

Lakeview Ranch
10015 Faulkner Dr
Aberdeen, MS 39730

\$1,400,000
303± Acres
Monroe County



Lakeview Ranch
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 / 3.5

Acreage

303

Price

\$1,400,000

Property Website

<https://www.mossyoakproperties.com/property/lakeview-ranch-monroe-mississippi/94222/>



PROPERTY DESCRIPTION

303± Acres • Barndominium • Guest House • Seven Managed Ponds • Premier Hunting & Fishing • Borders 2,700± Acres of Public Land
Aberdeen, Monroe County, MS

Welcome to one of Monroe County's premier turnkey recreational properties—303± acres just outside Aberdeen, MS, featuring exceptional improvements, trophy-class deer and turkey hunting, fully managed lakes, and direct access to over 2,700± acres of adjoining public land.

MAIN RESIDENCE (Built 2021)

The 1,600 sq. ft. barndominium serves as a beautiful primary home with **beautiful views overlooking the ponds** and features:

- 1 bedroom, 1 full bath, and 1 half bath
 - Large master suite with a gorgeous custom bathroom
 - Marble countertops, wood cabinets, and pine trim harvested from the property
 - Walk-in pantry
 - Clean, modern finishes with a warm lodge-style feel
 - Gas fireplace
-

SECOND HOME / GUEST HOUSE

Perfect for guests, family, or extra living quarters. **With some remodeling, this home has the potential to become an excellent full-time living area.** It includes:

- Full kitchen
 - Living room
 - 2 bedrooms and 2 full baths
 - Conveniently located adjacent to the main residence
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WATERFOWL & FISHING PARADISE

Designed for serious outdoor enthusiasts:

- **Seven ponds** fully controllable with an **on-site well pumping 130 GPM**
 - 2" water lines and power run to each pond
 - Ideal for creating **seasonal duck impoundments**—drain, plant, and flood
 - Five ponds are **fully stocked** and provide outstanding fishing year-round
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TROPHY WHITETAIL & TURKEY HUNTING

This area consistently produces **160–170” class whitetails**, with several **180+ inch bucks** taken nearby.

- Property is covered in turkeys
 - Excellent bedding cover created from recent select cutting
 - Mature hardwoods remain throughout
 - Established food plots with shooting houses included
 - Well-maintained internal road system
-

