

+/- 28 Monroe County Getaway
0 Marcie Drive
Aberdeen, MS 39730

\$249,000
28± Acres
Monroe County



+/- 28 Monroe County Getaway
Aberdeen, MS / Monroe County

SUMMARY

Address

0 Marcie Drive

City, State Zip

Aberdeen, MS 39730

County

Monroe County

Type

Farms, Hunting Land, Recreational Land, Horse Property, Lot

Latitude / Longitude

33.88591 / -88.60095

Bedrooms / Bathrooms

1 / 1

Acreage

28

Price

\$249,000

Property Website

<https://swapaland.com/property/-28-monroe-county-getaway/monroe/mississippi/97704/>



+/- 28 Monroe County Getaway
Aberdeen, MS / Monroe County

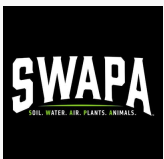
PROPERTY DESCRIPTION

The Monroe 28 acre Getaway

28 Acres + Turnkey 1-BR Cabin - Recreational/Investment Opportunity

Rare opportunity to own 28+ acres of pristine land featuring a fully functional 1-bedroom, 1-bath cabin, perfect for an immediate turnkey Airbnb or personal hunting cabin. Located just 9 miles North of Aberdeen in the Wren community, this property features a well-maintained cabin, all utilities are presently on the property, and a solid road system leading into the property. The land is a mix of flat open fields with pockets of mature hardwood oak trees, offering multiple potential building sites for a future dream home or additional cabins. Prime habitat for deer and turkey, featuring a small pond on the south end of the property and a natural spring on the very west of the property. This property checks all the boxes for investors looking for holding income or nature lovers desiring a secluded getaway. This property would also make a great farm for horses, cattle, or even adding on acreage for rowcrop or hay production.

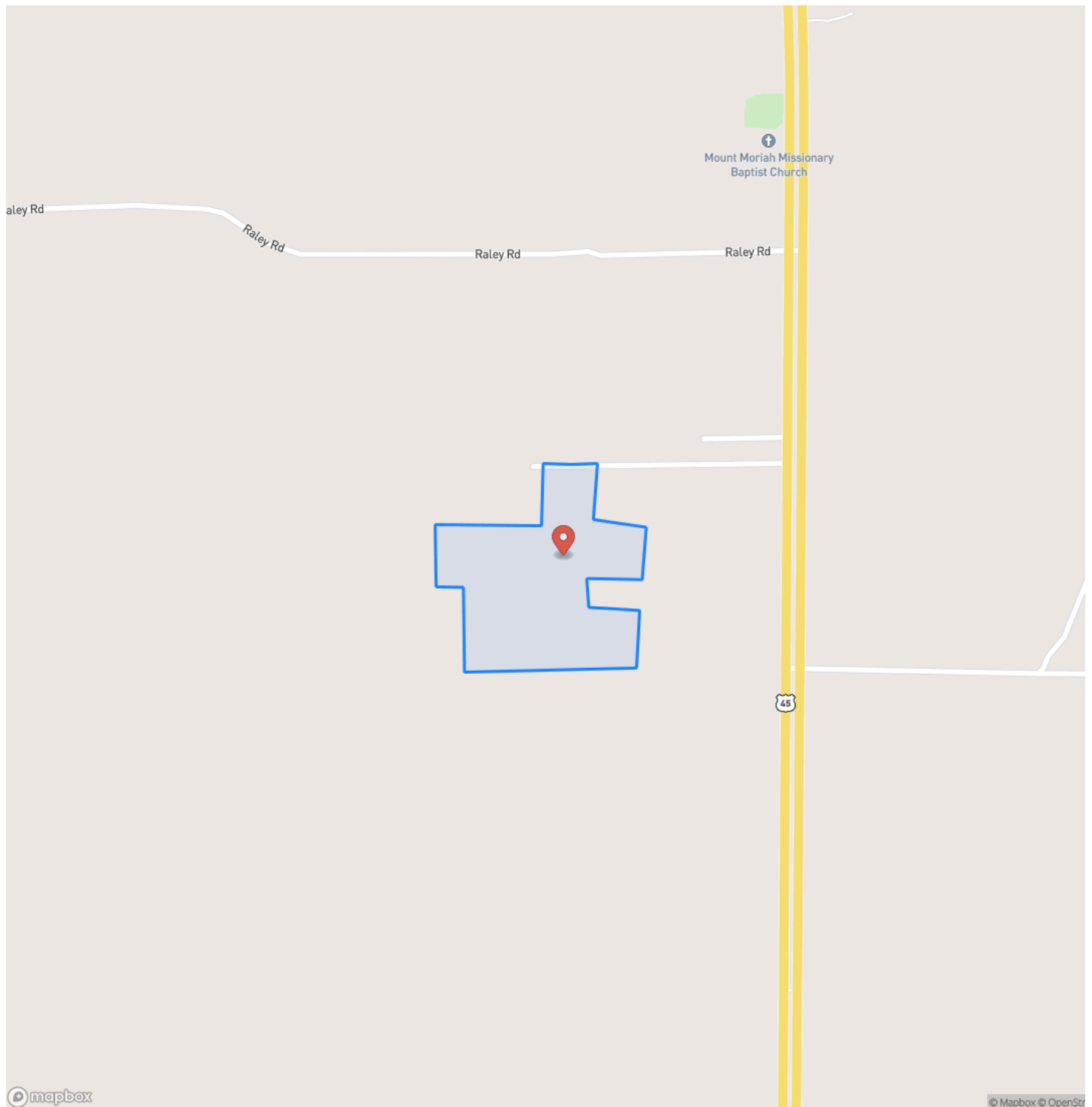
Schedule your private showing with a SWAPA Land agent today.



