



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**A HOME ON 3± ACRES
LAFAYETTE COUNTY, MS**
\$399,000



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

THE LAFAYETTE 3

PROPERTY PROFILE

LOCATION:

- 474 CR 215
Abbeville, MS 38601
- Lafayette County
- 8.5± Miles NE of Oxford
- 57.7± Miles NW of Tupelo
- 58.6± Miles NE of Grenada
- 80± Miles SE of Memphis, TN
- 168± Miles NE of Jackson

COORDINATES:

- 34.44659, -89.45708

PROPERTY USE:

- Residential
- Investment

PROPERTY INFORMATION:

- 3± Acres
- 2,017± SqFt Home
- 4 Bedrooms/2 Bathrooms
- Lofted Office
- Open-Concept
Kitchen/Living Room
- New Cabinetry
- Quartz Countertops
- Connected 3-Bay Garage
- In-Ground Storm Shelter
- Additional Acreage Available

TAX INFORMATION:

- TBD at Closing
- Parcel #: 087-25-008.01



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HUNTER ROBISON

LAND SPECIALIST

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50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAFAYETTE 3

WELCOME TO THIS EXCEPTIONAL 3± ACRE RESIDENCE IN THE WOODSON RIDGE COMMUNITY JUST SOUTH OF ABBEVILLE, MISSISSIPPI AND MINUTES FROM OXFORD. Tucked off County Road 215, this beautifully crafted 2023 custom home immediately stands out with its quality construction and inviting presence. Offering approximately 2,017± square feet of thoughtfully designed living space, the Lafayette County home features four generous bedrooms, two full bathrooms, and a lofted office that works perfectly for remote work, a play area, or additional guest space. The upstairs bedroom was planned with future growth in mind and is ready to accommodate another full bathroom if desired.

Inside, the open-concept kitchen and living area make for an ideal gathering space. Quartz countertops, new custom cabinetry, and tasteful finishes give the home a modern yet warm feel. A three-bay attached garage provides excellent storage and ensures your vehicles remain protected year-round.



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MORE ABOUT THE LAFAYETTE 3

This home was built for durability and low-maintenance living. Highlights include 2×6 exterior walls, spray-foam insulation throughout, 1-inch tongue-and-groove pine interior finishes, treated baseplates, and 8" J-bolts anchored into the slab. The property is fully electric—heated and cooled by dual 2-ton HVAC units for dependable efficiency in every season. Additional perks include attic storage and an in-ground storm shelter located just steps from the back door.

If you've been searching for modern comfort in a private setting with unbeatable proximity to Oxford, this one-of-a-kind 3± acre offering checks all the boxes. Enjoy quality, convenience, and quiet country living—all wrapped into one standout Mississippi property.

Contact Hunter Robison today to schedule a private showing and experience #TheSmallTownWay!



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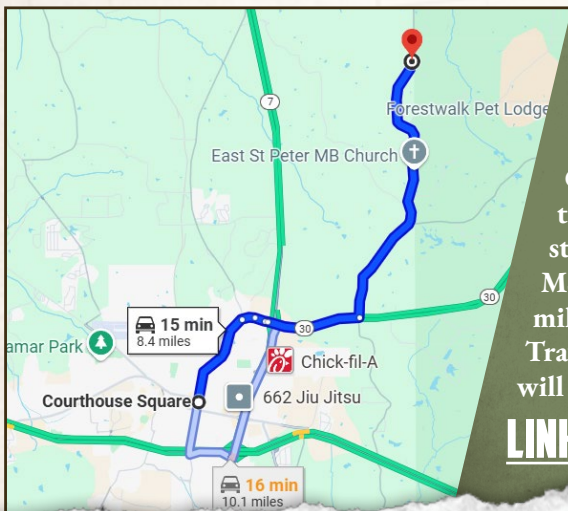
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land id. LINK



Directions From Oxford, MS: Travel for 1.5 miles on N Lamar Blvd. Turn right onto MS-30 and proceed for 0.2 miles. At the traffic circle, take the second exit and stay on MS-30. Continue for 0.2 miles. At the second traffic circle, take the second exit and stay on MS-30. Continue straight on MS-30/HWY 30 E and proceed for 1.5 miles. Turn left onto County Road 215. Travel for 4.8 miles and the destination will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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