Ball Fields on 45
highway 45
Aberdeen, MS 39730

$149,000
21± Acres
Monroe County

MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
highway 45

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
www.mossyoakproperties.com

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

Mossy Oak Properties, Bottomland Real Estate

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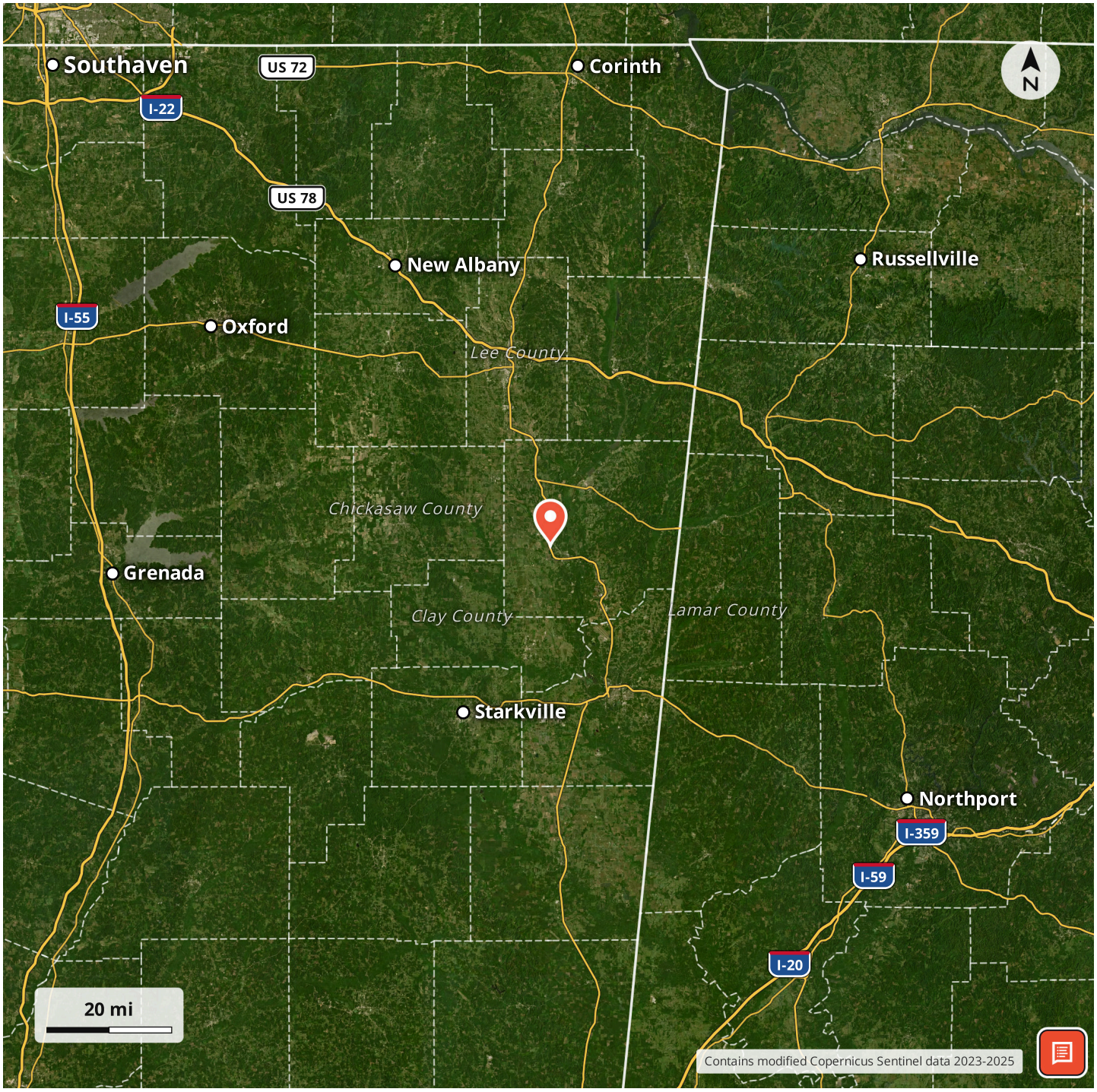
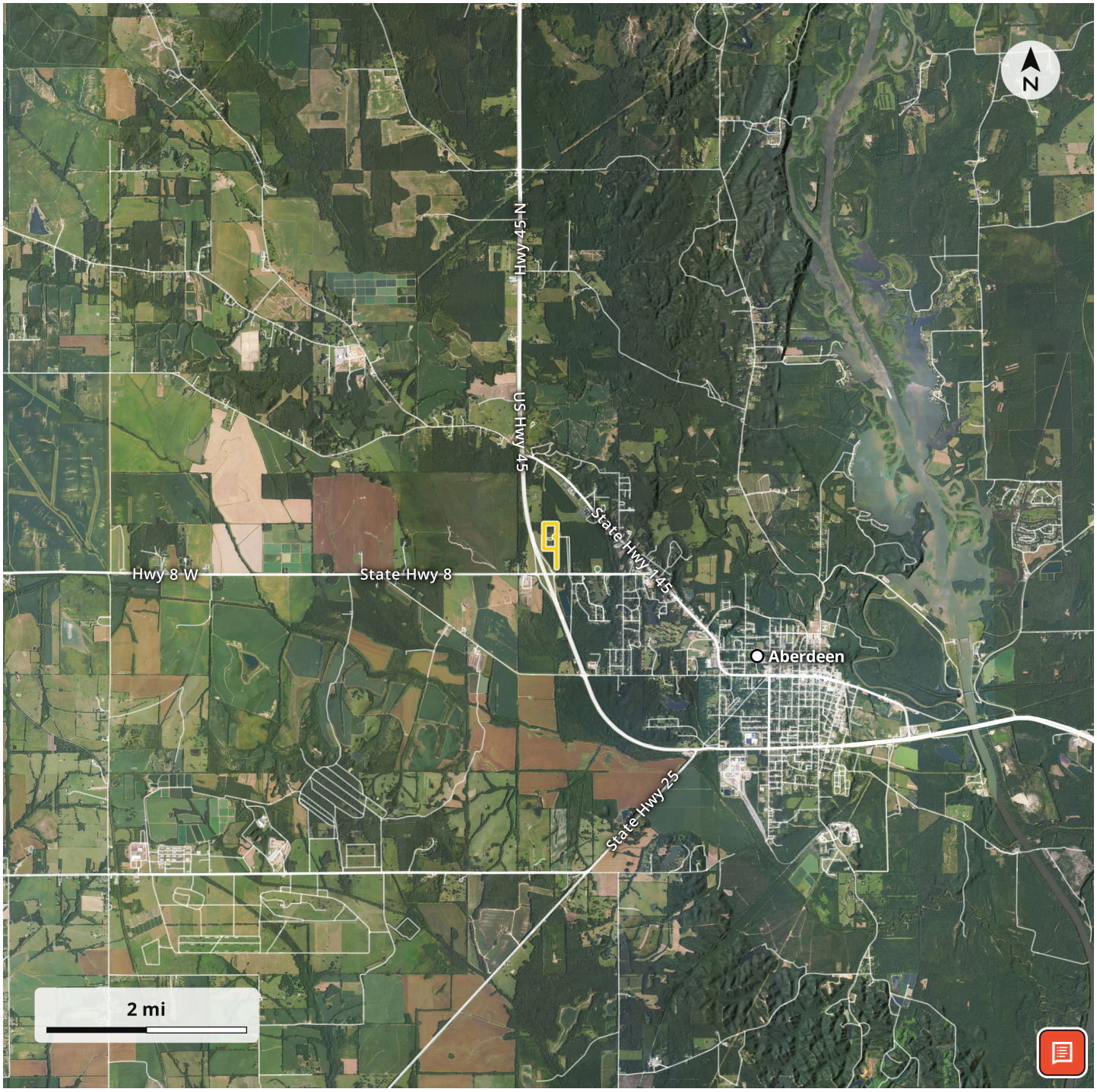
ABERDEEN
ROTARY CLUB
HOME
INNING
GUESTS
BALL
STRIKE
OUT

