

COUNTRY LIVING

0.41± Acres in Lafayette County

27 CR 256 Etta, MS



\$144,900



**Tom
Smith
LAND AND
HOMES**

Expect More. Get More.

Property Information

Location:

- 27 CR 256,
Etta, MS 38627

Property Use:

- Residential

Coordinates:

- 34.4523, -89.2584

Property Highlights

- 0.41± Acres
- 2,368± Sq Ft
- 4 Bedrooms
- 2 Full Bathrooms, 1 Half Bathroom
- 2 Car Attached Garage with Large Storage Room
- Central Heating/Air Conditioning with Gas Wall Heaters



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**TOM
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ASSOCIATE BROKER

Office: 662.268.6333

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TWiseman@TomSmithLand.com

**A Real Estate Expert
You Can Trust!**



The Residence

2,368± Square Feet

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.



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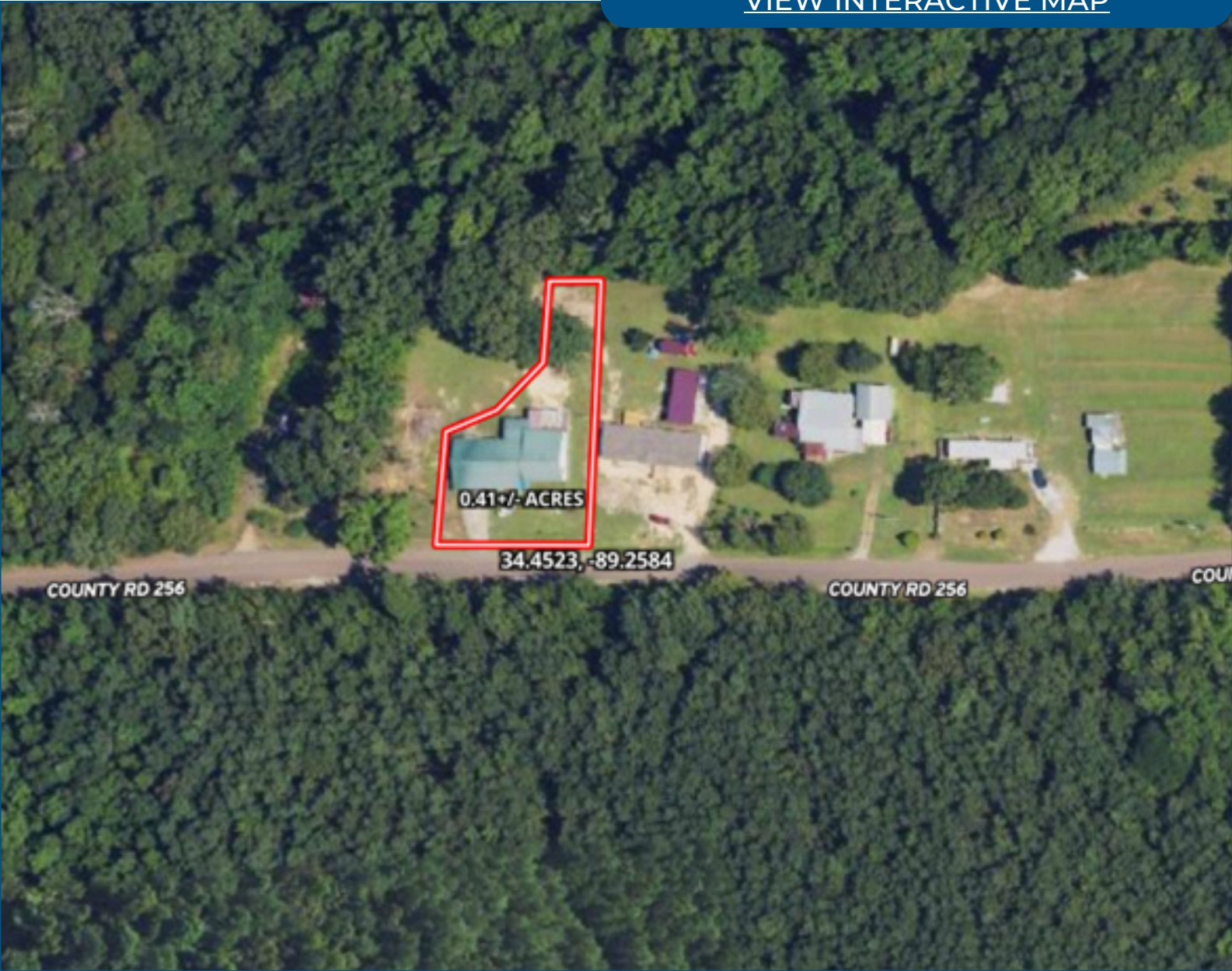
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Aerial Map

