



# SMALLTOWN

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

**RAMBLER RIDGE**  
**204.9± ACRES**  
**LAFAYETTE COUNTY, MS**  
**\$2,750,000**



OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE LAFAYETTE 204.9

## PROPERTY PROFILE

### LOCATION:

- 447 CR 215  
Abbeville, MS 38601
- Lafayette County
- 6± Miles NE of Oxford

### COORDINATES:

- 34.4436, -89.4592

### PROPERTY USE:

- Recreational
- Hunting
- Investment
- Potential Home Sites
- Development

### TAX INFORMATION:

2024 Taxes: \$1,190.99

- Parcel# 087-25-012.00
- Parcel# 087-25-013.00

### PROPERTY INFORMATION:

- 204.9± Total Acres
- 60± Acres in Pastureland
- 38 x 40 Western Red Cedar Barn/Shop
- Pastureland
- Graham Mill Creek Traverses the Property (Seasonal)
- Established Road System
- Dove Field
- Wildlife Plots
- Redneck Blind
- Private Well & Septic System
- Power by Northeast Mississippi EPA
- Zoned A-2 (Agricultural)
- Great Deer and Turkey Hunting
- Quail Hunting Possibilities
- Potential Lake/Pond Sites



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**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071



# WELCOME TO THE LAFAYETTE 204.9

**METICULOUSLY MANAGED FOR VERSATILITY, THIS PROPERTY COMBINES THE BEST OF PROXIMITY TO OXFORD SQUARE (LESS THAN 6 MILES),** homesite availability, hunting and recreation opportunities, and an extensive list of upgrades to create a one-of-a-kind piece of land. Set at the end of a long private, deeded driveway, you are greeted by a big western horizon and a 38x40 western red cedar barn/shop set atop a 38x60 concrete slab. The building was completed in 2023 and has accessible roll up doors to fit recreational or land equipment, a half bath, a large storage room for hunting gear, a workbench area for, cabinetry, and plenty of space overhead with a large 400sf+ loft. The area adjacent to the barn is fenced in for the potential of horse grazing, and nearly 2 acres immediately surrounding the building are fully irrigated, including the raised beds in the south garden which each feature their own water system.

For the hunter, the property has been managed for antler growth and herd size, as evidenced in the photos. Additionally, a winter prescribed burn program has turned the property into great grounds for turkey and even one of area's few native quail populations. Rotational mowing and brush cutting provides year-round habitat and sanctuaries for bedding and breeding throughout the property, ensuring wildlife stay comfortable on the property for all four seasons. All points of the farm are accessed by way of nearly 5 miles of improved trails and perimeter roads.



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# MORE ABOUT THE LAFAYETTE 204.9

For those looking to build a home or cabin, there is a variety of homesites on the southeast portion of the property which can tap into the power from Northeast Mississippi EPA, the private water well, and full septic capable of adding capacity to accommodate increased usage.

Because of its pasture views and incredible sunsets, this property has also recently played host to a variety of venues inclusive of clay shoots and even a 250 person wedding in Fall of 2025. Be it for a gameday retreat, a private hunting spot close to town, a place to host corporate outings, or even convert to a full-time event venue, this farm has it all.

**If you have been looking for a sizeable farm close to the Oxford Square and Ole Miss in one of the area's fastest growing sections, reach out to Michael Oswalt today to schedule a private showing.**



