

# RODA FARMS

1,024± ACRES IN TALLAHATCHIE & YALOBUSHA COUNTIES, MS

421 CR 272 OAKLAND, MS 38948



\$2,440,000



- 1,024± ACRES IN TALLAHATCHIE & YALOBUSHA COUNTIES, MS
- 90± ACRES OF TILLABLE WILDLIFE PLOTS
- 3 DUCK HOLES
- STOCKED POND
- BEAUTIFUL MAIN LODGE
- GUEST/KID'S HOME
- DETACHED CARPORT WITH HUNTING ROOM
- SHOP/CLEANING STATION/SHED

- MIXED TIMBER
- TILLATOBA CREEK FRONTAGE
- BOX STANDS IN PLACE
- MILES OF ROADS
- MIDWEST FEEL
- 30± ACRE POTENTIAL LAKE SITE
- OUTSTANDING HUNTING (DEER, TURKEY, & DUCKS!)
- DEVELOPED BY HUNTERS FOR HUNTERS
- GREAT LOCATION—CONVIENENT TO MEMPHIS, TN OXFORD, & JACKSON , MS



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# RODA FARMS

Welcome to RoDa Farms, located in the hills of Tallahatchie and Yalobusha Counties. This farm has been developed to meet the needs of the most extreme Mississippi Outdoorsmen. Before this farm, the owners were part of a high-end club on the Mississippi River. When leaving the river, they wanted to bring all the attributes of a big equity share to their private paradise and it's blatantly obvious they achieved their goal when you arrive at RoDa Farms. As you enter the gate, the first thing you will notice is the equipment shed (equipment not included). The 1,770± square foot metal building includes an enclosed area for all your hunting vehicles (2 roll-up doors), a 297± square foot 2-bay shed for all your equipment to maintain the property, and an indoor game processing room with an ice maker and walk-in cooler. You won't get cold or hot while tending to your catch or harvest. The next thing that will catch your eye is the guest home or kid's camp. The 1,462± square foot guest home features 2 bedrooms (1 down and 1 upstairs loft), 2 bathrooms, an open kitchen/living/dining area combo, and a 2 car garage. The all-wood interior of the guest home was constructed with cedar from the property. When you look just up the hill, you will hone in on the main attraction: the owner's lodge. The 2,127± square foot lodge was constructed for the family—and they spared no expense. The owner's lodge features 4 bedrooms, 3 bathrooms, a vaulted great room, kitchen/dining combo, wet bar with wine keeper and ice machine, spacious laundry room, cook room (a favorite), and a huge screened-in porch. Bring your wife because she will fall in love with this one! Outside, you may enter the gun room from under the 2 car carport. Imagine sitting on the screened-in porch or by the fire pit enjoying your favorite beverage and visiting with family or watching your friends and family catch supper for the evening? Just behind the lodge sits a detached mud truck 2 car carport with a heated and cooled "hunting room". Here you can get dressed and store your hunting equipment for a day of hunting on the farm. Once you leave the cabin area, meander the jeep road to any of your endless hunting spots. This farm has been developed and laid out by hunters for hunters. As you ride, you will see 13 strategically placed wildlife plots throughout the property. The plots encompass approximately 90 acres and have been planted annually in corn, oats, and Saxton clover. Each plot is equipped with stands (3 redneck blinds, 4 other box stands, and many lean to's). Believe it or not, this tract has 3 duck holes with mallards being harvested in the past. The owners plant rice and millet in these holes each year. One of the larger duck holes could make an approximately 30± acre lake site with some dam work. The timber make up includes mature hardwood, mature pine, hardwood pine mix, and young timber thickets for bedding. Additionally, RoDa Farms enjoys \$10,595 CRP annual CRP (Conservation Reserve Program) Income. The Tallahatchie 125.71± acreage paying \$8,467 through 9/30/2022, and the Yalobusha 25± acreage paying \$2,128 through 9/30/2035. Tillatoba Creek splits the property which brings year-round water features with white sand beaches. The kids and grandkids will love playing in this creek! The owners constructed a bridge and low-water-crossing for easy access to both sides. Many of the interior roads can be accessed with a truck as the initial inspection was conducted by jeep just after a big rain. This property also enjoys a gravel pit area in which the owner has used this feature to fix up the roads for basically free. The diversity of this tract is the perfect recipe for great whitetail, turkey, duck, and small game hunting. If you have been a landowner or looked for land for very long in Mississippi, you know the difficulty in finding turkey and duck hunting on the same 1,000 acre property. The location of this tract being just a few minutes from Interstate 55 makes it an easy 75 minute drive from Memphis, Tennessee, just under 2 hours from Jackson, Mississippi, and about 45 minutes from Oxford. Give Michael Oswald or Heather Richardson a call today for your private tour of this Mississippi Showplace!

