

Ball Fields on 45
highway 45
Aberdeen, MS 39730

\$149,000
21± Acres
Monroe County



**Ball Fields on 45
Aberdeen, MS / Monroe County**

SUMMARY

Address

highway 45 null

City, State Zip

Aberdeen, MS 39730

County

Monroe County

Type

Recreational Land, Business Opportunity

Latitude / Longitude

33.845432 / -88.590788

Acreage

21

Price

\$149,000

Property Website

<https://www.mossoakproperties.com/property/ball-fields-on-45/monroe/mississippi/98581/>



Ball Fields on 45 Aberdeen, MS / Monroe County

PROPERTY DESCRIPTION

This property features **three baseball fields located in Aberdeen, Mississippi**, offering a unique recreational opportunity right in town. Each field is equipped with **stadium lighting and its own scoreboard**, allowing for **night games, tournaments, and extended use**.

The site includes a **concession stand** along with **men's and women's restrooms**, each equipped with **three stalls**, making it well-suited for organized events and large crowds.

The property sits **just off Highway 45 and Highway 8**, providing **excellent visibility and easy access**. A **recorded easement** is in place, ensuring legal access to the property.

This is a **great opportunity to bring a recreation center back to Aberdeen**. With summer right around the corner, the property is ideal for **baseball, kickball, youth sports, community events, or other outdoor gatherings**. The existing infrastructure and prime location make this a rare find with strong potential for community use or future development.

Fred Zepponi, Broker

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**Ball Fields on 45
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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