

1300 S Meridian Street
1300 S Meridian Street
Aberdeen, MS 39730

\$415,000
15.7± Acres
Monroe County



1300 S Meridian Street
Aberdeen, MS / Monroe County

SUMMARY

Address

1300 S Meridian Street

City, State Zip

Aberdeen, MS 39730

County

Monroe County

Type

Residential Property

Latitude / Longitude

33.806021 / -88.543496

Taxes (Annually)

\$4,214

Dwelling Square Feet

3,294

Bedrooms / Bathrooms

4 / 4

Acreage

15.7

Price

\$415,000

Property Website

<https://www.mossyoakproperties.com/property/1300-s-meridian-street-monroe-mississippi/116202/>



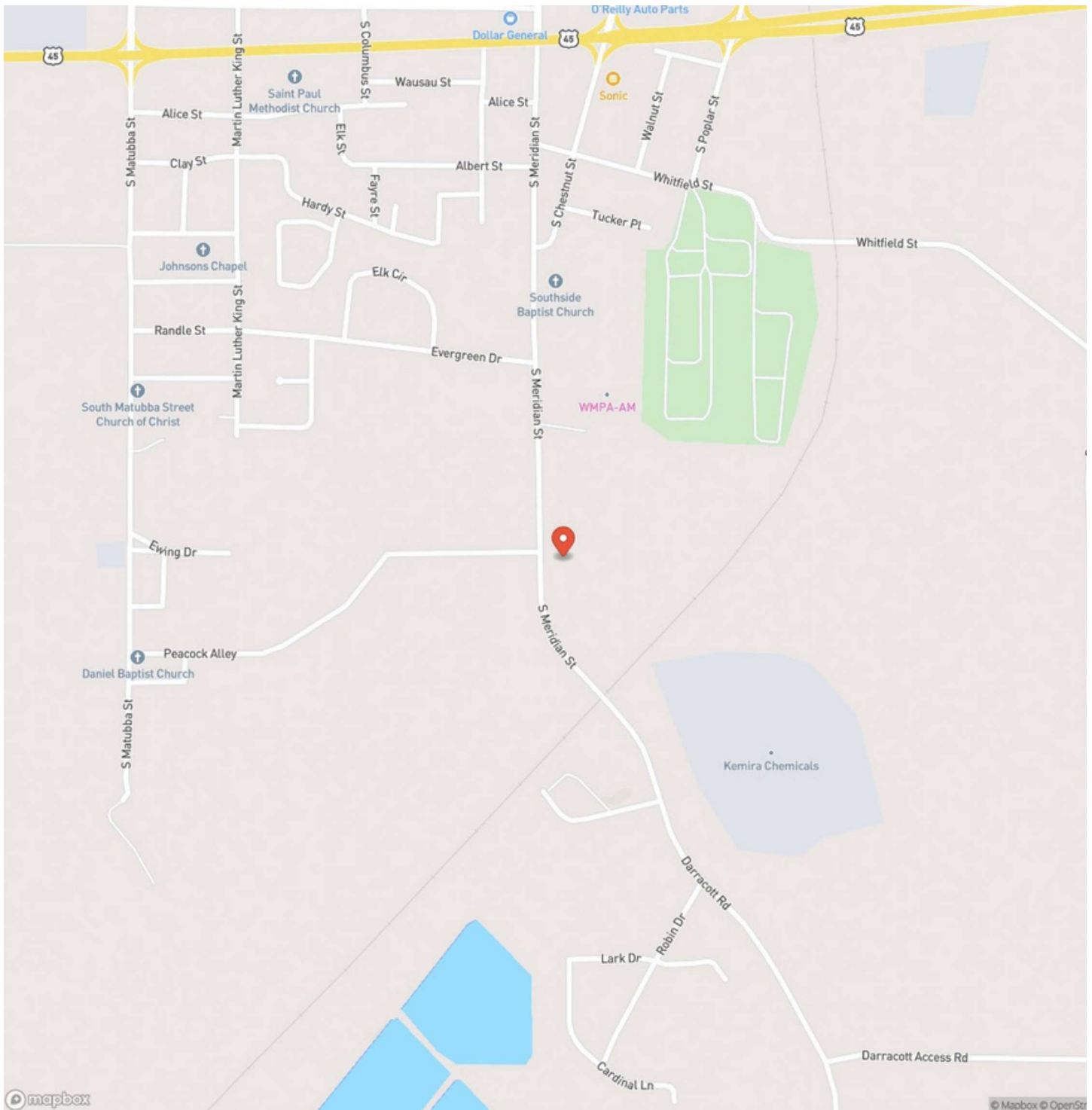
PROPERTY DESCRIPTION—

Timeless Southern Property on 16± Acres in Aberdeen, Mississippi. Step onto this beautiful 16± acre property on South Meridian Street and you can immediately feel the history and character that make it special. Featuring a spacious 3,294± square foot home, mature pecan trees, open fields, and improvements from its days as a horse farm, this is the kind of property that simply doesn't come along often. The home offers four bedrooms and four bathrooms, along with large, comfortable living spaces that provide plenty of room for family and entertaining. Throughout the property, you'll find a sense of timeless Southern charm and a connection to years gone by—something that can't be recreated in a newer development. Outside is where this property truly sets itself apart. The 16± acres feature a beautiful combination of mature pecan trees and open field, creating an attractive setting with plenty of possibilities. The property was once utilized as a horse farm, and much of the infrastructure remains. Perimeter fencing around the fields provides potential for horses, cattle, or other livestock, while an existing barn offers an opportunity to restore and bring it back to life. A distinctive brick fence surrounds the perimeter of the home's yard, adding even more character to the setting. The property also includes a shop, greenhouse, and garage with a garage door, providing valuable space for vehicles, equipment, storage, hobbies, winter gardens, or projects. Whether you're looking for a spacious home with acreage, a place to bring your horses, room for a small farm, or simply a one-of-a-kind property with history and character, this Aberdeen, MS property deserves a closer look. 3,294± Sq. Ft. | 4 Bedrooms | 4 Bathrooms | 16± Acres | Pecan Trees | Open Fields | Barn | Shop | Garage | Fenced for Livestock This is more than just a home and acreage—it's a timeless Mississippi property with a story to tell and plenty of room for its next chapter.