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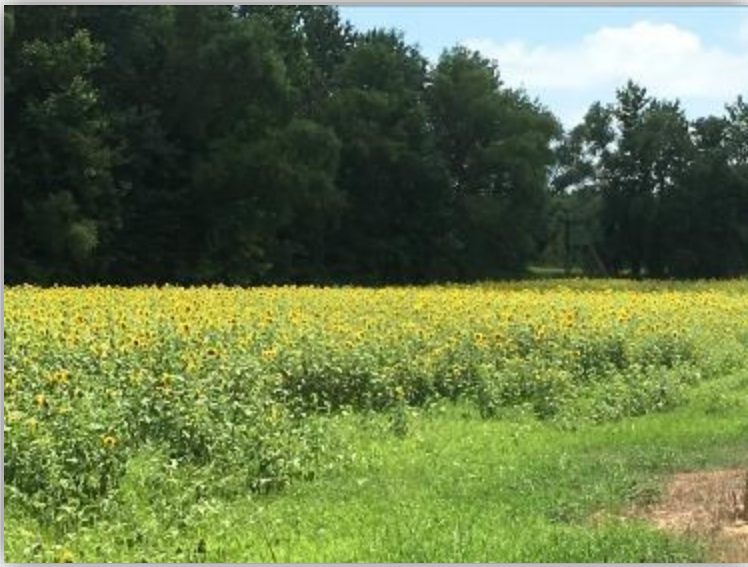
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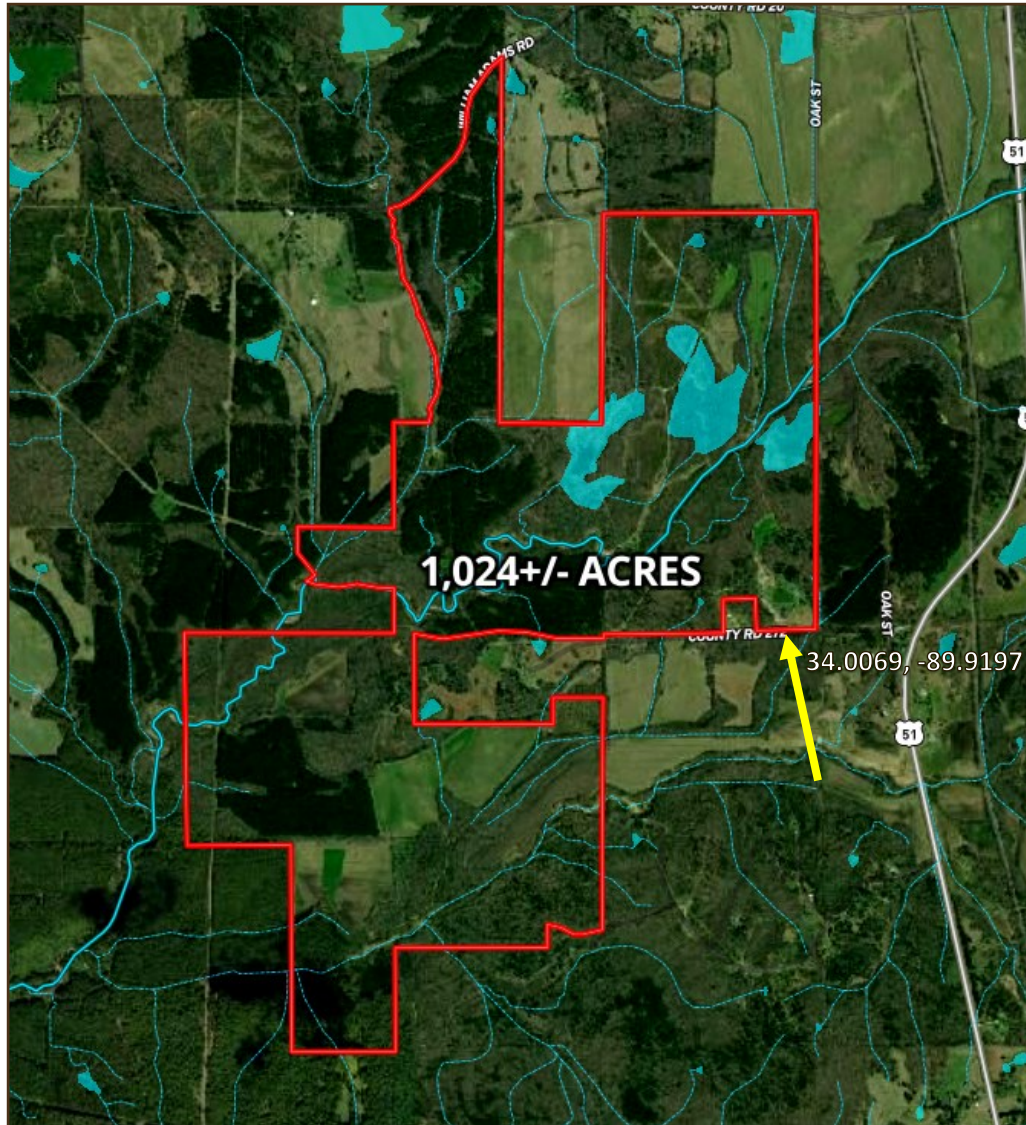
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# AERIAL MAP



