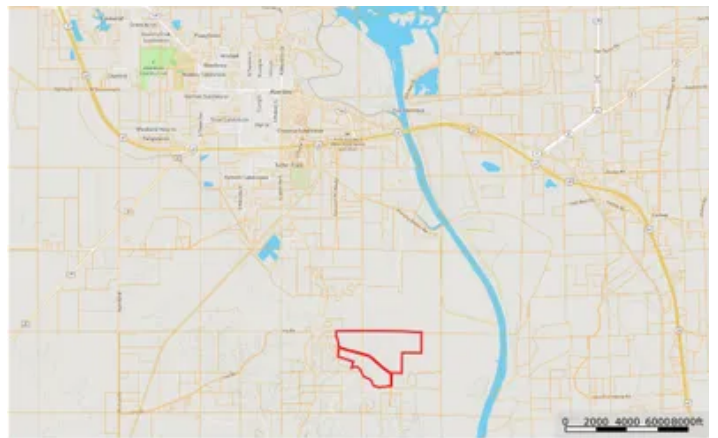


Lakeview Ranch - Big Bucks, Ducks, Turkey's & Fish
10015 Faulkner Dr
Aberdeen, MS 39730

\$1,000,000
303± Acres
Monroe County



**Lakeview Ranch - Big Bucks, Ducks, Turkey's & Fish
Aberdeen, MS / Monroe County**

SUMMARY

Address

10015 Faulkner Dr

City, State Zip

Aberdeen, MS 39730

County

Monroe County

Type

Hunting Land, Recreational Land

Latitude / Longitude

33.780689 / -88.528398

Dwelling Square Feet

1600

Bedrooms / Bathrooms

3 / 2.5

Acreage

303

Price

\$1,000,000

Property Website

<https://www.mossyoakproperties.com/property/lakeview-ranch-big-bucks-ducks-turkey-s-fish-monroe-mississippi/94222/>



PROPERTY DESCRIPTION

The Ultimate Monroe County Legacy Tract | 303± Acres of Turnkey Perfection Aberdeen, MS | Luxury Barndominium | Elite Waterfowl & Trophy Whitetail Habitat

Rarely does a property of this caliber-combining high-end residential comfort with sophisticated land management-hit the open market. Located just outside Aberdeen, MS, this 303± acre estate is a masterclass in recreational design, offering a "four-seasons" outdoor experience that rivals the finest clubs in the Delta.

The Residences: Modern Luxury & Guest Comfort

- **The Main Barndominium (Built 2021-2026) (House Fire) :** This 1,600 sq. ft. architectural gem serves as the heart of the property. Overlooking the water, the interior features pine trim harvested directly from this land, complemented by marble countertops and custom cabinetry. The master suite features a double vanity, tile walk-in shower & soaking tub. The livingroom has a gas fireplace for those crisp Mississippi nights.
- **The Guest House:** A full 2-bedroom, 2-bath secondary residence sits adjacent to the main home. Whether used as a manager's quarters, a dedicated hunting camp, or a family guest house, it provides the footprint for a premier multi-generational estate.

Waterfowl & Fishing: Engineered for Success

This isn't just a "pond property"-it is a fully engineered aquatic system.

- **Precision Control:** Seven ponds are linked to an on-site well pumping **130 GPM**.
- **The Duck Hunter's Dream:** The ability to drain, plant, and flood at will allows you to create world-class seasonal impoundments.
- **Angler's Paradise:** Five ponds are fully stocked and professionally managed, providing trophy-class fishing just steps from your back porch.

Elite Hunting: The 170" Standard

Monroe County is a proven producer of giants, and this tract is positioned in the "sweet spot."

- **Whitetail & Turkey:** The property is a turkey magnet and sits in a corridor known for 160-170" class bucks, with 180"+ genetics in the immediate vicinity.
- **Strategic Habitat:** Recent select cutting has created the thick bedding cover necessary to hold mature deer, while stands of mature hardwoods provide the mast crop.
- **Turnkey Setup:** Includes an established internal road system and prime food plots equipped with shooting houses.