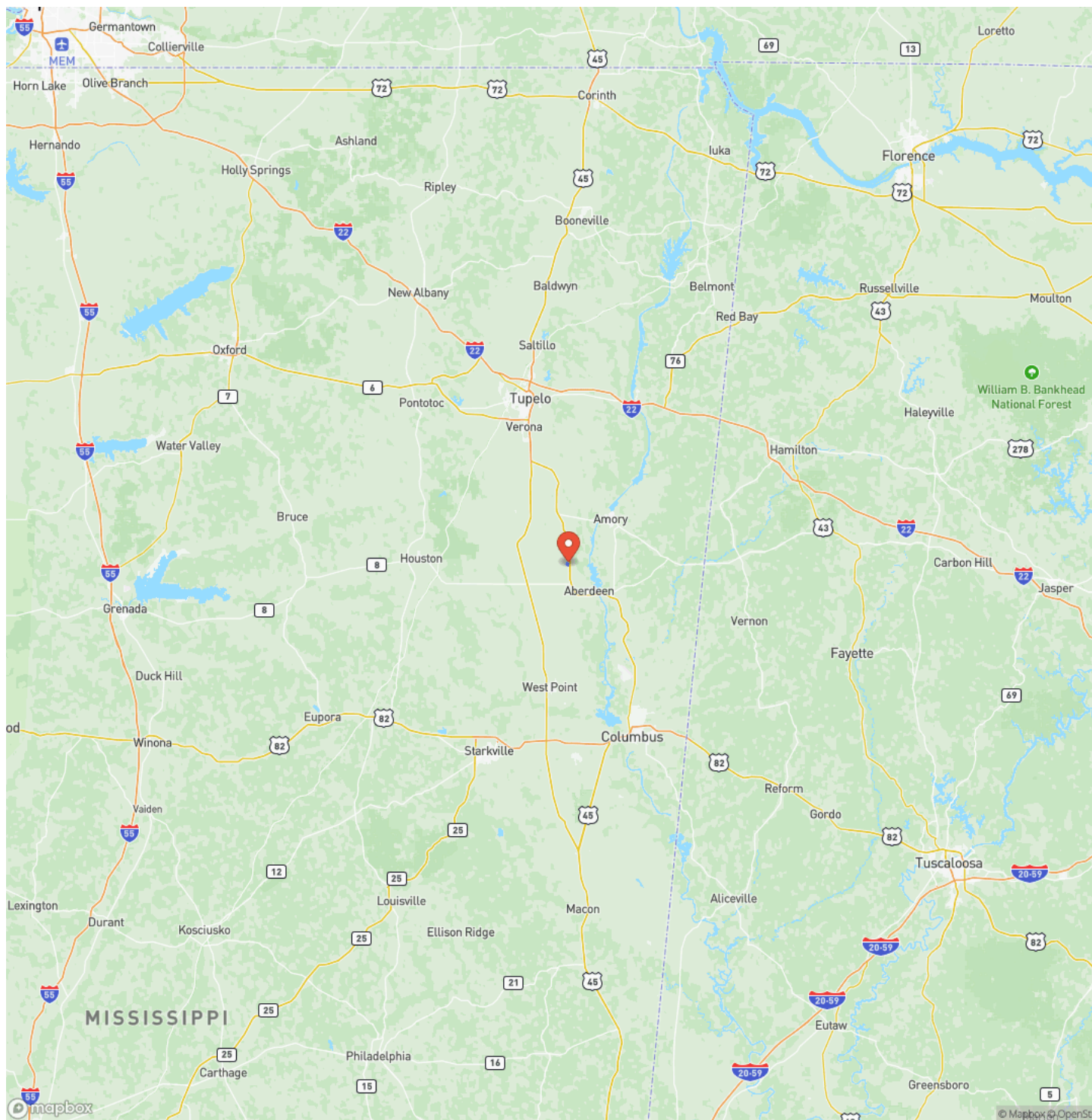
**+/- 28 Monroe County Getaway
Aberdeen, MS / Monroe County**



Locator Map



Locator Map



Satellite Map



**+/- 28 Monroe County Getaway
Aberdeen, MS / Monroe County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Jacob Bryan

Mobile

(662) 231-5899

Office

(601) 850-2878

Email

Jacob.Bryan@SwapaLand.com

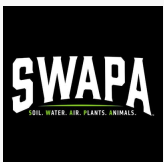
Address

200 S. MONTGOMERY STE 202

City / State / Zip

Starkville, MS 39759

NOTES

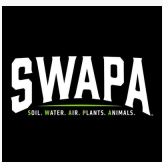
[illegible]

[illegible]

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.



SWAPA Land, LLC
PO Box 2057
Learned, MS 39154
(601) 850-2878
www.swapaland.com