# INTERACTIVE MAP

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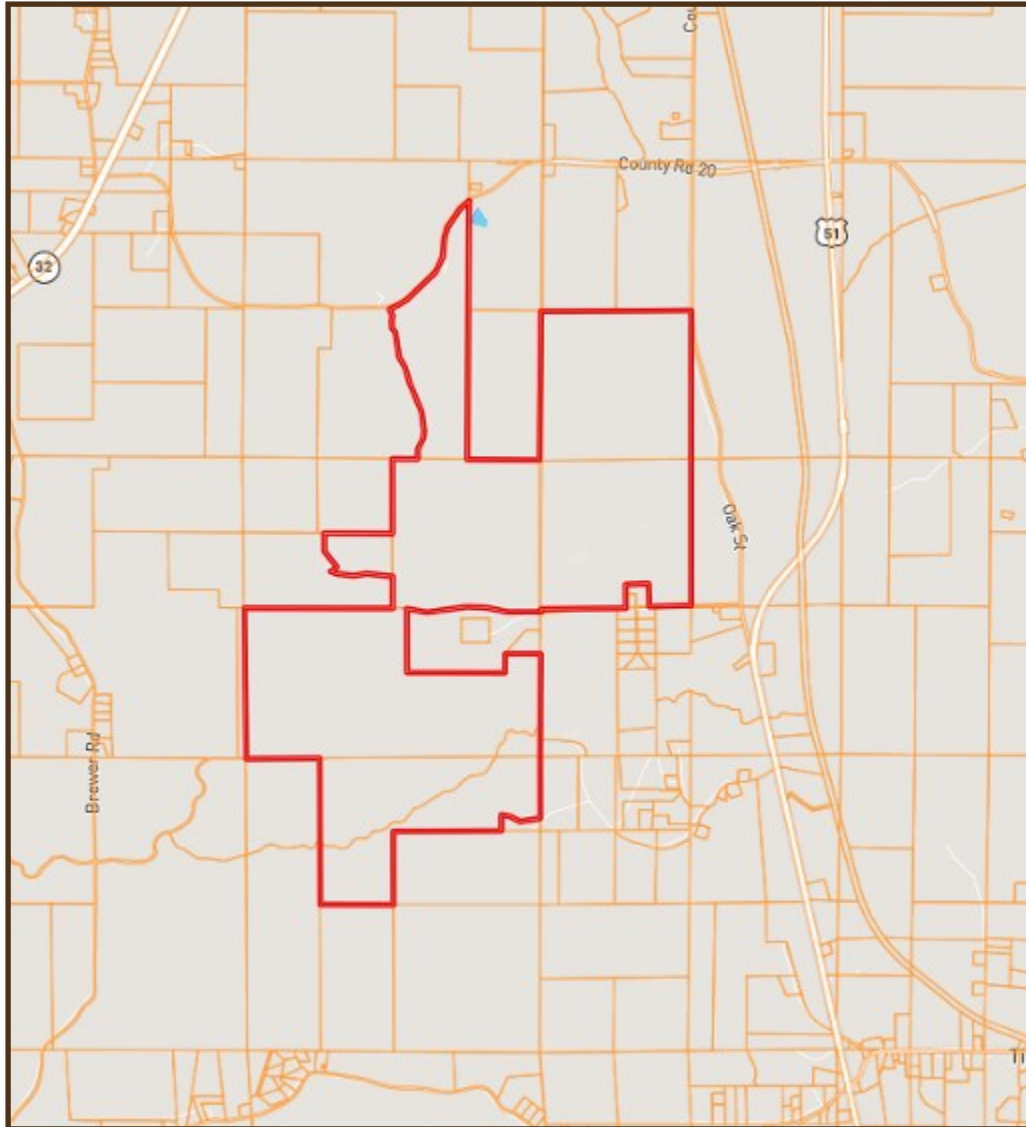