The "Big Woods" Advantage

Your 303 acres feels like thousands. This property directly borders **2,700± acres of public land**, providing a massive buffer of mature hardwoods and endless additional hunting pressure-free acreage.

- **Bonus Value:** The seller will pay to have **70 acres of hardwoods planted in 2027**, ensuring the long-term timber value and habitat quality of this legacy investment.

Brett Briggs, Agent

Mossy Oak Properties, Bottomland Real Estate

Licensed in MS, AL, and TN

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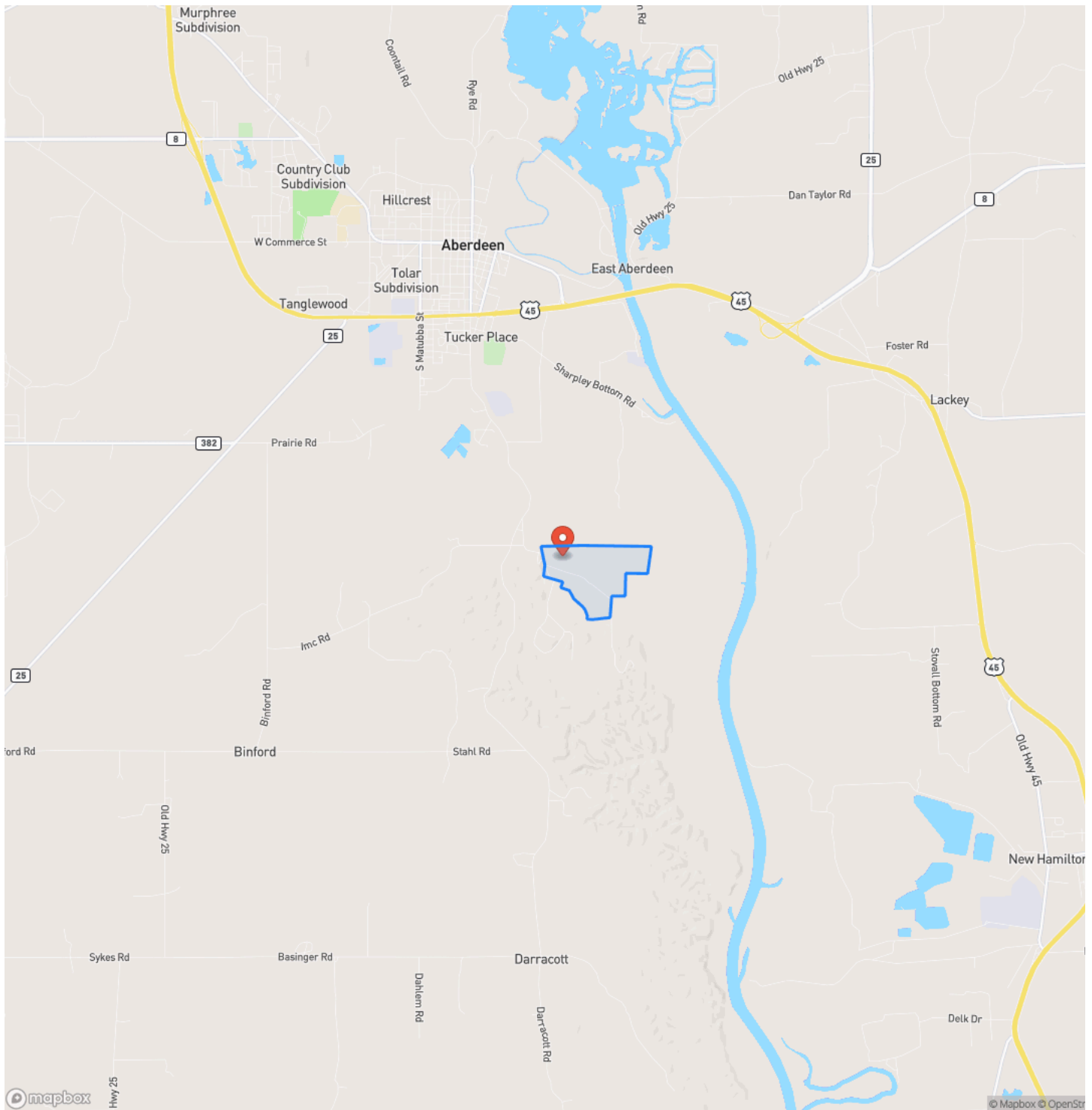
Email: bbriggs@mossyoakproperties.com