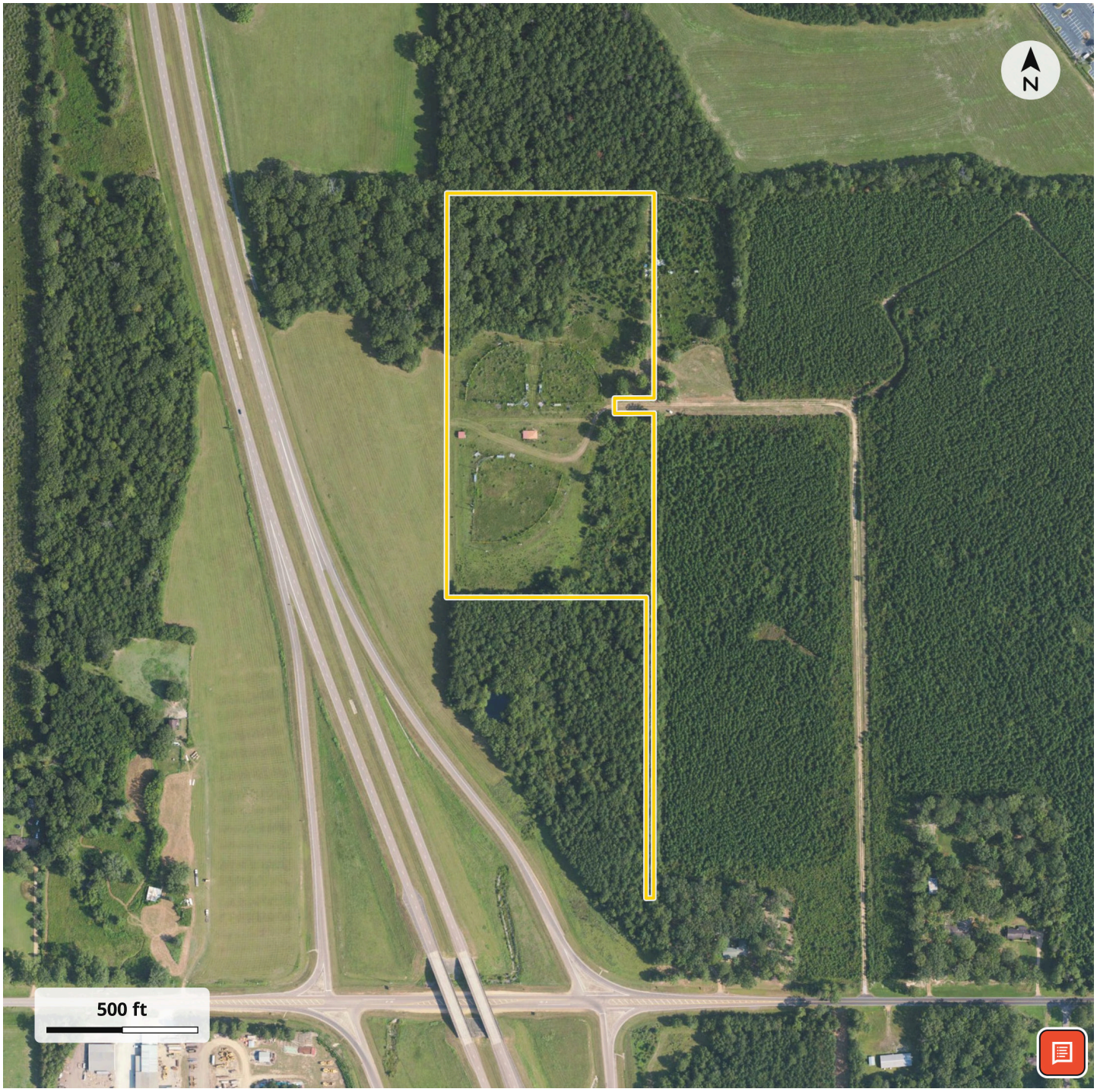
Regional Map



Locator Map

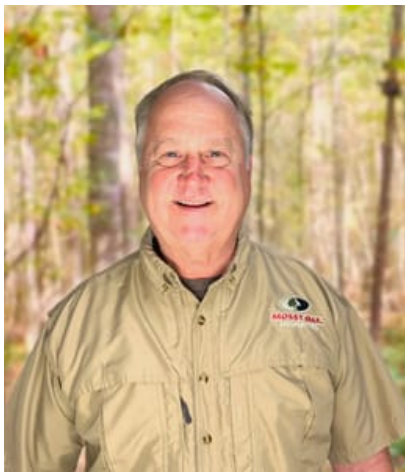

N
Hwy 45 N
US Hwy 45
State Hwy 145
Hwy 8 W
State Hwy 8
Aberdeen
State Hwy 25
2 mi

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

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