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# ownership MAP



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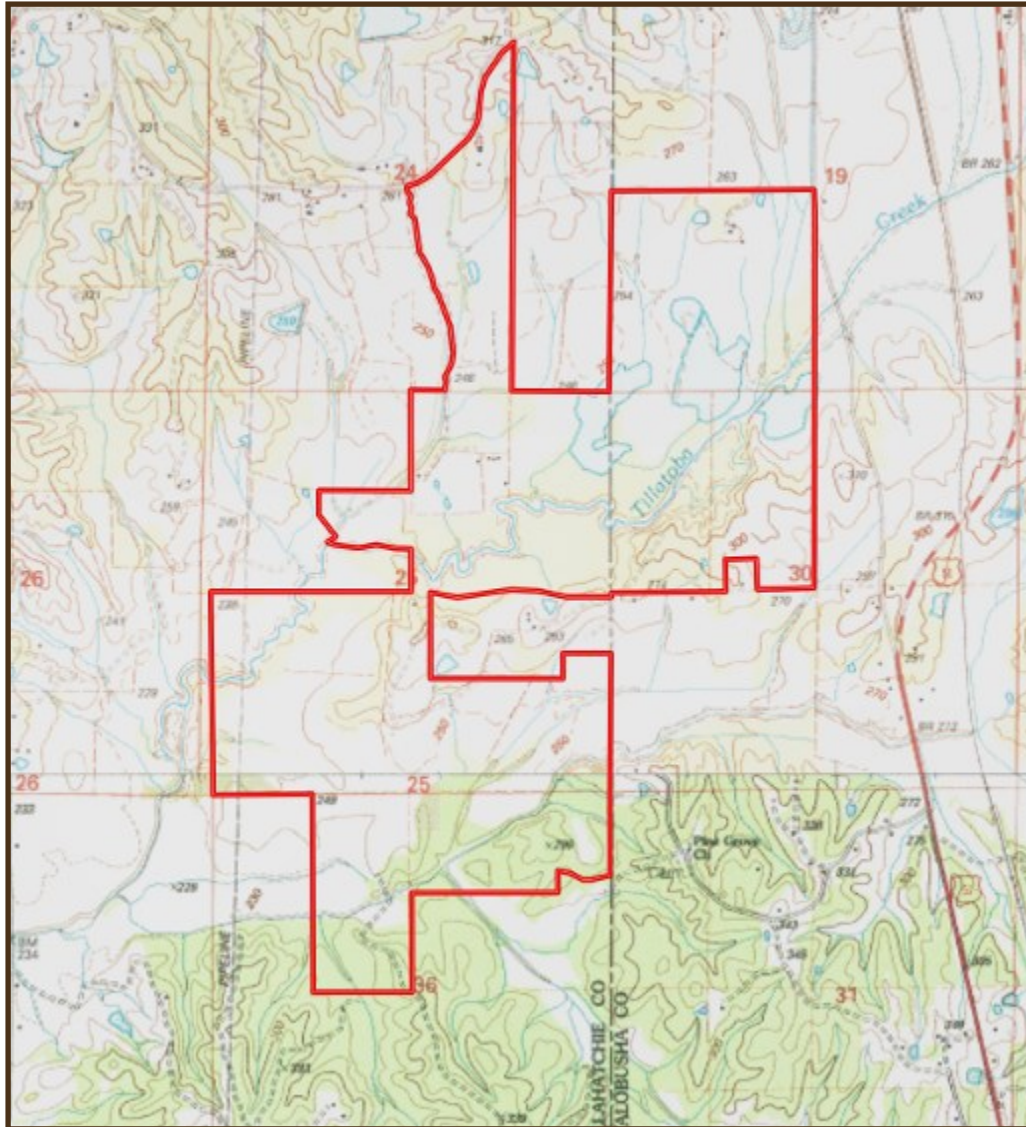
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# TOPO MAP



