

Iconic Monroe Co Home with a view and 192 acre Farm
21895 Hwy 45
Aberdeen, MS 39730

\$850,000
192± Acres
Monroe County



**Iconic Monroe Co Home with a view and 192 acre Farm
Aberdeen, MS / Monroe County**

SUMMARY

Address

21895 Hwy 45

City, State Zip

Aberdeen, MS 39730

County

Monroe County

Type

Farms

Latitude / Longitude

42.3104877 / -88.0042305

Taxes (Annually)

4733

Dwelling Square Feet

2332

Bedrooms / Bathrooms

3 / 2

Acreage

192

Price

\$850,000

Property Website

<https://www.mossyoakproperties.com/property/iconic-monroe-co-home-with-a-view-and-192-acre-farm-monroe-mississippi/36054/>



**Iconic Monroe Co Home with a view and 192 acre Farm
Aberdeen, MS / Monroe County**

PROPERTY DESCRIPTION

This is the Iconic "House on a Hill"!! If you have ever traveled north out of Aberdeen I know you have admired this house overlooking the beautiful farmland along the west side of the highway. This is a recently renovated 3 br 2 bath brick home with a double enclosed garage and screened in back porch. The farm consists of about 110 acres of pasture and hayfield ; 25 acres of woods and pond; and 57 acres presently in row crop. There is a nice one acre lake just below the house. This property offers about a half mile of frontage on Egypt rd at the back of the property and 3/4 mile of frontage on four lane Hwy 45. It is just minutes from downtown Aberdeen, 25 minutes to Tupelo and Columbus yet offers solitude and privacy. The home is almost a half mile from Hwy 45 for a peaceful setting. There is a hay barn and tractor shed already in place. This is a wonderful farm and home offered in a great area !

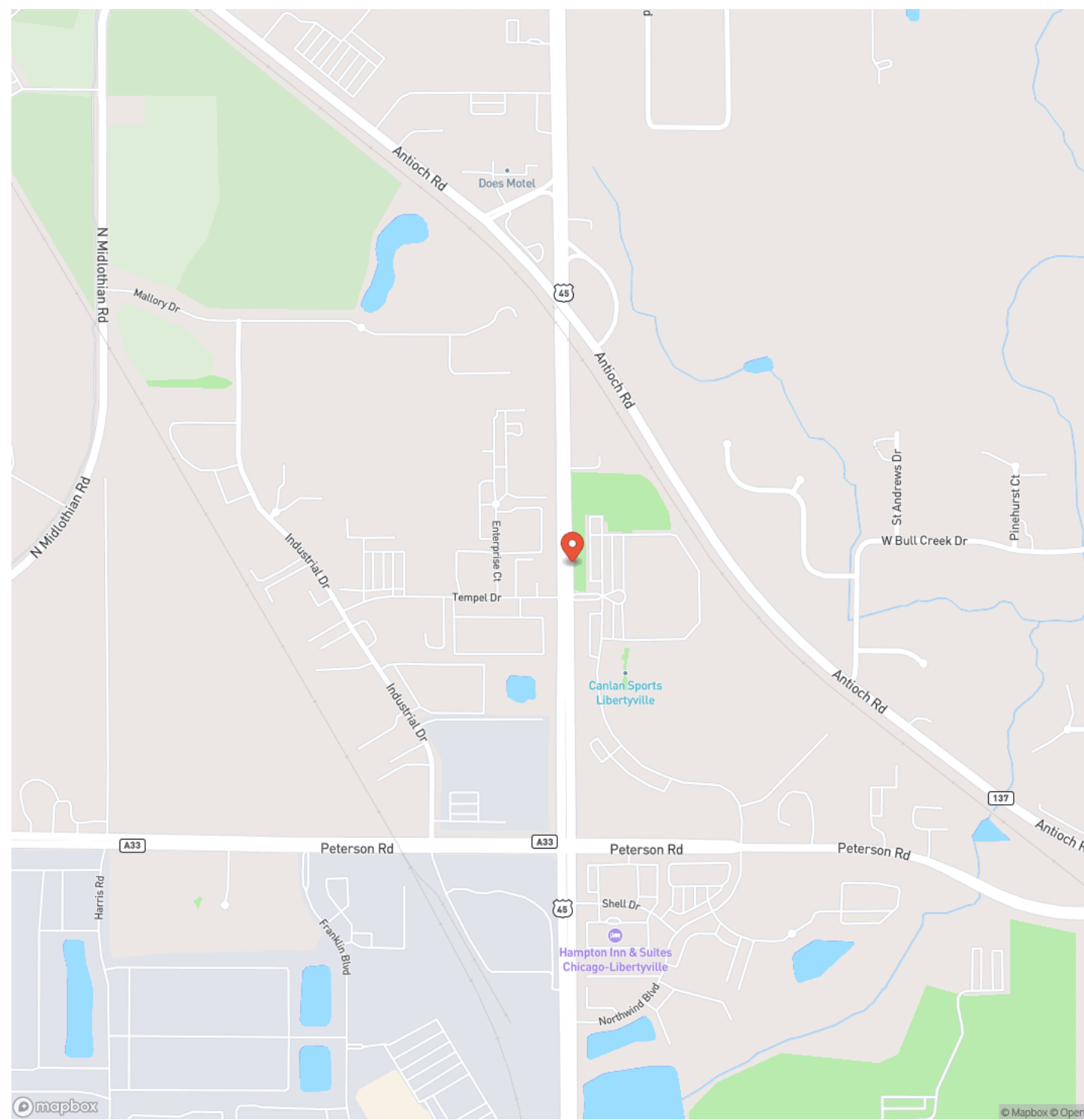
There is an adjoining 415 ac farm tract listed by the same agent just across the highway if more farmland is desired.