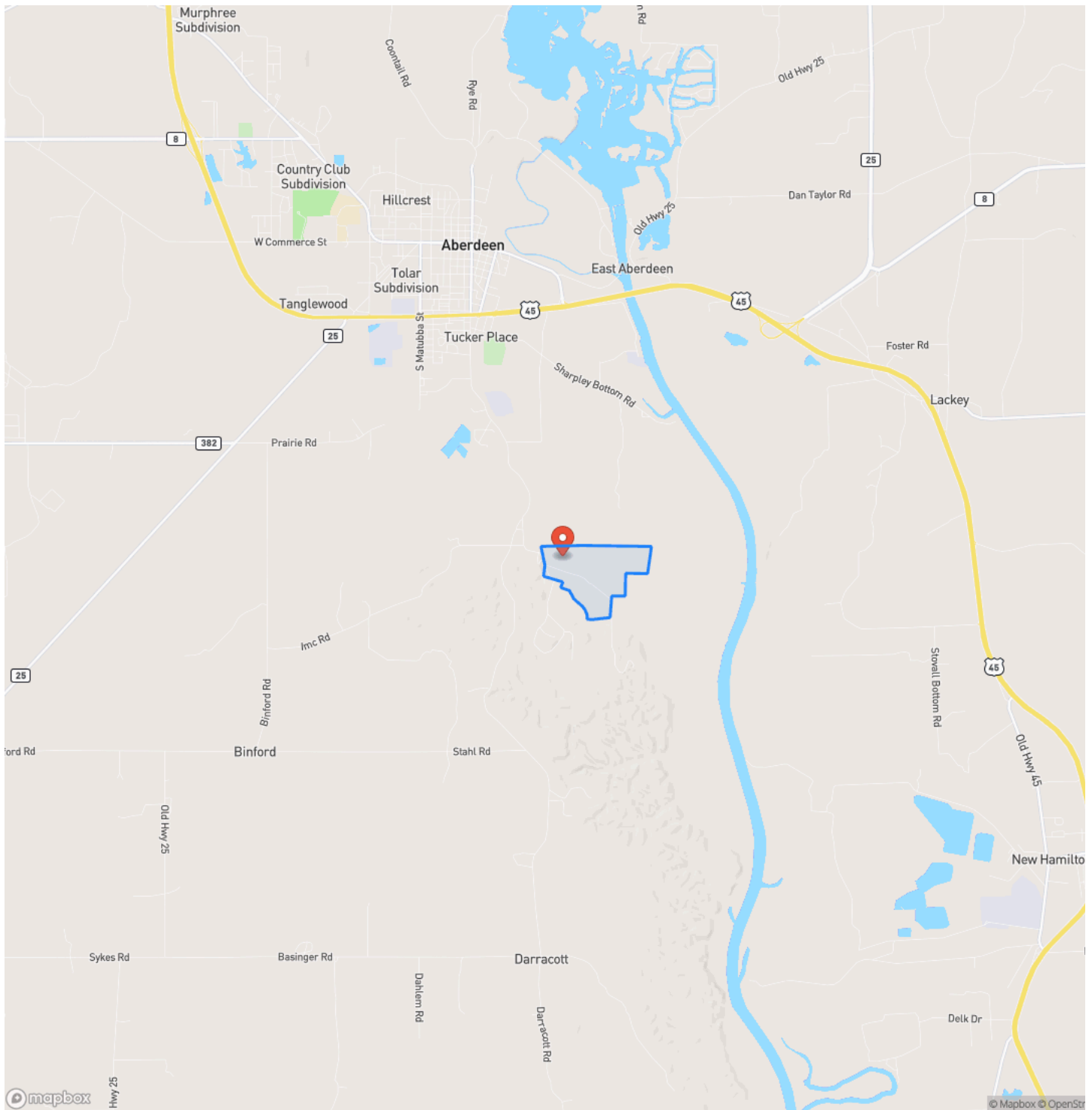
ADDITIONAL FEATURES

- Borders **2,700± acres of public land** with beautiful hardwoods
- Seller will pay to have **70 acres planted in hardwoods in 2027**

