



**EAGLE LAKE HOME ON 3.2± ACRES  
WARREN COUNTY, MS**

**\$599,000**



**SMALLTOWN**

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

OFFICE (769) 888-2522

# THE WARREN 3.2

## PROPERTY PROFILE

### LOCATION:

- 140 Ramsey Lane  
Vicksburg, MS 39183
- Warren County
- 30± Minutes NW of Vicksburg

### COORDINATES:

- 32.49575, -90.98338

### PROPERTY USE:

- Residential
- Recreational

### TAX INFORMATION:

2023 - \$7,383.89

- Parcel #1: 0367-35-0240-0013-00
- Parcel #2: 0367-35-0240-0013-17

### PROPERTY INFORMATION:

- 3.2± Acres
- 4,320± Square Foot Home
- 5 Bedrooms and 3 Full Bathrooms
- Kitchen/Dining/  
Great Room Combo
- Heated/Cooled Garage/Shop
- Large Screened-In Porch  
Upstairs and Downstairs
- 2 Storage Rooms
- Back-Up Generator
- Big Fishing Pier Coupled  
with Double Boathouse
- Power Provided by Twin County  
EPA and Eagle Lake Water District  
Inc for Water



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**MICHAEL OSWALT, ALC**

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE WARREN 3.2

**WELCOME TO YOUR EAGLE LAKE GETAWAY IN WARREN COUNTY, MS!** If you have been searching for a sizable lakefront property with a few acres to spread out, take a look at 140 Ramsey Lane, Vicksburg, MS. The 4,320± square foot home was originally constructed in 1970 but completely renovated in 2020. The home now features five bedrooms, two bathrooms, a large kitchen/dining/great room combination, and a huge screened-in porch upstairs. Imagine grilling with your family or a couple of buddies while looking across the lake. Downstairs you will find another great room/bunk room combo, full bathroom, utility room, and a sizable, heated and cooled garage/shop area. There is plenty of room for the entire family in this one!



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# MORE ABOUT THE WARREN 3.2

Outside, the home is equipped with another screened-in porch downstairs, two storage rooms, two double carports, and a detached storage room. You shouldn't be mentioning "we need more storage" with this lake house. The home is heated and cooled with two HVAC units and power protected by a backup generator. Out back, the property enjoys approximately 140 unobscured frontage feet along the lake with a big fishing pier coupled with a double boat house. Fish along the pier and keep your boats out of the sun. All of this is located on your spacious 3.2± acre lot. The utilities include Twin County EPA for power, Eagle Lake Water District, Inc for water, and septic sewer.

For countless years, Eagle Lake has been a popular getaway for folks in the south Delta and central part of Mississippi. The fishing is excellent, the summertime fun is endless, and it's close to some of the best hunting opportunities the state has to offer, making it a year-round destination. The property is conveniently located 30± minutes northwest of Vicksburg and a little over an hour from the Jackson Metro Area.

**If you have dreamed of owning a getaway or permanent residence on Eagle Lake, give Michael Oswalt a call for your private tour today!**



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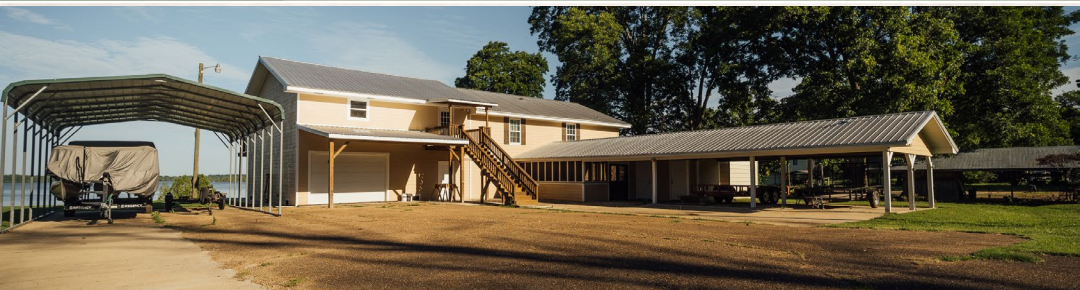
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**3.2± ACRES WITH A HOME WARREN COUNTY, MISSISSIPPI**



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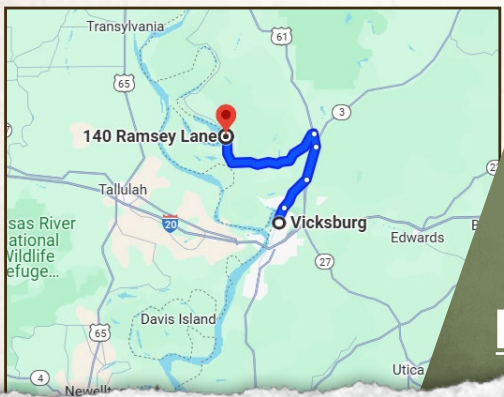
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**land id. LINK**



**Directions From US-61 BUS in Vicksburg, MS: Travel US-61 BUS for 4.3 miles. Turn left onto US-61 N and continue for 5.4 miles. Turn left onto MS-465 N and travel for 14.4 miles. Turn left onto Ramsey Lane.**

**Physical Address:  
140 Ramsey Lane, Vicksburg, MS 39183**

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



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