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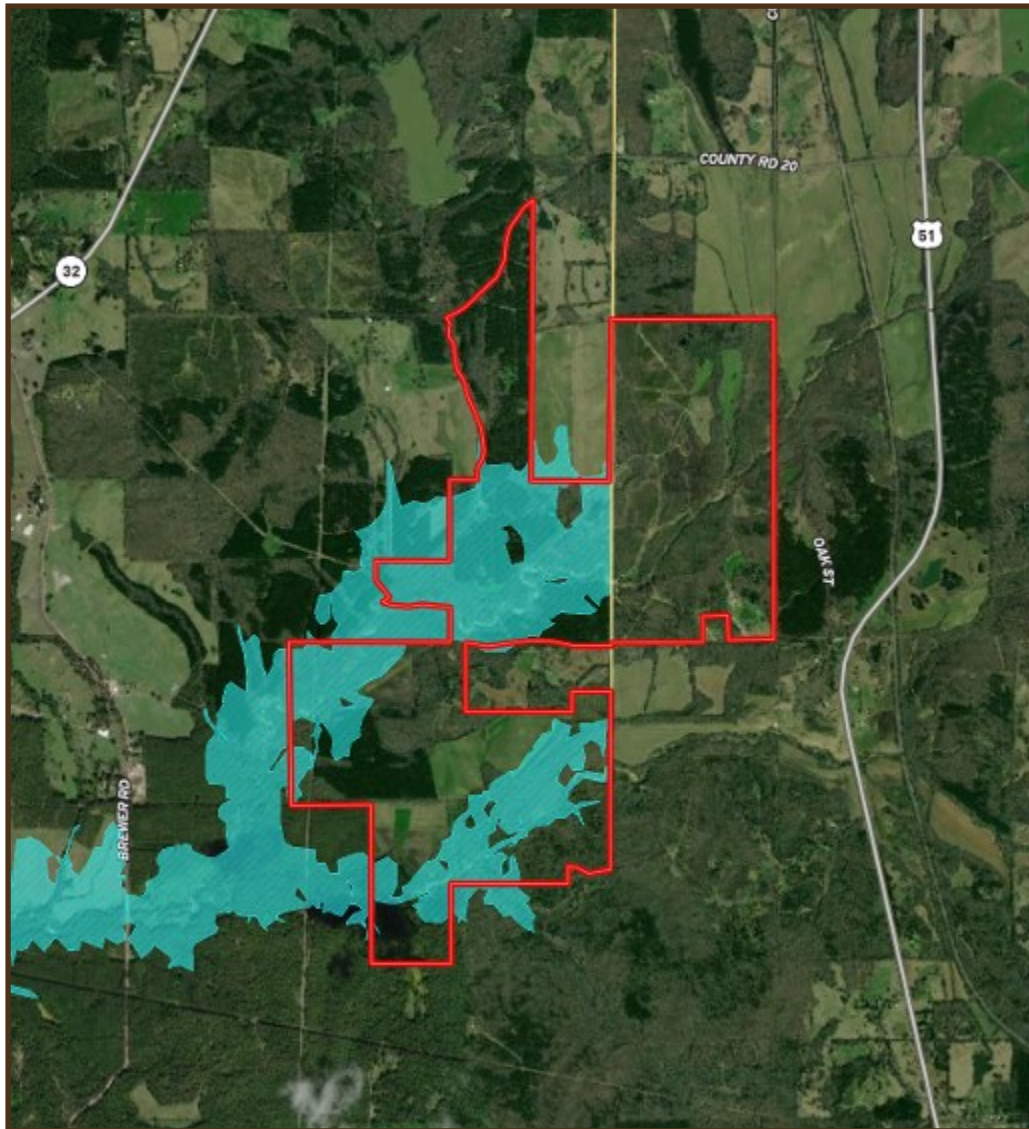
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# floodplain MAP



