



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

2 OLD RIVER ROAD
OXFORD | LAFAYETTE COUNTY, MS
\$419,900



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

2 OLD RIVER ROAD

PROPERTY PROFILE

LOCATION:

- 2 Old River Road
Oxford, MS 38655
- Lafayette County
- 9.4± Miles SW of Oxford
- 9.8± Miles NE of Water Valley
- 29.5± Miles E of Batesville

COORDINATES:

- 34.26415, -89.5728

PROPERTY USE:

- Residential
- Investment

PROPERTY INFORMATION:

- 1.928± Surveyed Acres
- 1,950± SqFt Home
- 3 Bedrooms/2 Bathrooms
- Covered Front Porch
- Screened-In Back Patio
- Stainless Steel Appliances
- Gas Fireplace in Living Room
- Walk-In Primary Closet
- Large Unfinished Basement
- 2-Car Garage/Basment Area
- Central HVAC

TAX INFORMATION:

- Parcel ID: 177-25-015.00
- 2024: \$1,916.88



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 2 OLD RIVER ROAD

WELCOME HOME TO 2 OLD RIVER ROAD IN OXFORD, MISSISSIPPI. This well-appointed brick home sits on 1.928± surveyed acres and offers 1,950± heated square feet of comfortable living space. The Lafayette County residence features three bedrooms and two full bathrooms, highlighted by a spacious primary suite with a walk-in closet. Laminate hardwood flooring runs throughout the main living areas and bedrooms, complementing the inviting family room centered around a gas fireplace. The kitchen is equipped with stainless steel appliances and flows seamlessly into the main living spaces.



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com



HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

MORE ABOUT 2 OLD RIVER ROAD

Outdoor enjoyment is enhanced by a covered front porch and a screened-in back patio overlooking the property. The home includes a two-car garage with an unfinished basement, offering unlimited potential for additional living or recreational space, ideal for a home office, home gym, or bonus room. A dependable HVAC system completes this versatile offering.

The property is conveniently located 9.4± miles southwest of Oxford, 9.8± miles northeast of Water Valley, and less than 30 miles east of Batesville, providing easy access to surrounding communities and amenities.

To schedule a personal tour, contact Luke Gossett or Hunter Robison today and make 2 Old River Road your new address!



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com



HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

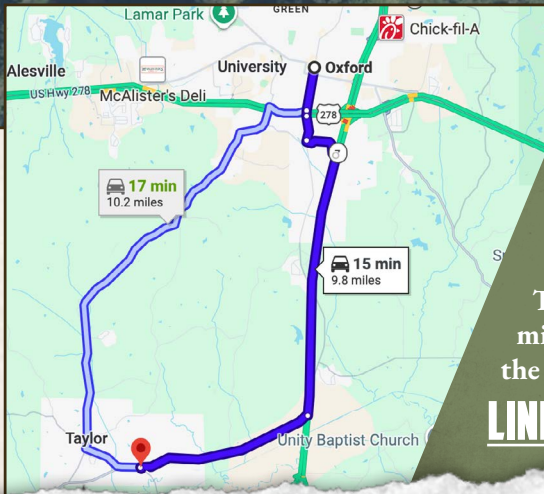
HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.



land **id.** LINK



Directions From Oxford, MS: Travel 3 miles on S Lamar Blvd. Turn right on Hwy 7 and continue 4.6 miles. Turn right on MS-328 W and travel 3.2 miles. Turn left on Old River Road and the destination will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com



HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com