

Matubby Creek Farm 415 acres
Hwy 45
Aberdeen, MS 39730

\$1,649,625
415± Acres
Monroe County



Matubby Creek Farm 415 acres Aberdeen, MS / Monroe County

SUMMARY

Address

Hwy 45

City, State Zip

Aberdeen, MS 39730

County

Monroe County

Type

Farms

Latitude / Longitude

33.861884 / -88.593107

Taxes (Annually)

4518

Acreage

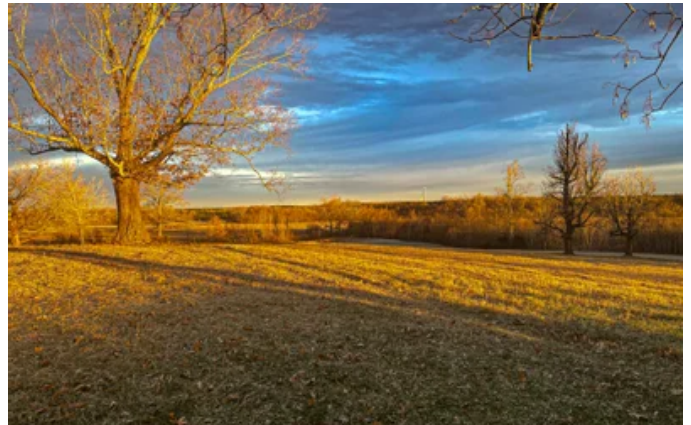
415

Price

\$1,649,625

Property Website

<https://www.mossyoakproperties.com/property/matubby-creek-farm-415-acres-monroe-mississippi/35351/>



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Aberdeen, MS / Monroe County

PROPERTY DESCRIPTION

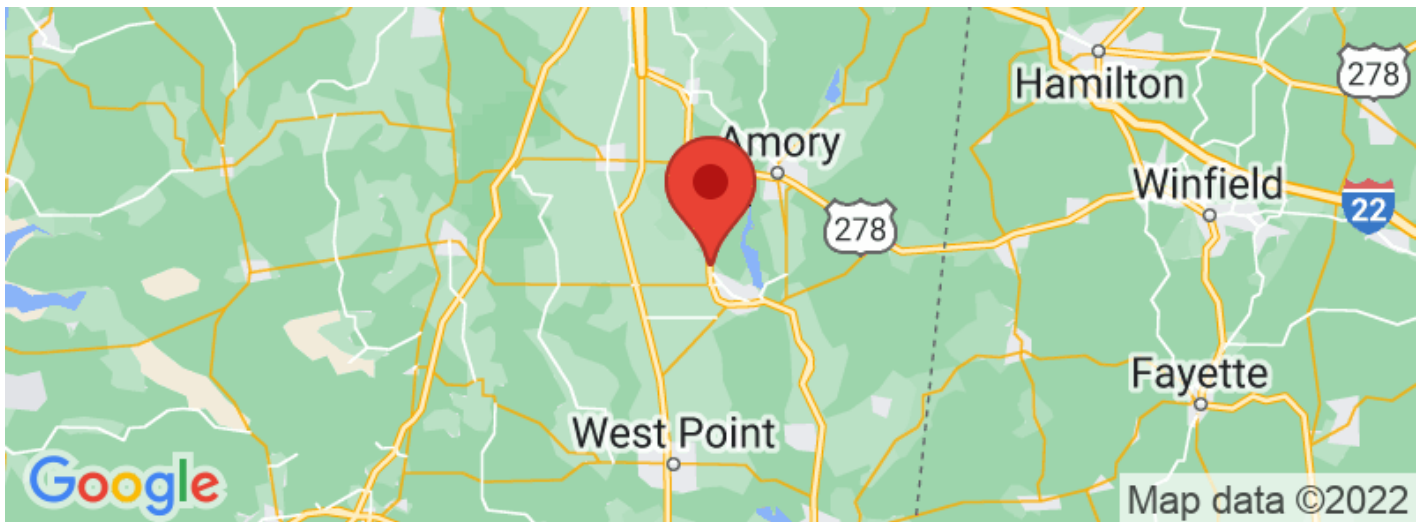
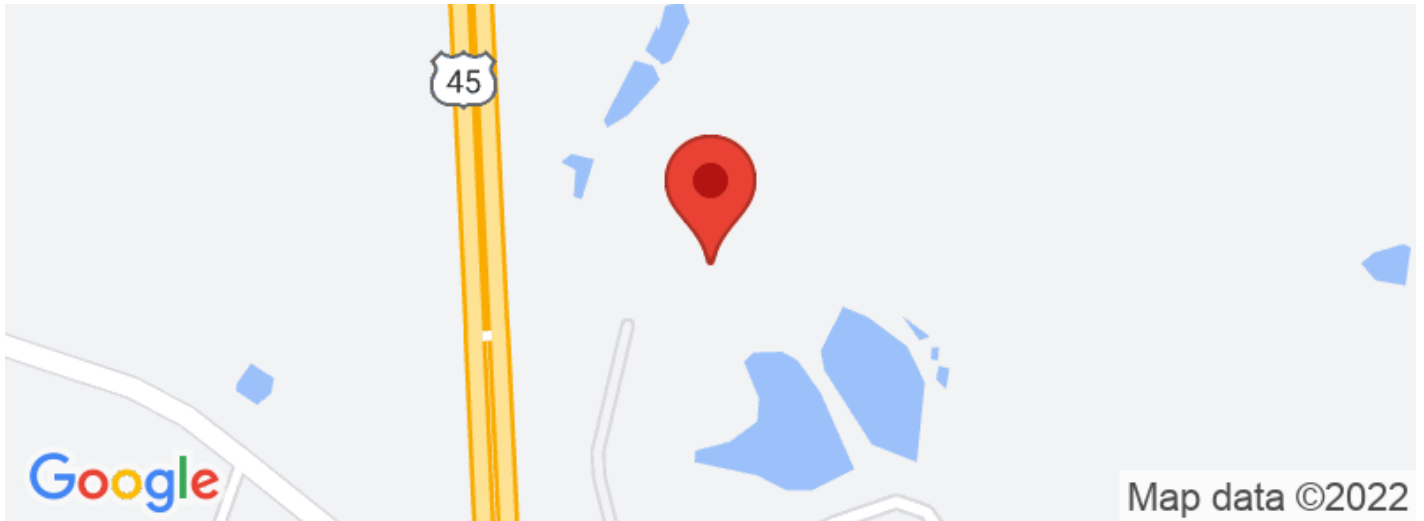
Let me introduce this amazing 415 acre tract known as Matubby Creek Farm. With breathtaking sunrises, mallards, bucks, quail and doves this tract has it all. It is conveniently located on 4 lane Hwy 45 outside of Aberdeen Ms and only 35 miles from Tupelo Ms. It has several means of income including hunting lease, 252 ac of tillable farm lease, 45 acres of pasture lease and house rent. The farm and pasture lease is presently open. These total up to an attractive rate of return for investors. The seller is willing to lease the hunting rights for \$10,000/yr for 5 years if a buyer is interested. This tract has over 4 acres of lakes and several small ponds as well. There are three established duck holes including a 5 ac, 3 ac and 1.5 acres of old creek runs. This tract is dotted with cover for deer and small game also. The north line has 1.5 miles of frontage on Matubby Creek with plenty of duck hunting and fishing opportunities. There is an older 4 bedroom house that is perfect for a camp house or farm manager house with minimal updates. Please open the MapRight interactive map attached and enjoy the panoramic drone views of this amazing property. The seller has requested the listing agent be present at showings.



