



# SMALLTOWN

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

**12 COUNTY ROAD 366**  
**OXFORD | LAFAYETTE COUNTY, MS**  
**A HOME ON 3± ACRES | \$320,000**



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

# 12 COUNTY ROAD 366

# PROPERTY PROFILE

## LOCATION:

- 12 County Road 366  
Oxford, MS 38655
- Lafayette County
- 10± Miles W of Oxford
- 16.2± Miles NE of Batesville
- 16.4± Miles N of Water Valley

## TAX INFORMATION:

- Parcel #: 157-25-022.00
- 2025 Taxes: \$350.32

## PROPERTY USE:

- Residential
- Investment

## COORDINATES:

- 34.35085, -89.6738

## PROPERTY INFORMATION:

- 3± Acres
- 1,527± SqFt Home
  - 3 Bedrooms/2 Baths
  - Vinyl Flooring
  - Metal Roof
  - Central Heat & Air
  - Wood Fireplace
  - Covered Porch
  - Back Deck
- Double Road Frontage
- 20'x10' Shed



**DECK FAIR** | ASSOCIATE BROKER  
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**CALEB WARREN** | LAND SPECIALIST  
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50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

# WELCOME TO 12 COUNTY ROAD 366

**WELCOME HOME TO 12 COUNTY ROAD 366 IN OXFORD, MISSISSIPPI!** Located in Lafayette County right off Highway 6 and just 10± minutes from the Oxford Square, this freshly remodeled home is ready for its new owner! Built in 1975, this 1,527± square foot home features three bedrooms, two bathrooms, and plenty of room for a small family.

The property spans 3± acres with double road frontage on County Road 366 and County Road 317, offering plenty of room for kids to play or a great investment opportunity. The home itself features a spacious living room, a combined pantry and laundry room, a dining room with a breakfast nook, a covered front porch, and a back deck.

If you have been searching for a beautiful starter home with a big yard and in a great location, then 12 County Road 366 is worth visiting!

**Contact Caleb Warren or Deck Fair to schedule a private showing and make this home yours!**

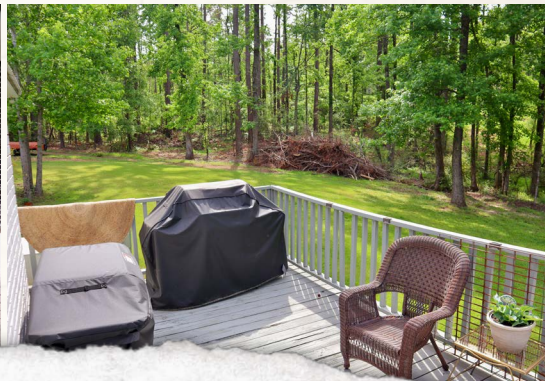


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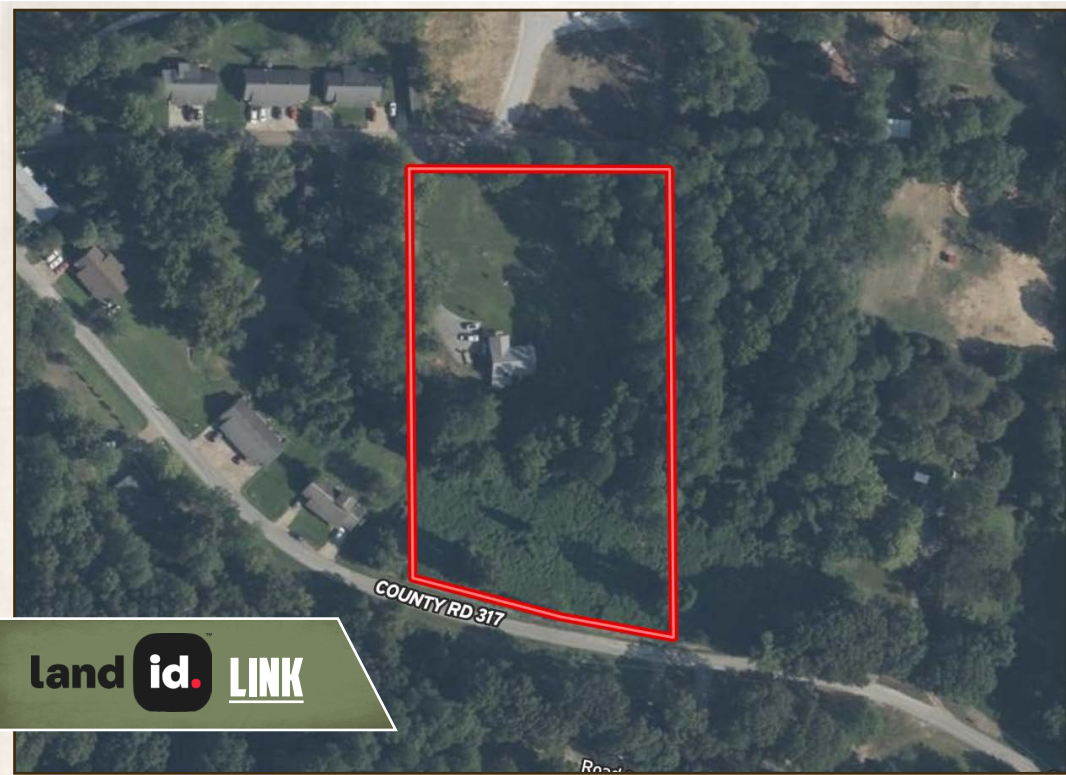


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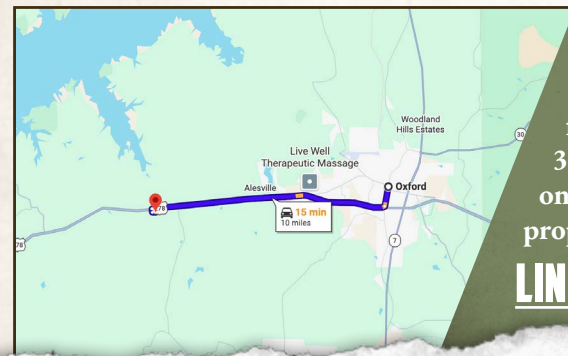
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land id. LINK



Directions From Oxford, MS: Travel west on Highway 6 towards Batesville for 9 miles. Turn left onto County Road 317, and in 0.1 miles, turn left again onto County Road 366. In 0.1 miles, the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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