[VIEW INTERACTIVE MAP](#)



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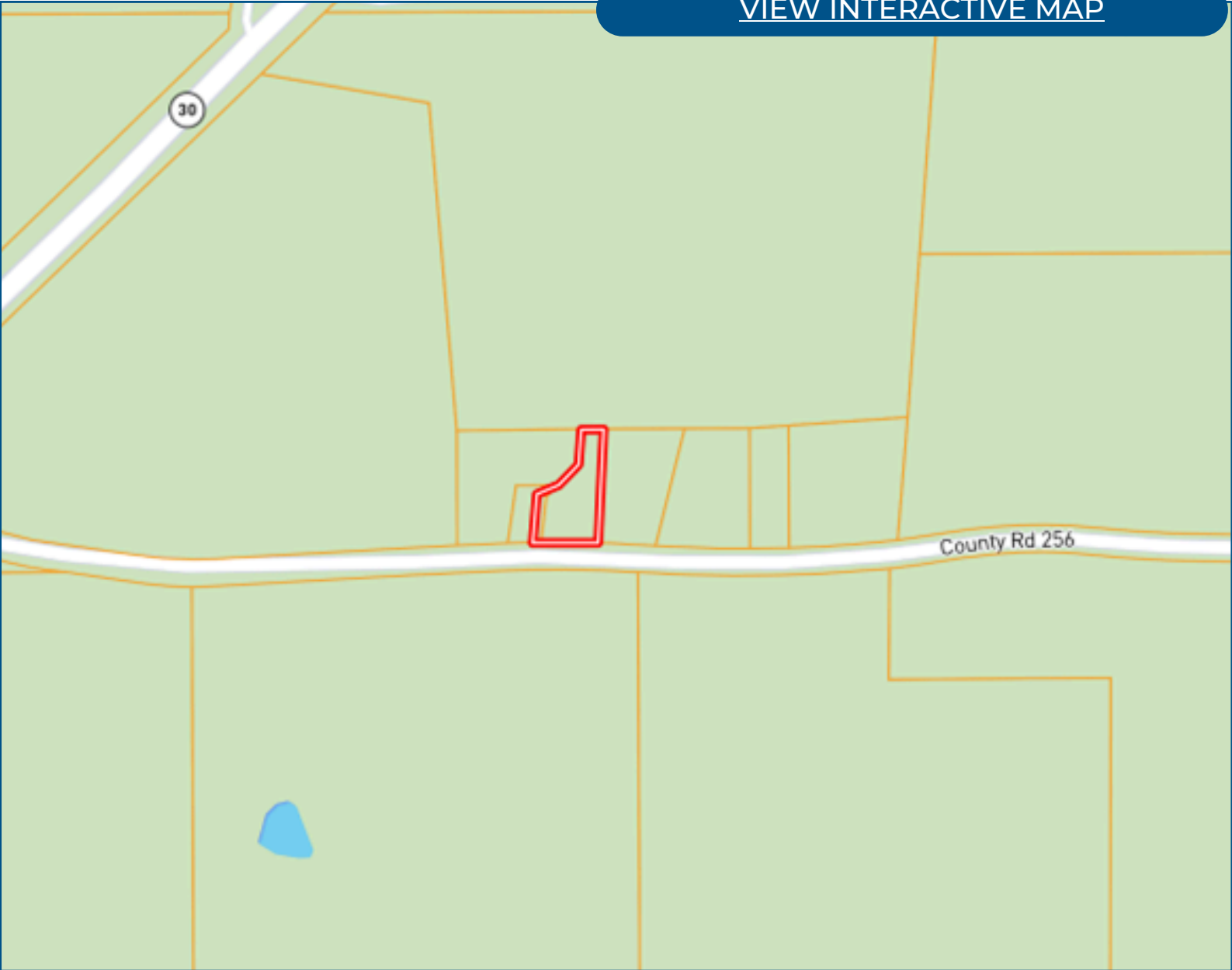
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Ownership Map