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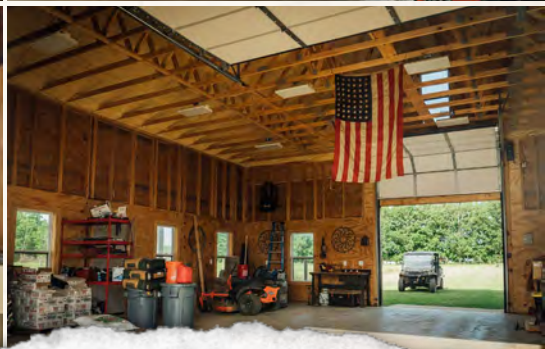
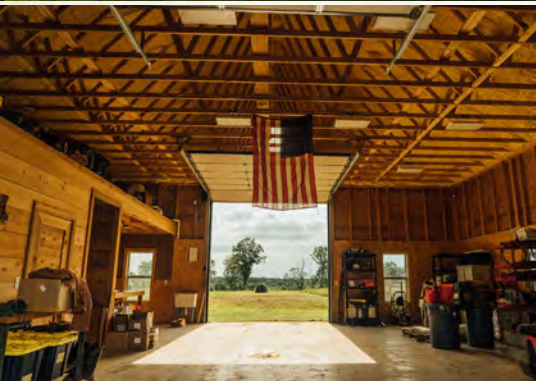
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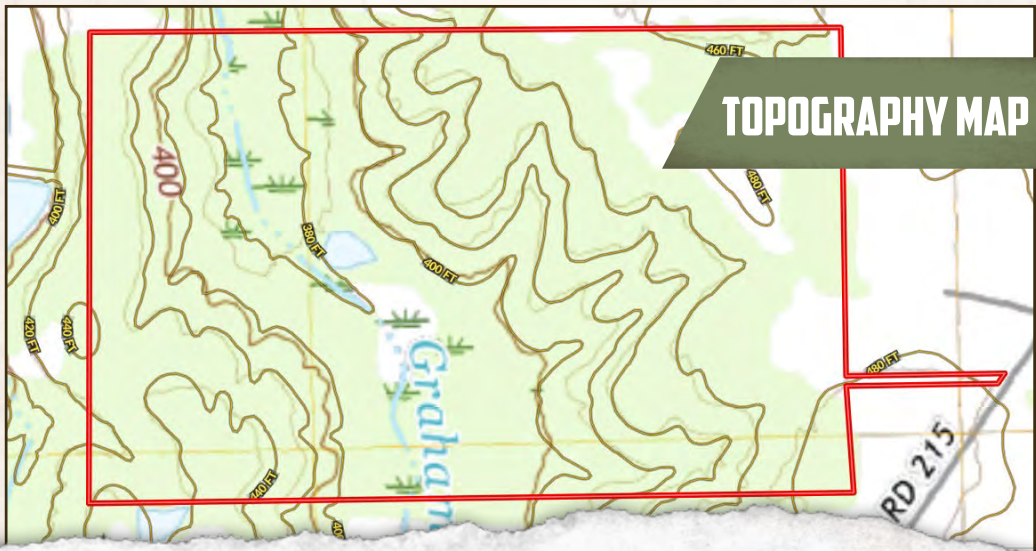
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land id. **LINK**



**TOPOGRAPHY MAP**



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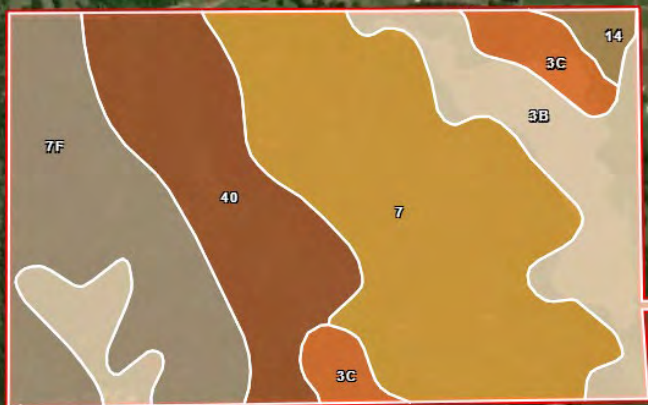
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SOIL MAP

