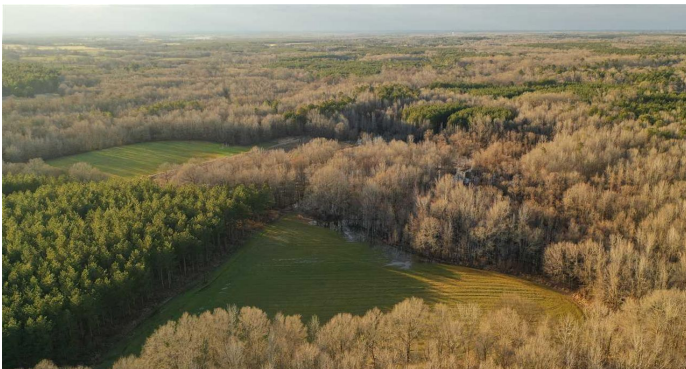


**321 Acres of Monroe County, MS Hunting  
and Recreational Paradise**  
Coontail Road  
Aberdeen, MS 39730

**\$955,000**  
321 +/- acres  
Monroe County





## 321 Acres of Monroe County, MS Hunting and Recreational Paradise Aberdeen, MS / Monroe County

---

### **SUMMARY**

**Address**

Coontail Road

**City, State Zip**

Aberdeen, MS 39730

**County**

Monroe County

**Type**

Recreational Land, Timberland

**Latitude / Longitude**

33.8572 / -88.5648

**Acreage**

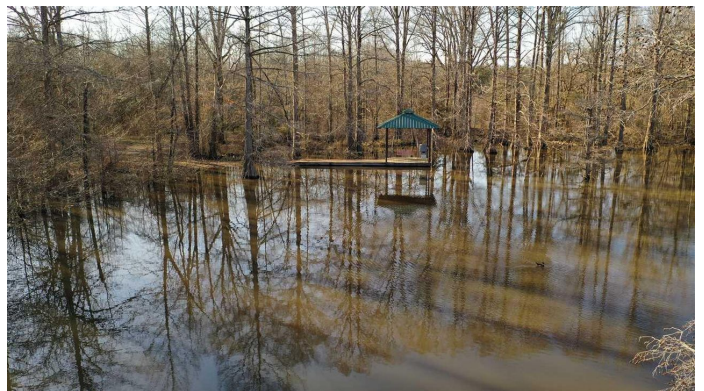
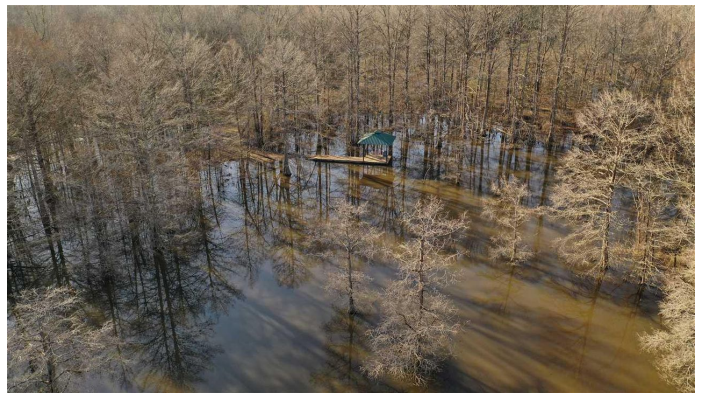
321

**Price**

\$955,000

**Property Website**

<https://www.mossyoakproperties.com/property/321-acres-of-monroe-county-ms-hunting-and-recreational-paradise-monroe-mississippi/15784/>



