



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

**15± ACRES WITH A HOME
MONROE COUNTY, MS**

\$224,900



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

THE MONROE 17

PROPERTY PROFILE

LOCATION:

- 50026 Hadley Drive
Aberdeen, MS 39730
- Monroe County
- 8± Miles S of Hatley
- 9± Miles SE of Amory
- 13± Miles NE of Aberdeen
- 39± Miles SE of Tupelo

PROPERTY USE:

- Residential
- Recreational

TAX INFORMATION:

- Parcel # 3180-27-000-031.00
- \$439.05

COORDINATES:

33.9013, -88.4098

PROPERTY INFORMATION:

- 15± Acres
- 2,077± SqFt Mobile Home
- 4 Bedrooms/2 Bathrooms
- Open Floor Plan
- Bonus Room
- Detached 2-Car Garage/Shop
- Tiny Home
- 2 RV Pads & Utility Hook-Ups
- Internal Road System
- Deer & Small Game
- Recent Improvements:
 - Retaining Wall/ Drainage System
 - Pumped Septic
 - Finished Walkway
 - Custom Mirror Privacy Windows
Installed, Excluding the Kitchen.
 - \$1,500 Buyers Credit for
Bedroom Flooring Upgrades.



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HARRISON EATON | LAND SPECIALIST
C: 662-401-9472 | harrison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MONROE 15

WELCOME TO THE MONROE 15. Discover the perfect blend of comfort, functionality, and outdoor living on this beautiful 15± acre property just outside of Aberdeen, Mississippi, in Monroe County. Featuring a peaceful creek and abundant wildlife, this spacious 2,077± square foot Creekwood double-wide mobile home offers four bedrooms, two bathrooms, and an inviting open floor plan designed for both everyday living and entertaining. The home includes a versatile bonus room—ideal for a home office, playroom, or additional living space. The open-concept layout creates a seamless flow between the living, dining, and kitchen areas, making it perfect for gatherings.



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com



HARRISON EATON | LAND SPECIALIST
C: 662-401-9472 | harrison@smalltownproperties.com

MORE ABOUT THE MONROE 15

Outdoors, the Monroe 15 truly shines. A detached, heated, and cooled garage/shop provides ample workspace for hobbies, storage, or business needs. An internal road system provides convenient access throughout the Monroe 15. For outdoor enthusiasts, enjoy deer and small game hunting right on your own land, along with the natural beauty and privacy that only a property like this can offer. Whether you're seeking a private homestead, recreational getaway, or multi-use property with income potential, the Monroe 15 checks all the boxes.

Contact Harrison Eaton or Luke Gossett today to schedule a private showing and experience #TheSmallTownWay.



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com



HARRISON EATON | LAND SPECIALIST
C: 662-401-9472 | harrison@smalltownproperties.com



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HARRISON EATON | LAND SPECIALIST
C: 662-401-9472 | harrison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.



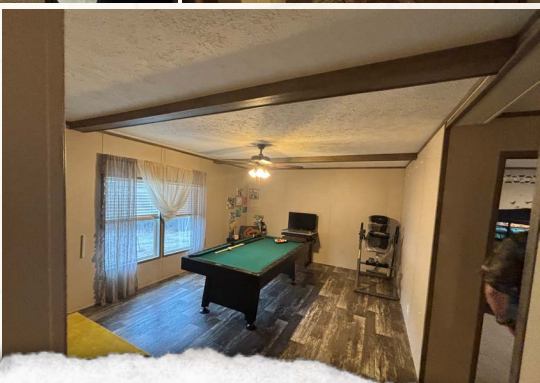
LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HARRISON EATON | LAND SPECIALIST
C: 662-401-9472 | harrison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

15± ACRES WITH A HOME **MONROE COUNTY, MISSISSIPPI**



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HARRISON EATON | LAND SPECIALIST
C: 662-401-9472 | harrison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

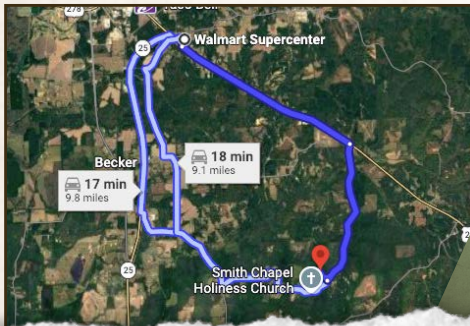
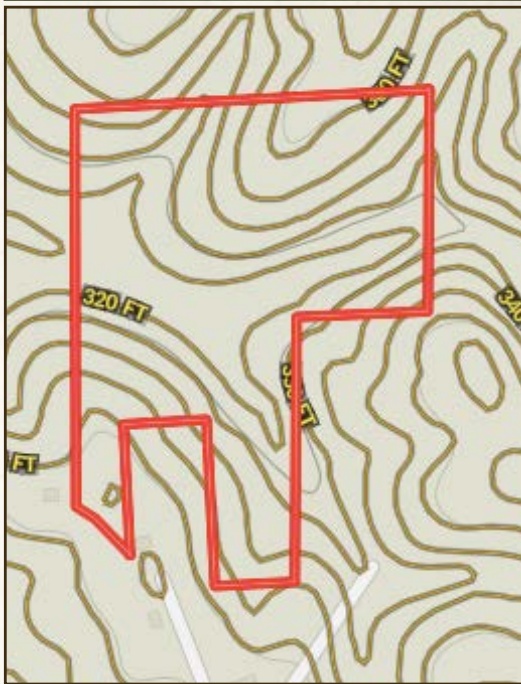
Information is believed to be accurate but not guaranteed.

15± ACRES WITH A HOME

MONROE COUNTY, MISSISSIPPI

land id. LINK

TOPOGRAPHY MAP



Directions From Amory, MS: Travel on US-278 E for 5.8 miles. Turn right onto Burr Road and continue for 3 miles. Turn right onto Hadley Drive, and the property will be on the right in 0.2 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com



HARRISON EATON | LAND SPECIALIST
C: 662-401-9472 | harrison@smalltownproperties.com