| SOIL CODE | SOIL DESCRIPTION                                                       | ACRES         | %     | CPI | NCCPI | CAP  |
|-----------|------------------------------------------------------------------------|---------------|-------|-----|-------|------|
| 7         | Smithdale-Udorthents complex, gullied                                  | 73            | 35.02 | 0   | 6     | 7e   |
| 7F        | Smithdale sandy loam, 15 to 35 percent slopes, eroded                  | 45.13         | 21.65 | 0   | 16    | 7e   |
| 40        | Ochlockonee-Bruno association, frequently flooded                      | 38.66         | 18.55 | 0   | 49    | 4w   |
| 3B        | Lexington silt loam, 2 to 5 percent slopes, moderately eroded          | 37.75         | 18.11 | 0   | 75    | 2e   |
| 3C        | Lexington silt loam, 5 to 8 percent slopes, moderately eroded          | 10.9          | 5.23  | 0   | 76    | 3e   |
| 14        | Oaklimer silt loam, 0 to 2 percent slopes, occasionally flooded, north | 3             | 1.44  | 0   | 74    | 2w   |
| TOTALS    |                                                                        | 208.4<br>4(") | 100%  | -   | 33.28 | 5.26 |



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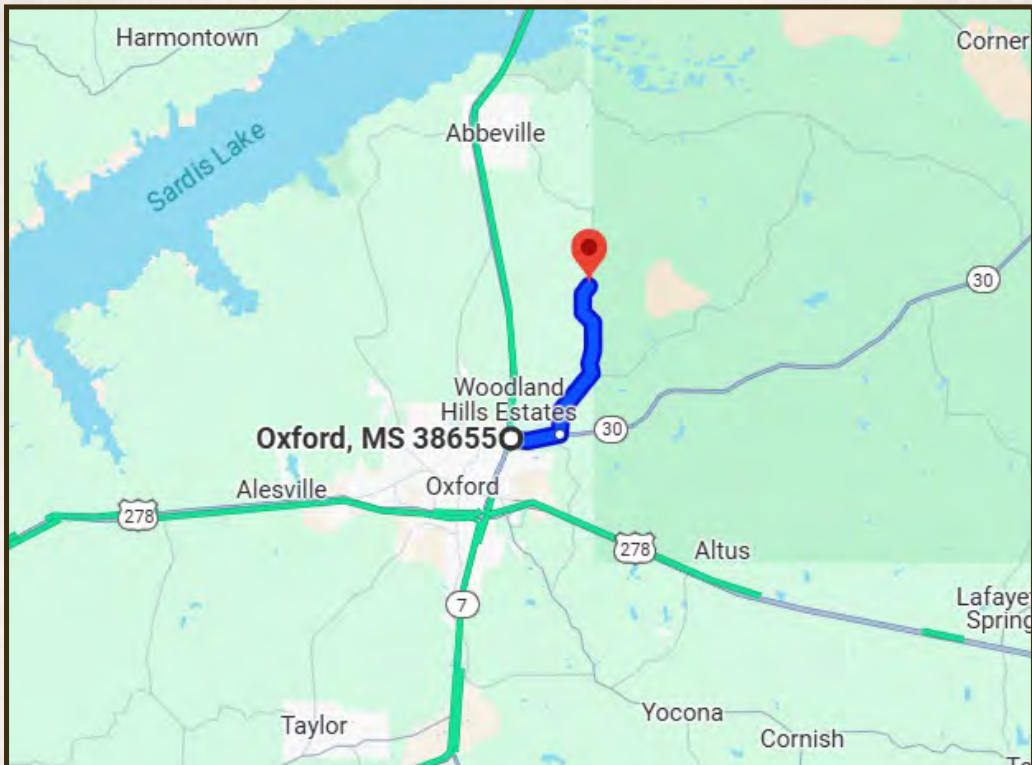
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Directions From the Intersection of Hwy 7 and MS-30 in Oxford, MS: Travel 1.4 miles east on MS-30 toward Rd 2051/Cooperative Wy/Ed Perry Blvd/Private Rd 2050. Turn left onto County Road 215 and proceed 4.5 miles to the property on the left.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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