

Ball Fields on 45
highway 45
Aberdeen, MS 39730

\$149,000
21± Acres
Monroe County



Ball Fields on 45
Aberdeen, MS / Monroe County

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

<https://www.mossyoakproperties.com/property/ball-fields-on-45-monroe-mississippi/98581/>



Ball Fields on 45 Aberdeen, MS / Monroe County

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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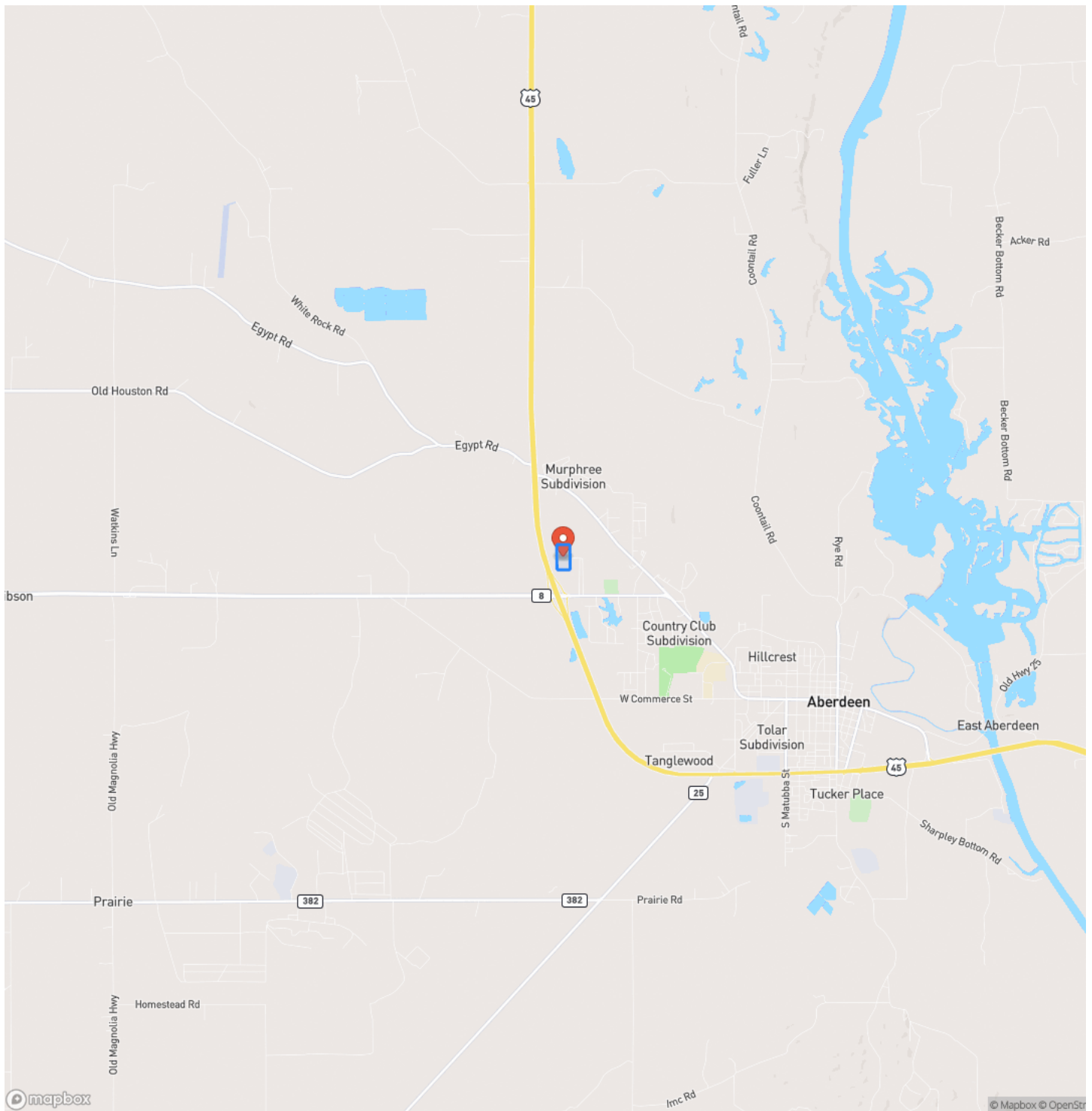
Email: fred@mossyoakproperties.com