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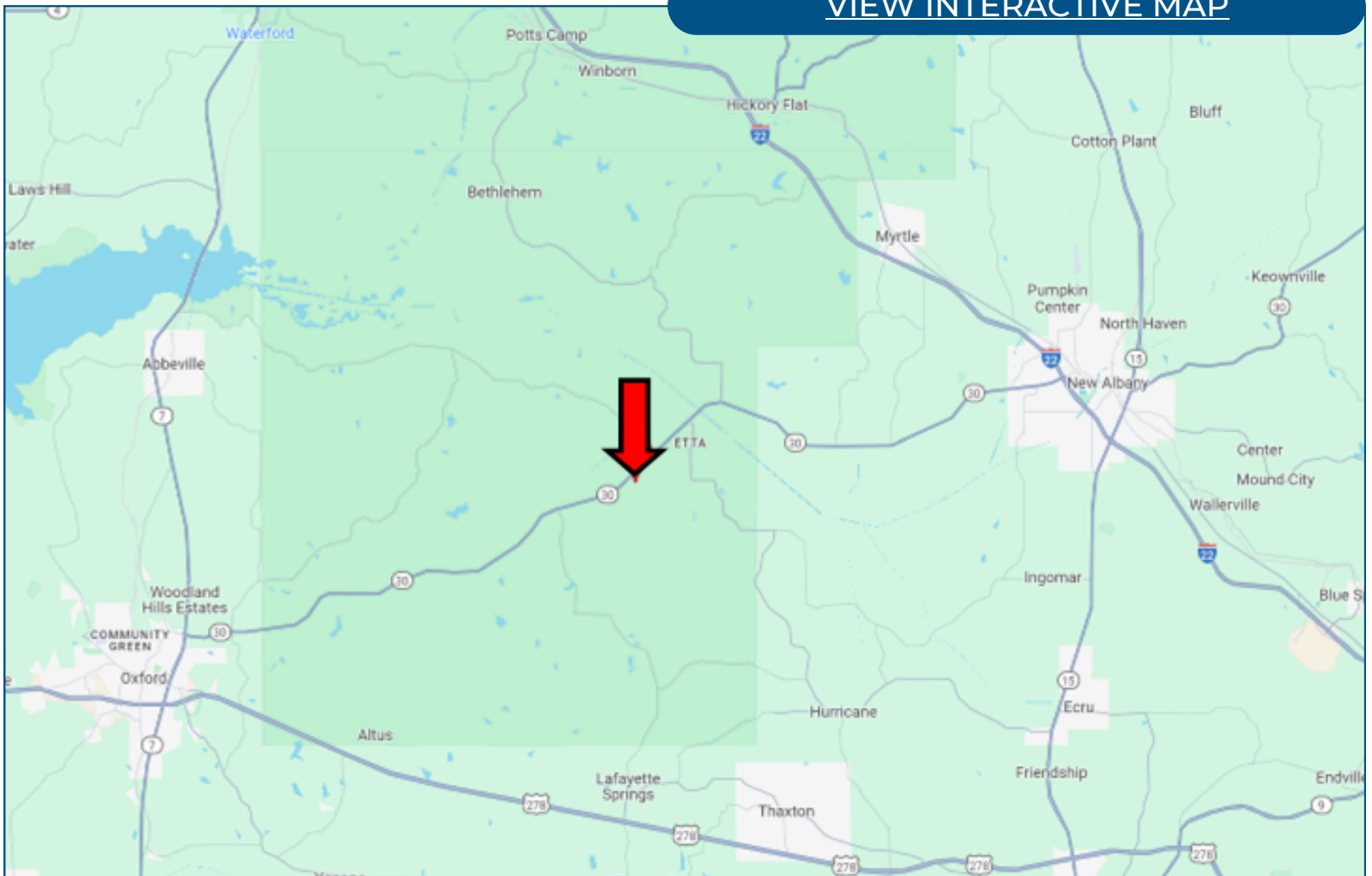
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Directional Map

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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.

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Listing Agent



TOM WISEMAN

ASSOCIATE BROKER

Certified Appraiser & Registered Forester

Tom has lived in New Albany all his life. He graduated from Mississippi State University in 1985 with a BS in Forestry and is a Registered Forester and Certified General Appraiser. He retired from the Right of Way Division of the Mississippi Department of Transportation in 2014 with 29 years as a staff appraiser, review appraiser, and forester.

Tom and his wife, Veronica, are active within The First Baptist Church New Albany. Tom is an avid outdoorsman and is involved with the Trail Life USA Troop MS-356. His outdoor activities also include hunting, fishing, bicycling, and golf. With a passion for the outdoors and being raised on the land, he is the perfect choice to assist you in finding the ideal place for your family's next home or tract of land.

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**CALL TOM WISEMAN
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