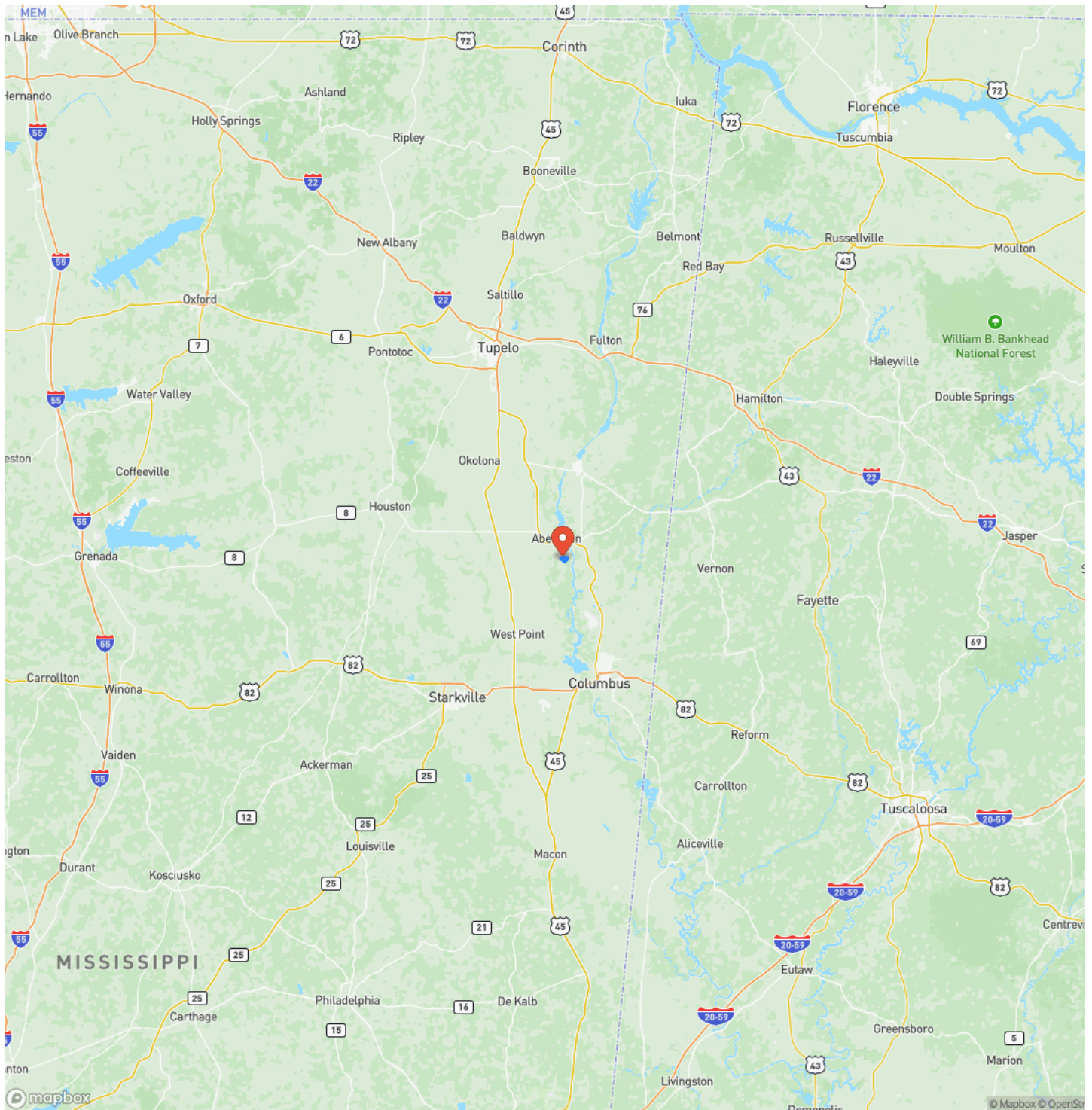
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Aberdeen, MS / Monroe County