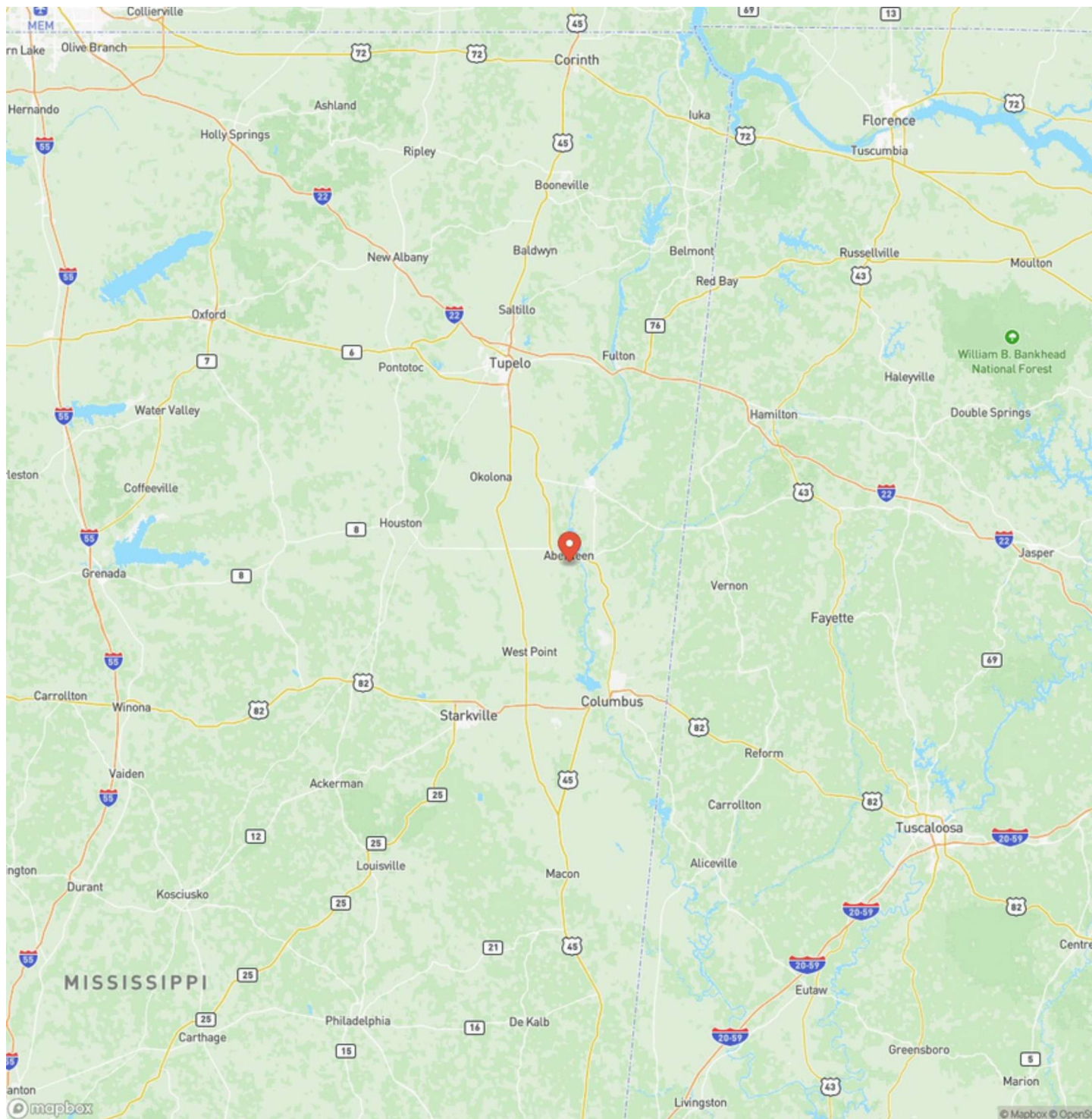
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Locator Map



Locator Map



Satellite Map



1300 S Meridian Street
Aberdeen, MS / Monroe County

LISTING REPRESENTATIVES

For more information contact:



Representative
Brian Gray

Mobile
(601) 624-1174

Office
(601) 835-5070

bgray@mossyoakproperties.com
105 W Chickasaw
Brookhaven, MS 39601



Representative
Brady Hodge

Mobile
(601) 320-2974

Office
(601) 835-5070

bhodge@mossyoakproperties.com
105 W Chickasaw
Brookhaven, MS 39601

~~NOTES~~

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Posey Land Company
105WChickasawSt SuiteC
Brookhaven, MS 39601
(601) 597-9378
<https://www.mossyoakproperties.com/>
