



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

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

\$229,000



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:

- 17± 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
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HARRISON EATON | LAND SPECIALIST
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WELCOME TO THE MONROE 17

WELCOME TO THE MONROE 17. Discover the perfect blend of comfort, functionality, and outdoor living on this beautiful 17± 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.



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Information is believed to be accurate but not guaranteed.

MORE ABOUT THE MONROE 17

Outdoors, the Monroe 17 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 17. 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 17 checks all the boxes.

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



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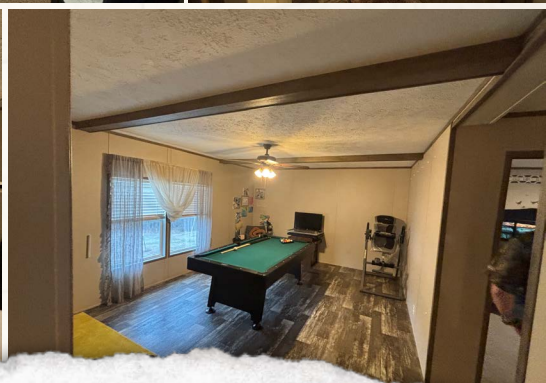


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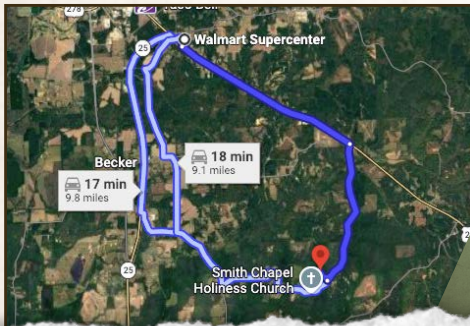
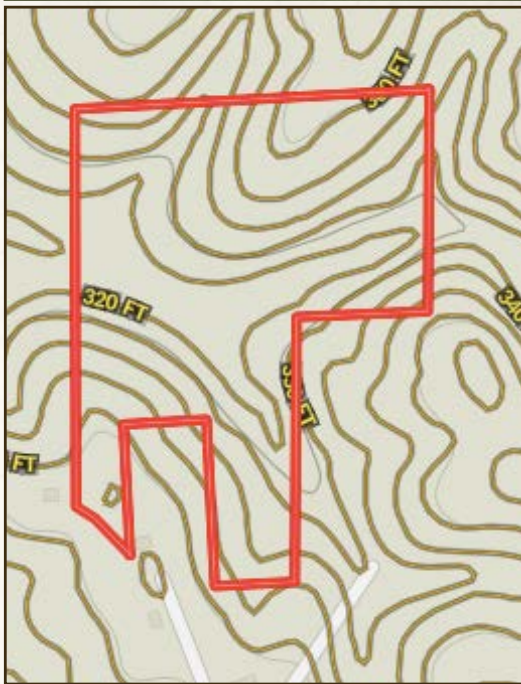
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17± ACRES WITH A HOME

MONROE COUNTY, MISSISSIPPI

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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**](#)



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