-331

## PROPERTY PROFILE

### LOCATION:

- 300 MS-331  
Oxford, MS 38655
- Lafayette County
- 15± Miles SE of Oxford
- 18.3± Miles N of Bruce
- 25± Miles W of Pontotoc

### COORDINATES:

- 34.229400, -89.360978

### PROPERTY USE:

- Residential
- Investment

### PROPERTY INFORMATION:

- 3.2± Total Acres
- 2,400± SqFt House
- 4 Bedroom/2 Bath
- Office Space
- New Roof
- 2 Car Garage
- Open Yard
- 2 Sheds

### TAX INFORMATION:

- Parcel #221-12-017.00
- \$743.37



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**LUKE GOSSETT**

LAND SPECIALIST

C: 662-832-8822

O: 662-238-4077

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

50 CR 401 - Oxford, MS 38655

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

Information is believed to be accurate but not guaranteed.

# WELCOME TO 300 MS-331

**WELCOME HOME TO 300 MS-331, SET ON 3.2± PEACEFUL ACRES IN THE HIGHLY SOUGHT-AFTER LAFAYETTE COUNTY.** Featuring four bedrooms and two baths, with two bedrooms and one bath downstairs, plus two bedrooms, one bath, and an office space upstairs, this 2,400± square foot country home offers the perfect blend of space, comfort, and privacy.

Enjoy the peace of mind of a brand-new roof installed this year, along with two storage sheds, a two-car garage for added convenience, and a Briggs & Stratton generator. Utility providers in the area include the Mount Comfort Water Association and the North East Mississippi Electric Power Association.

Step outside to a beautiful open yard, where you can often see deer and other local wildlife. With plenty of room inside and out, this property captures the best of country living just 17± minutes from Oxford.

**Contact Luke Gosset today to schedule a private showing and make 300 MS-331 your new home!**



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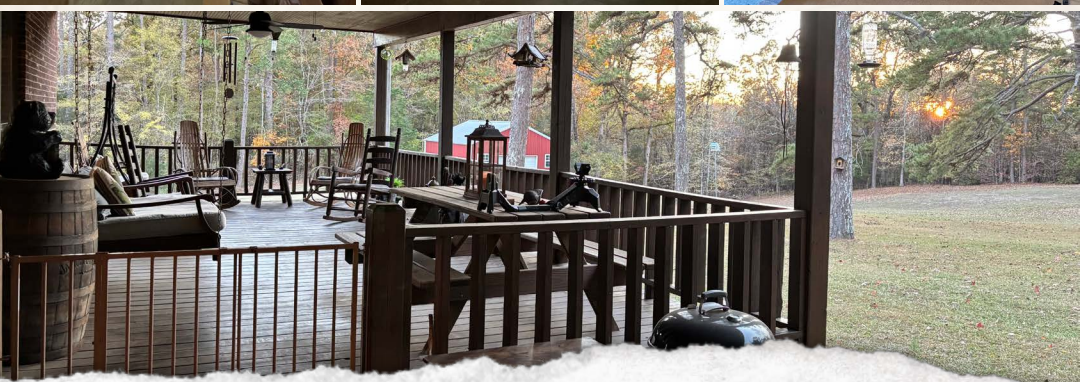
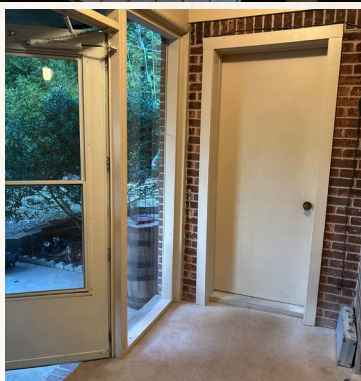
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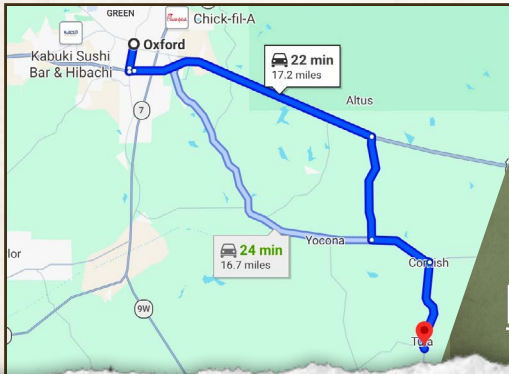
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land id. LINK



Directions From the Intersection of HWY 6 and HWY 7: Travel for 6.1 miles on US-278 E. Turn right onto County Road 421 and proceed for 3.3 miles. Turn left onto MS-334 E and continue for 2 miles. Take a right onto MS-331 S and travel for 2.9 miles. The destination will be on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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