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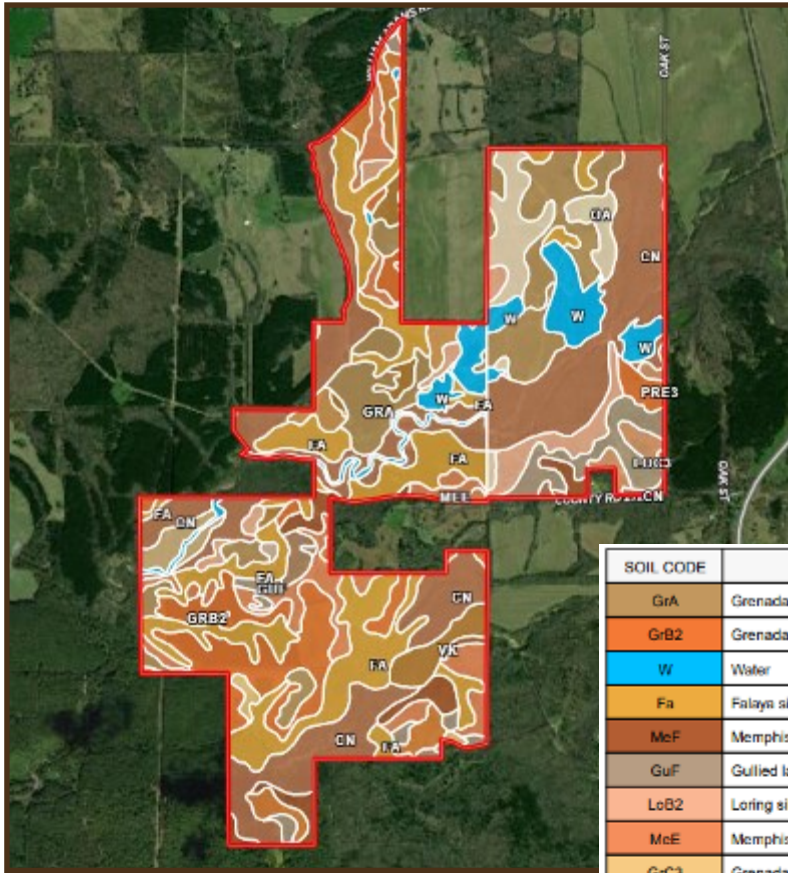
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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
GrA	Grenada silt loam, 0 to 2 percent slopes	73.4	7.23	2c
GrB2	Grenada silt loam, 2 to 5 percent slopes, eroded	82.2	8.09	2e
W	Water	58.1	5.72	-
Fa	Falaya silt loam	172.0	16.96	2w
MeF	Memphis silt loam, 17 to 40 percent slopes	24.5	2.41	7e
GuF	Gullied land-Memphis complex, 8 to 40 percent slopes	13.7	1.35	7e
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	12.9	1.27	3e
MeE	Memphis silt loam, 12 to 17 percent slopes	20.1	1.98	6e
GrC3	Grenada silt loam, 2 to 8 percent slopes, severely eroded	3.6	0.35	4e
CIA	Calloway silt loam, 0 to 3 percent slopes	11.8	1.17	2e
Cn	Collins silt loam	260.0	25.62	2w
LoD2	Loring silt loam, 8 to 12 percent slopes, moderately eroded, east	26.2	2.58	6e
LoA	Loring silt loam, 0 to 2 percent slopes, south	11.5	1.13	2w
MeF3	Memphis silt loam, 17 to 40 percent slopes, severely eroded	6.0	0.59	7e
Ca	Calhoun silt loam	1.3	0.12	3w
Vc	Vicksburg silt loam	11.8	1.16	2w
LoD3	Loring silt loam, 8 to 12 percent slopes, severely eroded	11.8	1.17	6e
GrB	Grenada silt loam, 2 to 5 percent slopes	45.0	4.43	2e
PR3	Providence silt loam, 8 to 15 percent slopes, severely eroded	7.8	0.77	6e
Oa	Oaklimer silt loam, 0 to 2 percent slopes, occasionally flooded, north	40.2	3.96	2w
CaA	Calloway silt loam, 0 to 2 percent slopes	7.8	0.77	2c
LrE	Loring-Udorhents complex, gullied	4.4	0.43	7e
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	28.3	2.78	4e
MeE2	Memphis silt loam, 12 to 20 percent slopes, eroded	18.8	1.85	6e
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	45.1	4.44	4e
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	1.3	0.13	3e
Vk	Vicksburg and Bruno soils	15.4	1.52	2w