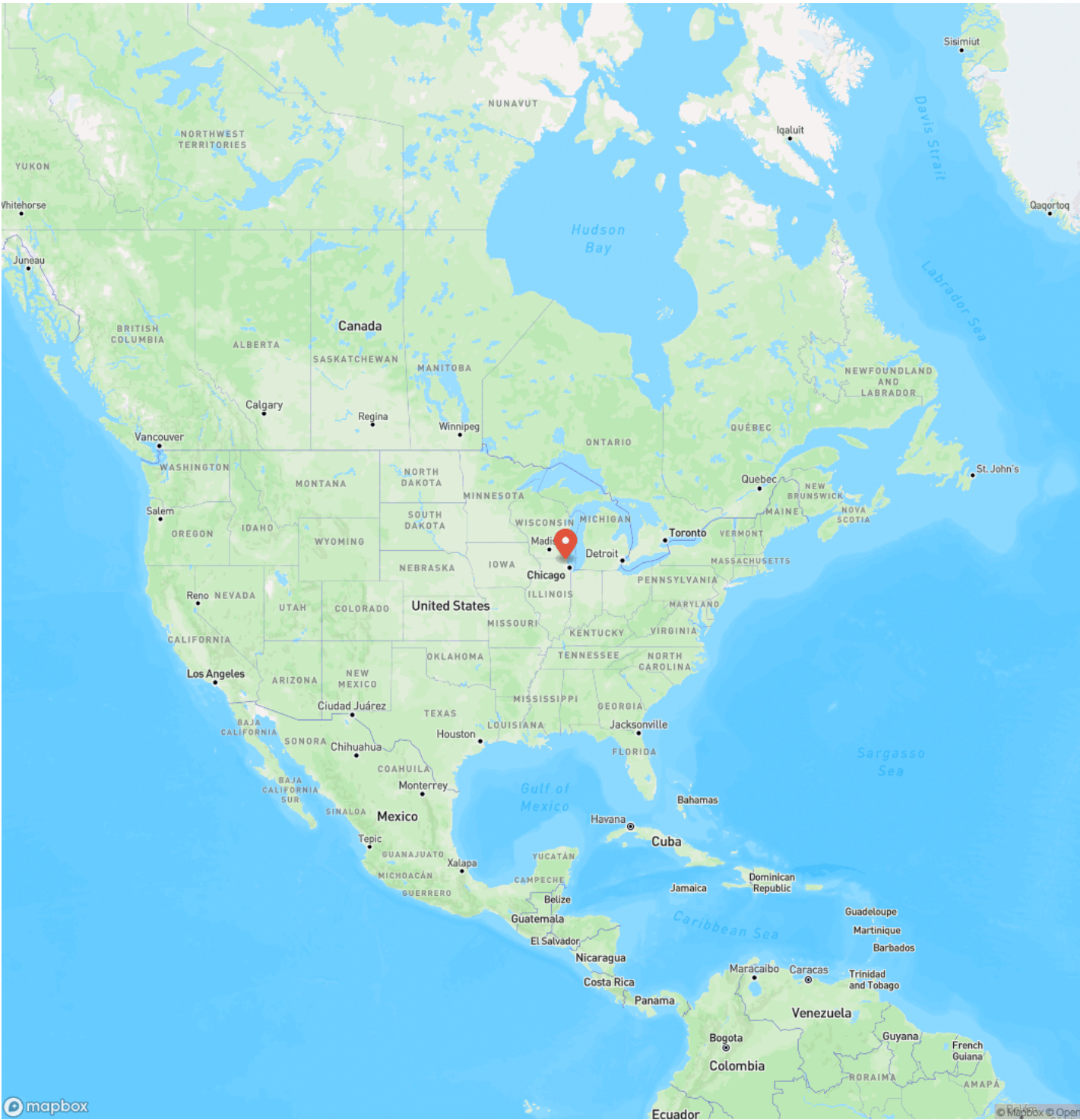
Iconic Monroe Co Home with a view and 192 acre Farm
Aberdeen, MS / Monroe County



Locator Map



Locator Map



Satellite Map



Iconic Monroe Co Home with a view and 192 acre Farm
Aberdeen, MS / Monroe County

LISTING REPRESENTATIVE

For more information contact:



Representative

Phil Barker

Mobile

(662) 295-1344

Email

pbarker@mossyoakproperties.com

Address

5741 Hwy 45 Alt 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
639 Commerce Street
West Point, MS 39773
(662) 495-1121
MossyOakProperties.com