## **321 Acres of Monroe County, MS Hunting and Recreational Paradise Aberdeen, MS / Monroe County**

---

### **PROPERTY DESCRIPTION**

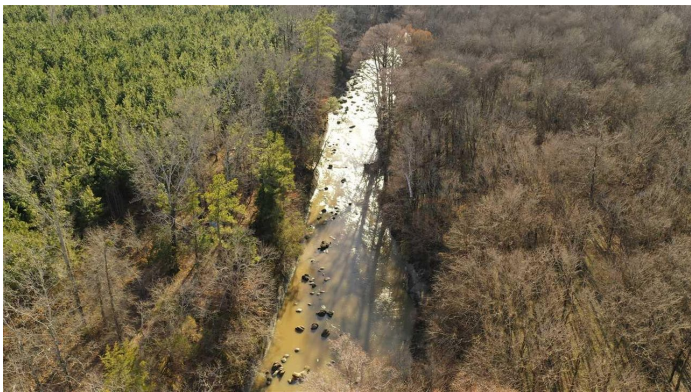
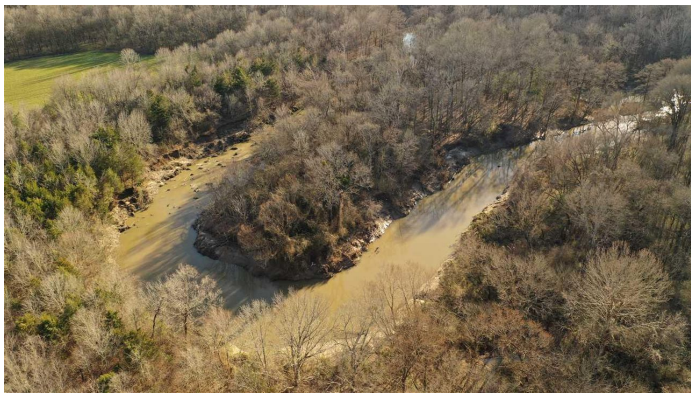
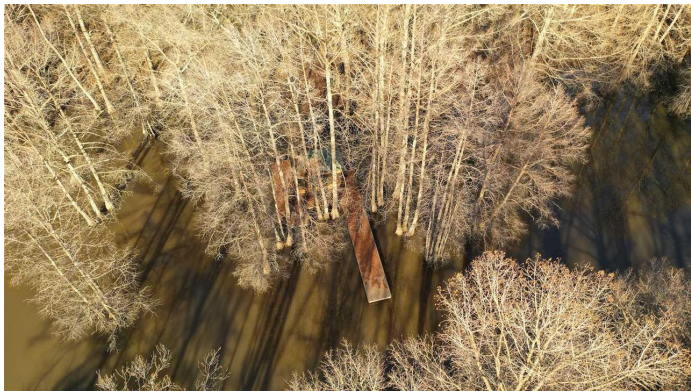
The Monroe County 321 is a full service recreational and hunting tract, a true outdoorsman's dream. This property is a first class hunting tract but that just the beginning. There is abundant wildlife, including trophy bucks, abundant wild turkeys, ducks, squirrels & rabbits. The wildlife is supported by excellent habitat resulting from a well managed system of diversity. There are approximately 25 acres of planted (clover and wheat) food plots and warm season grasses. The property is Tree Farm Certified. The wooded areas include approximately 110 acres managed pine timber with regular prescribed burns, cane thickets, 100 plus acres of mature hardwoods and strategically placed Mossy Oak Native Nurseries hybrid oak tree groves for maximum acorn production. There is a seven acre duck impoundment that includes flooded timber that consistently produces good results. There are also multitude of deer stands, feeders etc, etc, etc.... If you love to fish you are in luck, there is a gorgeous 12 acre man made cypress lake with water level control systems. The lake is improved two fishing piers, one of which has a screened gazebo. This lake has abundant crappie, bass, bream and catfish. The subject has approximately 1.5 miles of Matubby Creek frontage. The creek is wide in this area and offers good fishing and includes several areas of large boulders and sand bars that are awesome for hanging out when the weather is warm. There are also well maintained walking and riding trails through the property. The property includes a pole barn large enough to support a large amount of equipment with a small heated and cooled office/living area with bathroom. There is a large gravel parking area and skinning shed with electricity and water. If you love hunting, fishing and being outdoors it truly does not get any better than this!!! This property offers year round enjoyment for you and your family!!!





321 Acres of Monroe County, MS Hunting and Recreational Paradise  
Aberdeen, MS / Monroe County

---

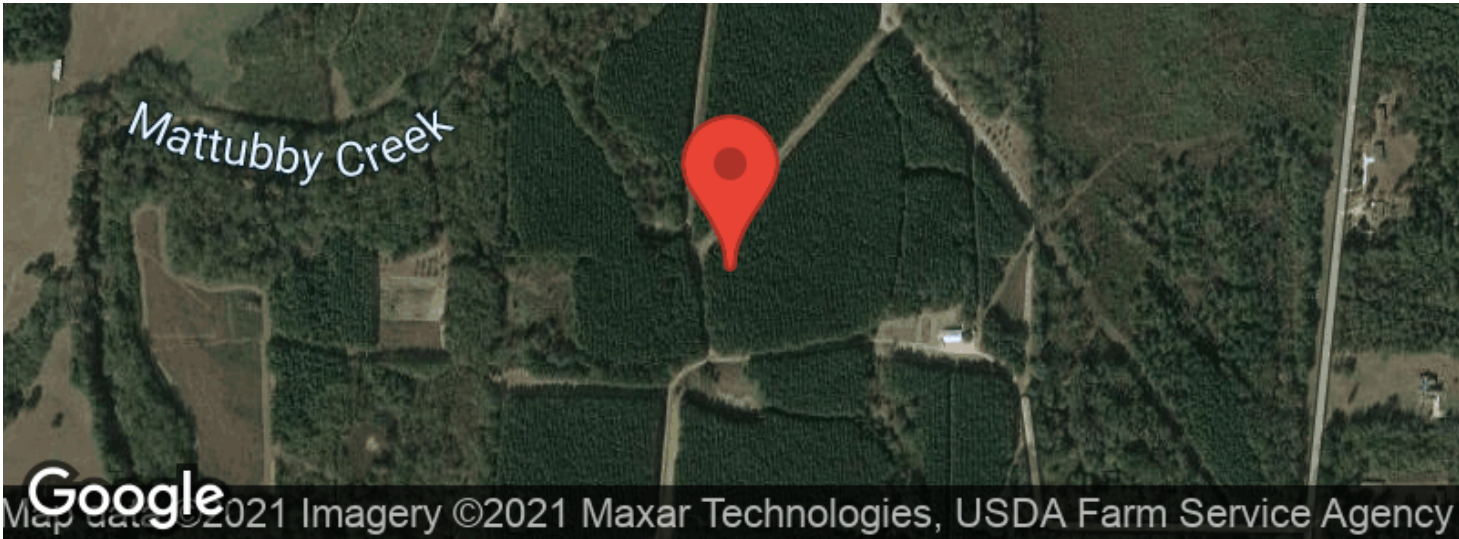


## Locator Maps





# Aerial Maps



321 Acres of Monroe County, MS Hunting and Recreational Paradise  
Aberdeen, MS / Monroe County

---

**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Fred Zepponi III

**Mobile**

(662) 418-6767

**Email**

fzepponi@mossyoakproperties.com

**Address**

5741 Highway 45 Alternate South

**City / State / Zip**

West Point, MS 39773

---

**NOTES**

---

---

---

---

---

---

---



## This image shows a blank 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.





## **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 Bottomland Real Estate**

**5741 Hwy 45 Alt South**

**West Point, MS 39773**

**(662) 495-1121**

**MossyOakProperties.com**

---