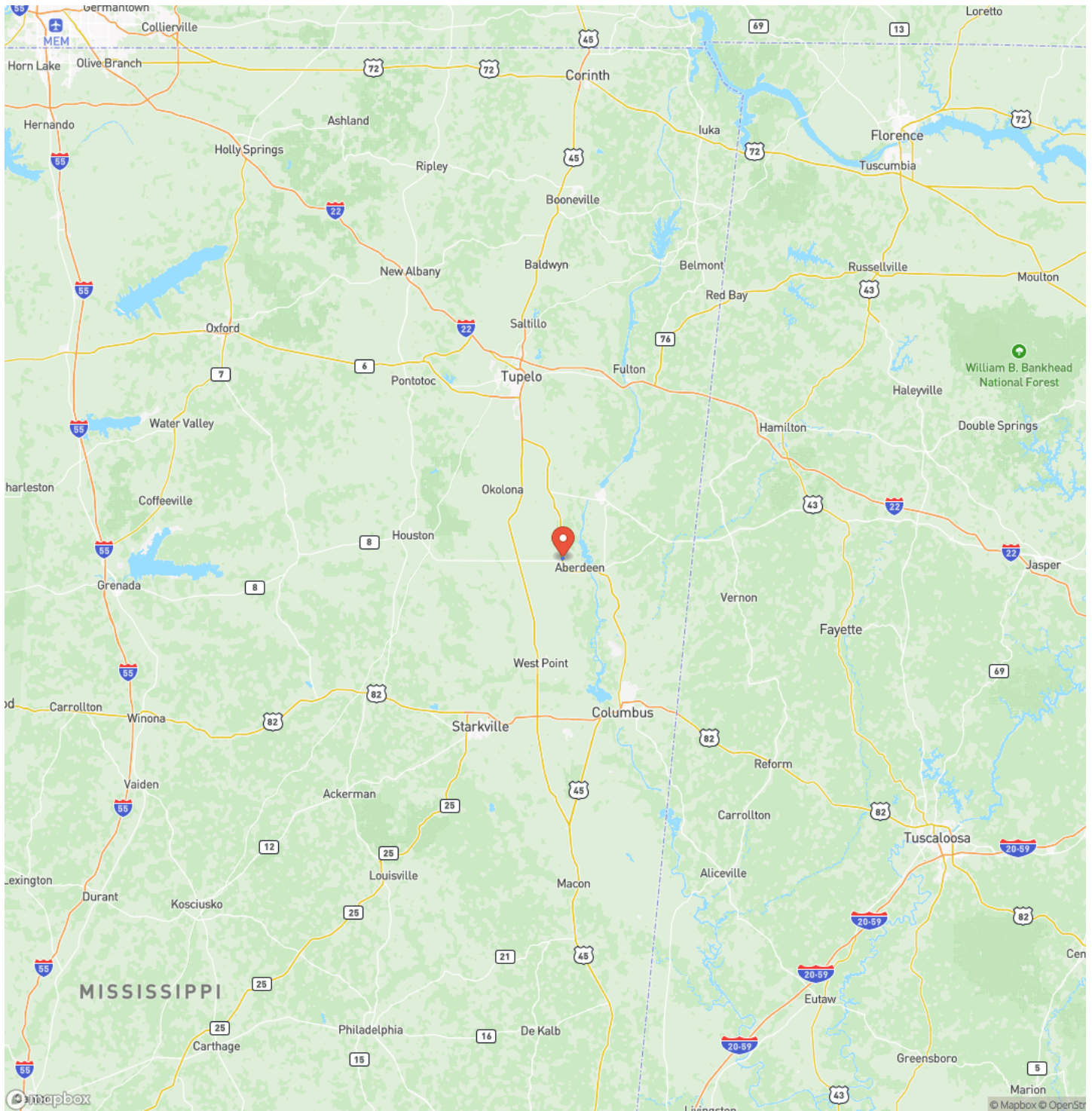
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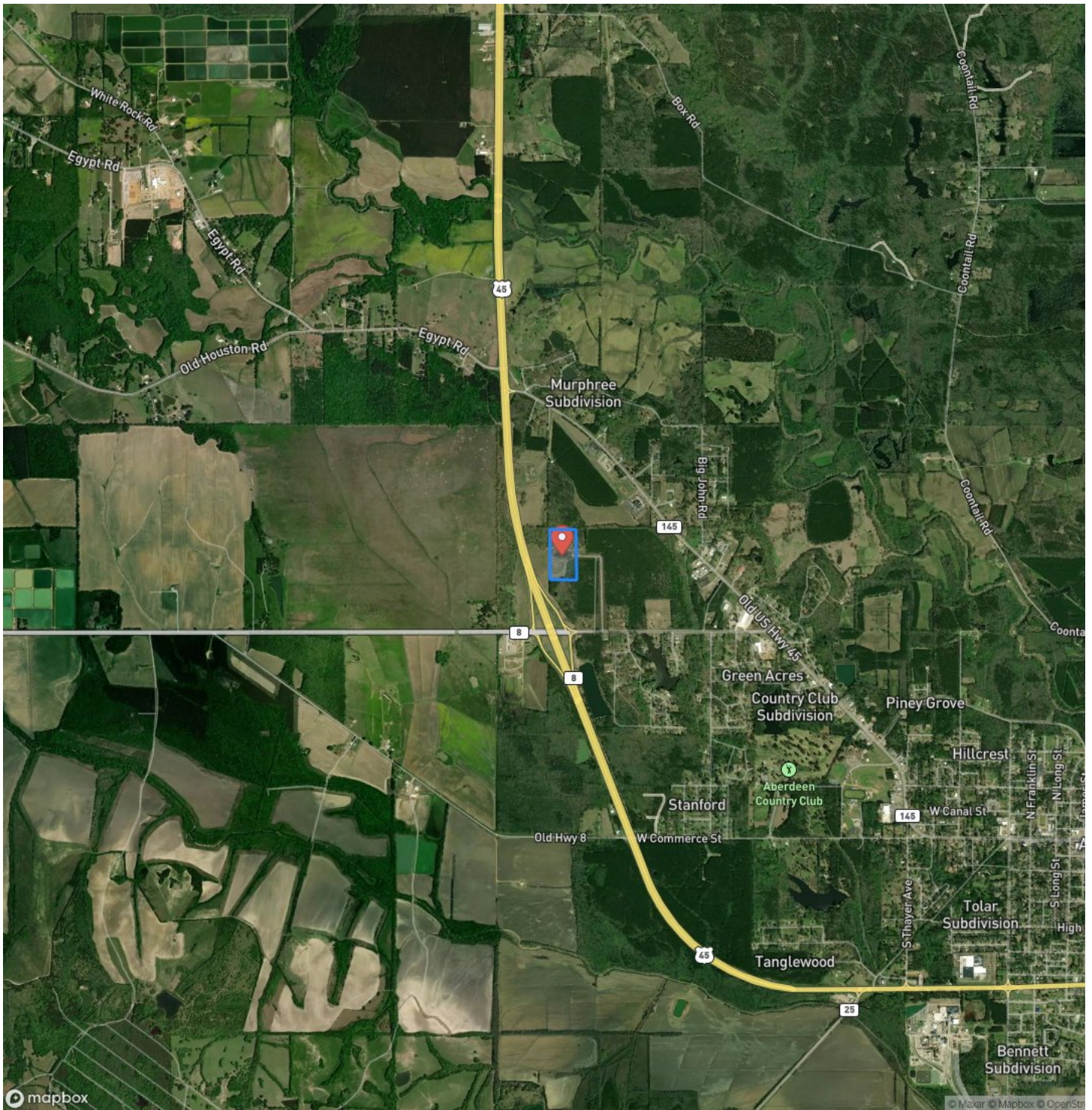
Locator Map



Locator Map



Satellite Map



Ball Fields on 45

Aberdeen, MS / Monroe County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

West Point, MS 39773

NOTES

[illegible]

This image shows a single 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.



<https://www.mossyoakproperties.com/>

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.

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