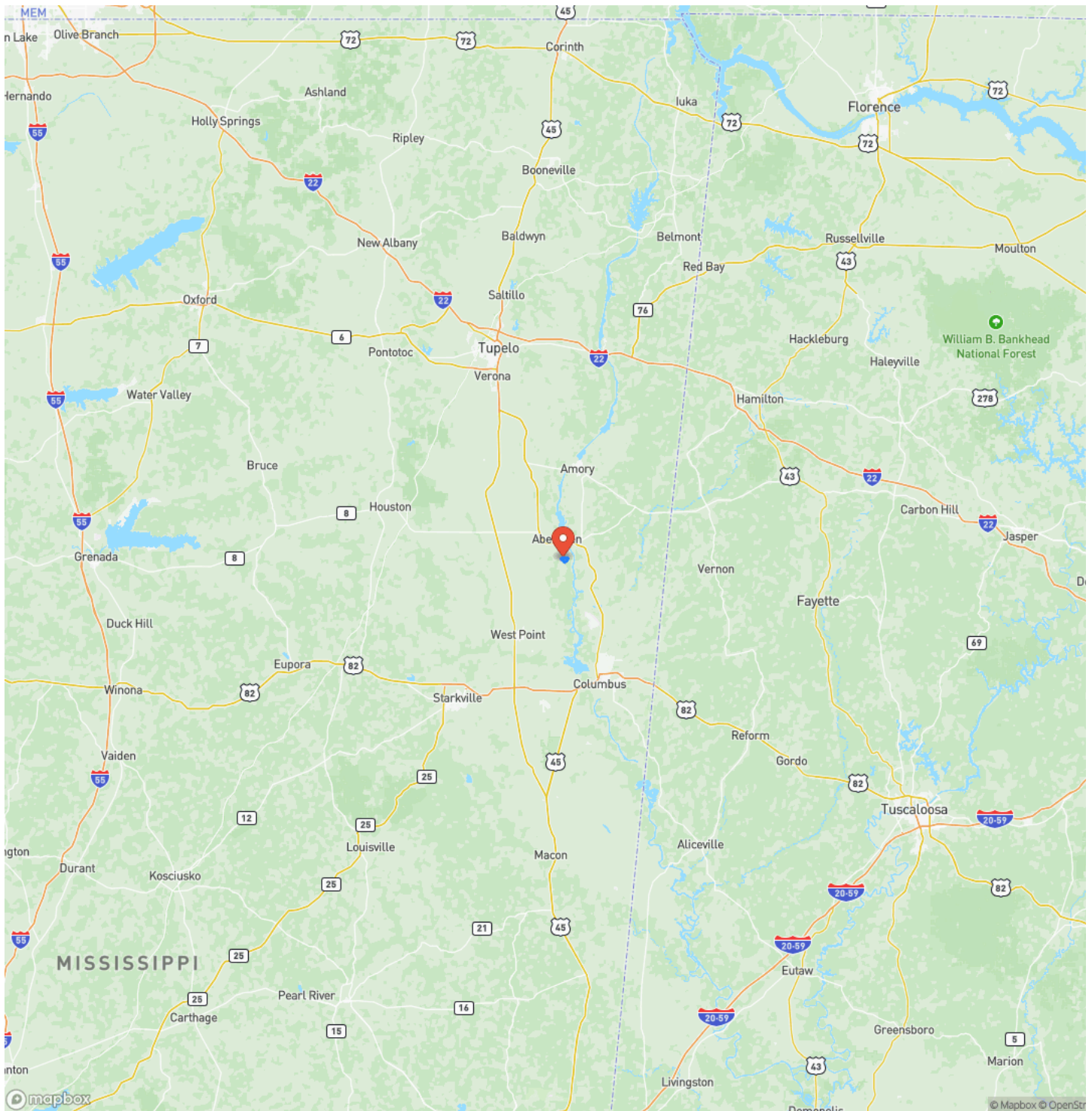
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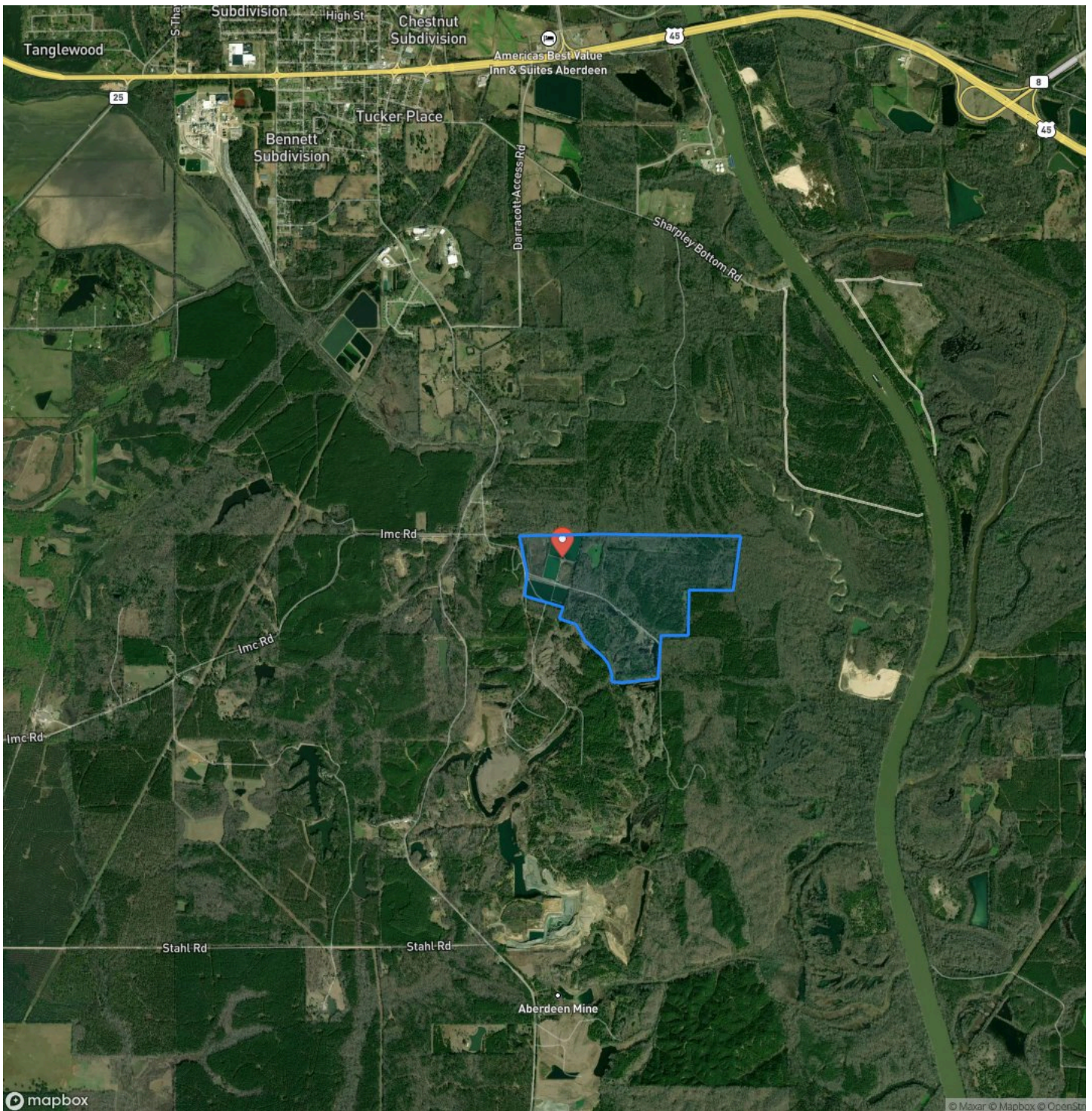
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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City / State / Zip

NOTES

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