



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WOODSON RIDGE
90± ACRES WITH A HOME
LAFAYETTE COUNTY, MS
\$1,150,000



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

THE WOODSON RIDGE 90

PROPERTY PROFILE

LOCATION:

- 474 CR 215
Abbeville, MS 38601
- Woodson Ridge Community
- Lafayette County
- 8.5± Miles N of
Downtown Oxford
- 57.7± Miles W of Tupelo
- 58.6± Miles NE of Grenada
- 65± Miles SE of Memphis
- 168± Miles N of Jackson

COORDINATES:

- 34.44659, -89.45708

TAX INFORMATION:

- 2024 - \$2,072.55

PROPERTY USE:

- Residential
- Cattle Operation
- Great Hunting
- Investment

PROPERTY INFORMATION:

- 90± Total Acres
- 50± Acres Fenced for Livestock
- 6± Acres Mature Pines
- 2,017± Square Foot Home
- 550'± of Road Frontage
- 12 Gauge 5 Strand Fencing
- 40x60 Pole Barn
- 10x40 Dog Kennel
- In-Ground Storm Shelter
- Lee Creek Frontage
- 40' Dry Storage Container
with Power
- 3 Heavy Use Areas for Cattle
- 0.5± Mile Underground
Water Line into Pasture
- 20 Chestnut Hybrid Tree Orchard
- Two 6x6 Buck Palace Redneck
Hunting Blinds
- Incredible Deer & Turkey
- Beautiful Hill-Top Views



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HUNTER ROBISON

LAND SPECIALIST

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50 CR 401 - Oxford, MS 38655

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE WOODSON RIDGE 90

WELCOME TO THE WOODSON RIDGE 90: A BEAUTIFUL HOME, CATTLE FARM, AND RECREATIONAL GETAWAY IN LAFAYETTE COUNTY, MS. Located just south of Abbeville, less than 9 miles from Oxford, this one-of-a-kind 90± acre property offers the perfect blend of modern comfort and outdoor living. Whether you're looking for a private family home, an income-producing cattle farm, or a turnkey hunting tract, this place checks all the boxes.

As you pull in the drive off County Road 215, you are immediately greeted by a beautiful custom-built home. Completed in 2023, the 2,017± square foot home features well-thought-out living space with four spacious bedrooms, two full bathrooms, and a lofted office, ideal for remote work or extra sleeping space. The upstairs bedroom is set up and could easily accommodate another full bathroom. The open-concept kitchen and living area create a warm and welcoming space, perfect for entertaining guests. You'll find new cabinetry, quartz countertops, and quality finishes throughout. The connected three-bay garage offers convenient parking and ensures your vehicles are kept out of the elements.

CLICK HERE OR SCAN THE CODE TO WATCH A VIDEO



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MORE ABOUT THE WOODSON RIDGE 90

This home was built to last with low maintenance in mind, framed with 2×6 construction, spray foam insulation in the walls and ceilings, 1-inch tongue-and-groove pine interiors, treated baseplates, and 8" J-bolts anchored into the slab. The house is 100% electric, powered by dual 2-ton HVAC units, ensuring efficiency and year-round comfort. Additional features include crawl space attic storage and an in-ground storm shelter just steps from the back door.

About the land...this property is a dream for land managers, cattlemen, and outdoor enthusiasts. A young orchard of 20 chestnut hybrids is in the front yard, creating future shade and curb appeal. Of the total 90± acres, approximately 50 are fenced with heavy-duty, 12-gauge, 5-strand wire, perfect for livestock or rotational grazing. At the front of the pasture is a 40×60 pole barn, ideal for equipment storage, alongside a 10×40 covered and elevated kennel—also suitable for livestock or dogs. Additionally, a 40-foot powered shipping container provides secure, dry feed storage. The pasture has been thoughtfully developed, with three heavy-use areas for year-round feeding and mineral application and over half a mile of underground water lines, ensuring fresh water is always available to your herd.



