



# SMALLTOWN

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

**15± ACRES WITH A HOME**  
**MONROE COUNTY, MS**  
**\$229,000**



OFFICE (662) 238-4077 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE MONROE 15

# 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

## COORDINATES:

- 33.9013, -88.4098

## PROPERTY USE:

- Residential
- Recreational
- Hunting

## 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

## TAX INFORMATION:

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



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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.



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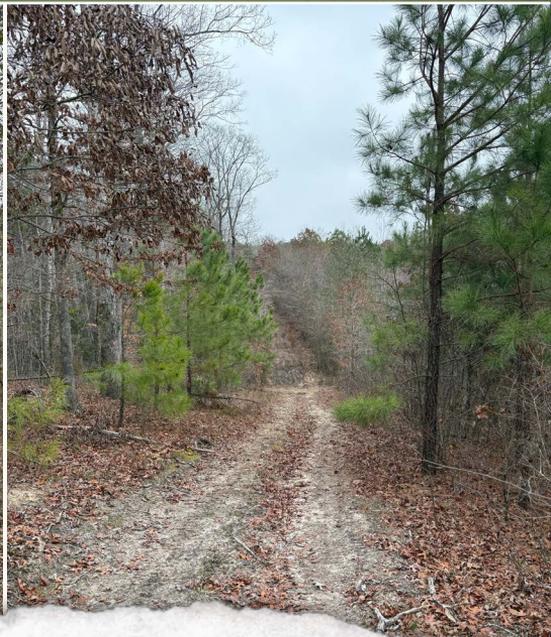
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# MORE ABOUT THE MONROE 15

Outdoors, the Monroe 15 truly shines. A detached, heated, and cooled garage/shop provides ample workspace for hobbies, storage, or business needs. Attached is a charming tiny home, offering flexible space for guests, rental potential, or a private retreat. Two RV pads with full utility hookups make the Monroe 15 ideal for visitors or additional income opportunities.

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 Gosset today to schedule a private showing and experience #TheSmallTownWay.**



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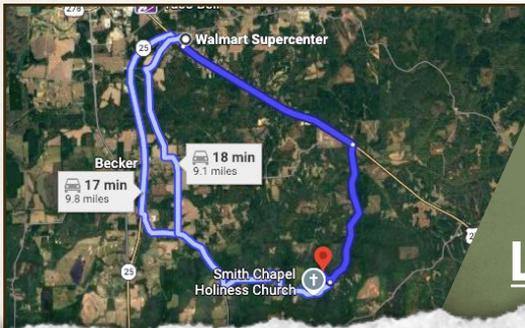
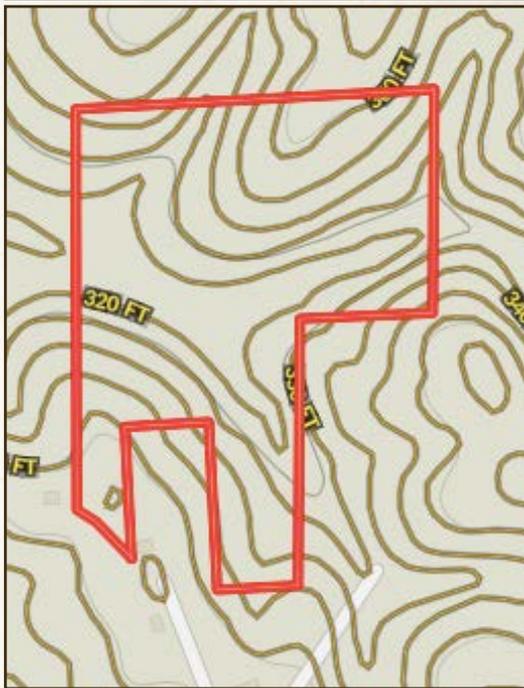
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## TOPOGRAPHY MAP



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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