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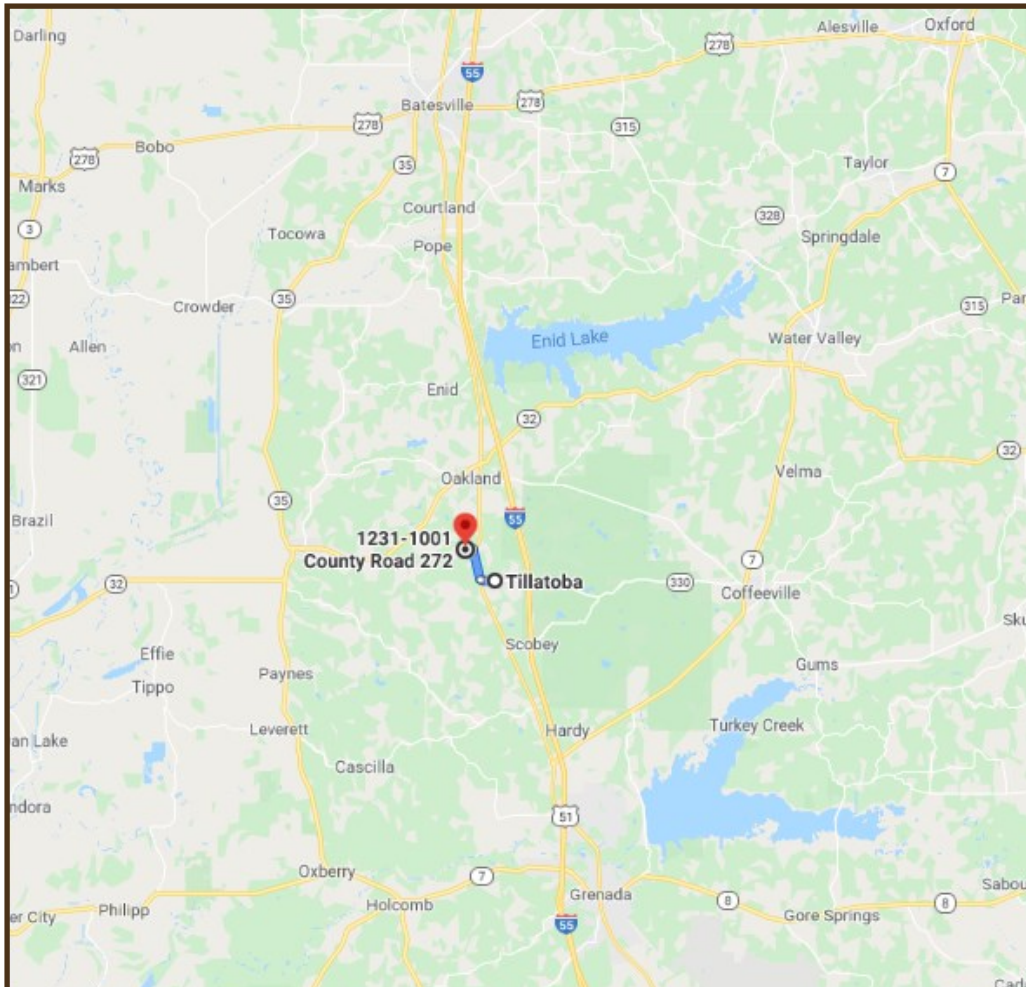


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# DIRECTIONAL MAP



**DIRECTIONS:** FROM TILLATOBA, MS, TRAVEL HIGHWAY 51 NORTH FOR .5 MILES. TURN LEFT ON OAK STREET AND THEN TAKE AN IMMEDIATE LEFT ON COUNTY ROAD 272. THE ENTRANCE TO THE PROPERTY WILL BE ON YOUR RIGHT. [GOOGLE MAP LINK](#)



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