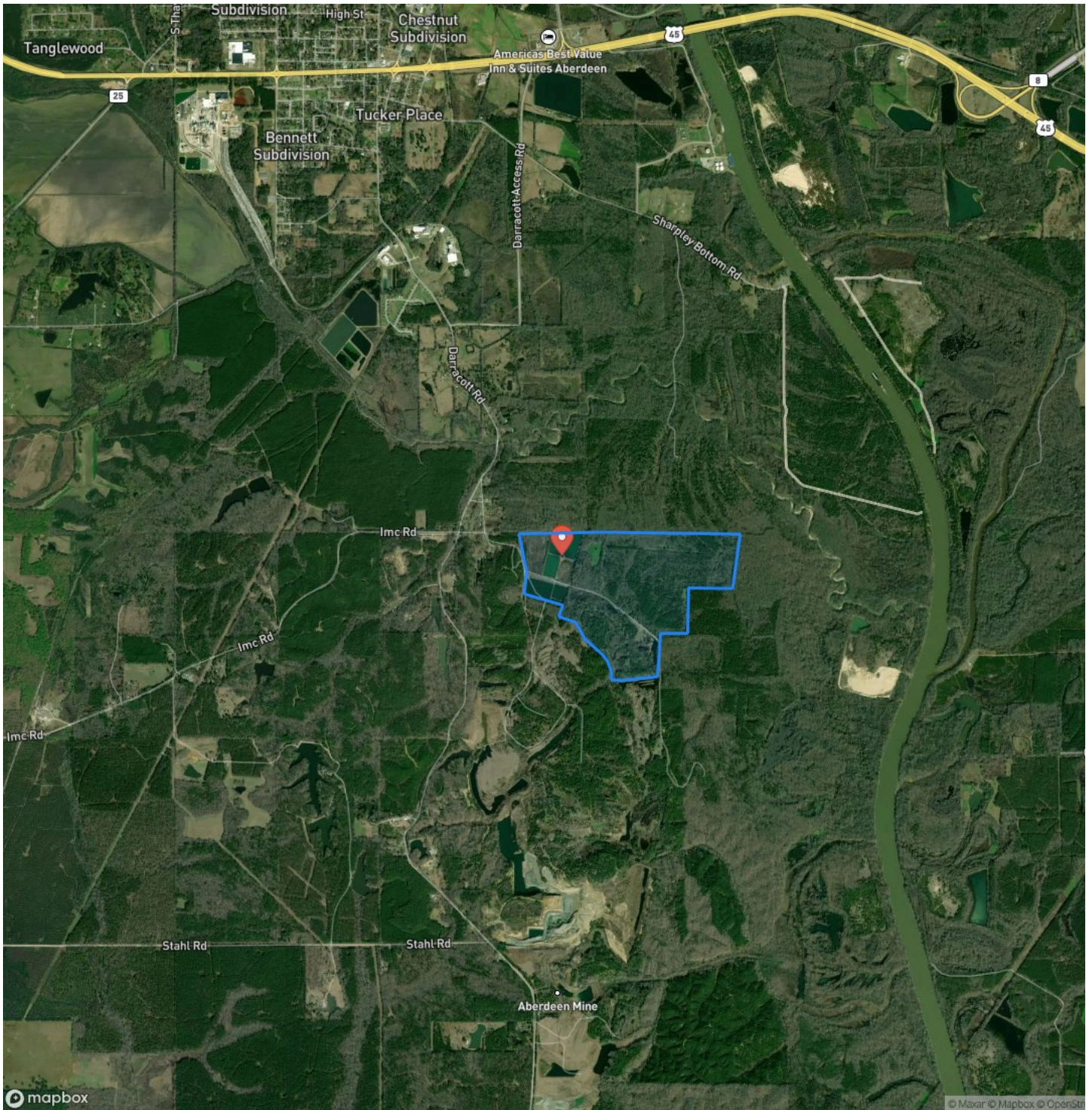
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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