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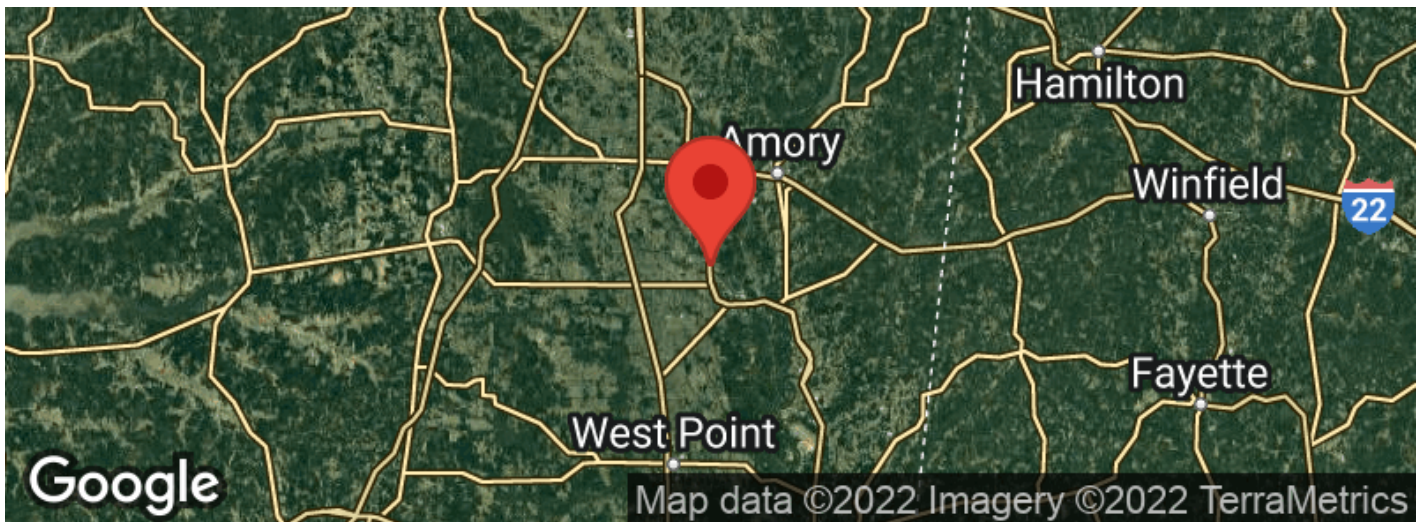


Locator Maps



Matubby Creek Farm 415 acres
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Aerial Maps



**Matubby Creek Farm 415 acres
Aberdeen, MS / Monroe County**

LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

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Address

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City / State / Zip

West Point, MS 39773

NOTES



NOTES

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DISCLAIMERS

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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

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MORE INFO ONLINE:

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