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MORE ABOUT THE WOODSON RIDGE 90

Beyond the pasture lies Lee Creek, dissecting the property from north to south. Once you cross the well-built bridge, you will be entering the "Back 40"—a wildlife haven that has been intensively managed for trophy deer and turkey. The native habitat has been improved using prescribed fire rotation, maintaining early successional growth, perfect for bedding and feeding. A 6± acre stand of mature pines lines the back of the property and provides an excellent turkey roost. The owner has harvested a gobbler annually since ownership and has taken multiple quality bucks off the property. Deer hunters will appreciate the two 10-foot 6×6 Buck Palace Redneck Blinds, leveled, anchored, and mounted on concrete footers in strategically placed locations to maximize visibility and provide perfect ingress/egress. The entire property has a network of roads and trail systems that have been maintained and allow complete access and usage of every acre.

This place is more than just a property—it's a lifestyle. From the thoughtfully constructed home to the detailed cattle operation and professionally managed recreational land, the Woodson Ridge 90 offers unmatched peace, privacy, and opportunity.

To schedule a private showing, call Hunter Robison today!



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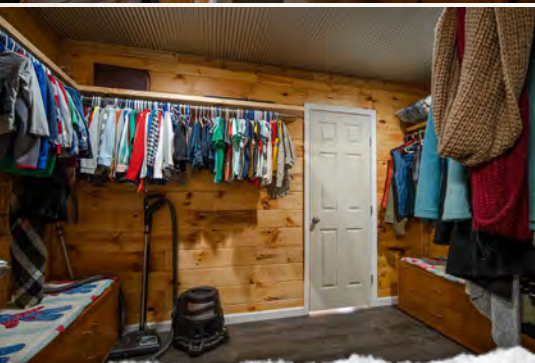
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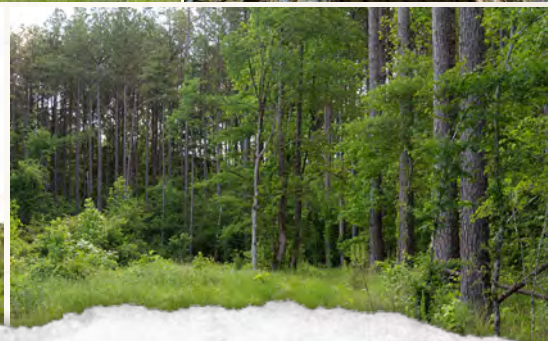
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SOIL MAP

Code	Description	Acres	%	CPI	NCCPI	CAP	?
70	Smithdale-Toinette association, 12 to 40 percent slopes	49.94	53.24%	-	13	7e	?
40	Ochlockonee-Bruno association, frequently flooded	18.91	20.16%	-	49	4w	?
3B	Lexington silt loam, 2 to 5 percent slopes, moderately eroded	16.4	17.48%	-	75	2e	?
7	Smithdale-Udorthents complex, gullied	8.56	9.13%	-	6	7e	?

TOPOGRAPHY MAP



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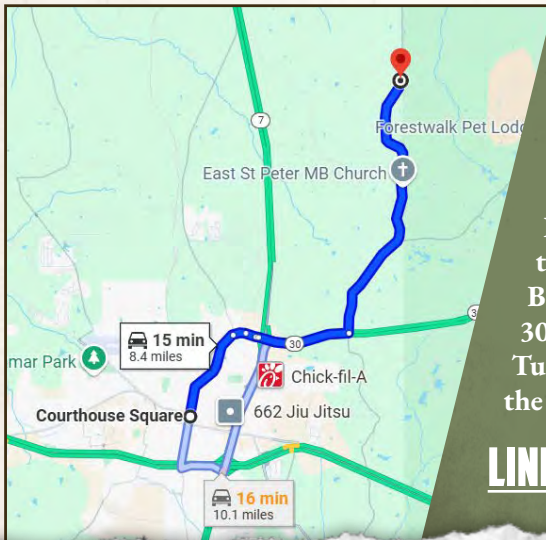
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land **id.** LINK



Directions From Oxford, MS: Travel north on Courthouse Square. Turn right onto E Jackson Ave and proceed 0.5 miles. Turn left onto Bramlett Blvd and continue 0.6 miles. Continue onto Park Drive and travel 1.0 mile. At the traffic circle, take the 1st exit onto Molly Barr Road. In 223 feet, continue onto MS-30 E/Hwy 30 E and continue 1.5 miles. Turn left onto Co Rd 215 and in 4.8 miles, the destination will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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