

Hatton Homesite Tract 2A
000 County Road 132
Town Creek, AL 35672

\$84,000
9.9± Acres
Lawrence County



Hatton Homesite Tract 2A
Town Creek, AL / Lawrence County

SUMMARY

Address

000 County Road 132

City, State Zip

Town Creek, AL 35672

County

Lawrence County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

34.559392 / -87.453328

Taxes (Annually)

\$187

Acreage

9.9

Price

\$84,000

Property Website

<https://www.mossyoakproperties.com/property/hatton-homesite-tract-2a/lawrence/alabama/69355/>



Hatton Homesite Tract 2A Town Creek, AL / Lawrence County

PROPERTY DESCRIPTION

Tract 2A - 9+/- Acres - \$84,000

Charming Homesite with Room to Grow

Located on paved County Road 132, this 9-acre tract is ideal for a homesite or small hobby farm. The land is flat and open, ready for building with utilities available at the road. Set in a quiet, friendly farming community, this tract offers a peaceful rural setting just a short drive from Decatur and Muscle Shoals.

Key Features:

- Great homesite potential
 - Flat ground for building or farming
 - Utilities available
 - Paved road frontage
 - Easy commute to nearby towns
-

Tract 2B - 39+/- Acres - \$269,000

Row Crop Ground with Woods & Road Frontage

This 39-acre tract offers a strong mix of tillable ground and mature timber. The bulk of the acreage is open farmland—flat and ready for row crops or conversion to pasture. On the northeast corner, around 5 acres of mature hardwoods add privacy, recreational value, and natural beauty. With road frontage and utilities available, this is a solid setup for a larger homesite, cattle operation, or working farm.

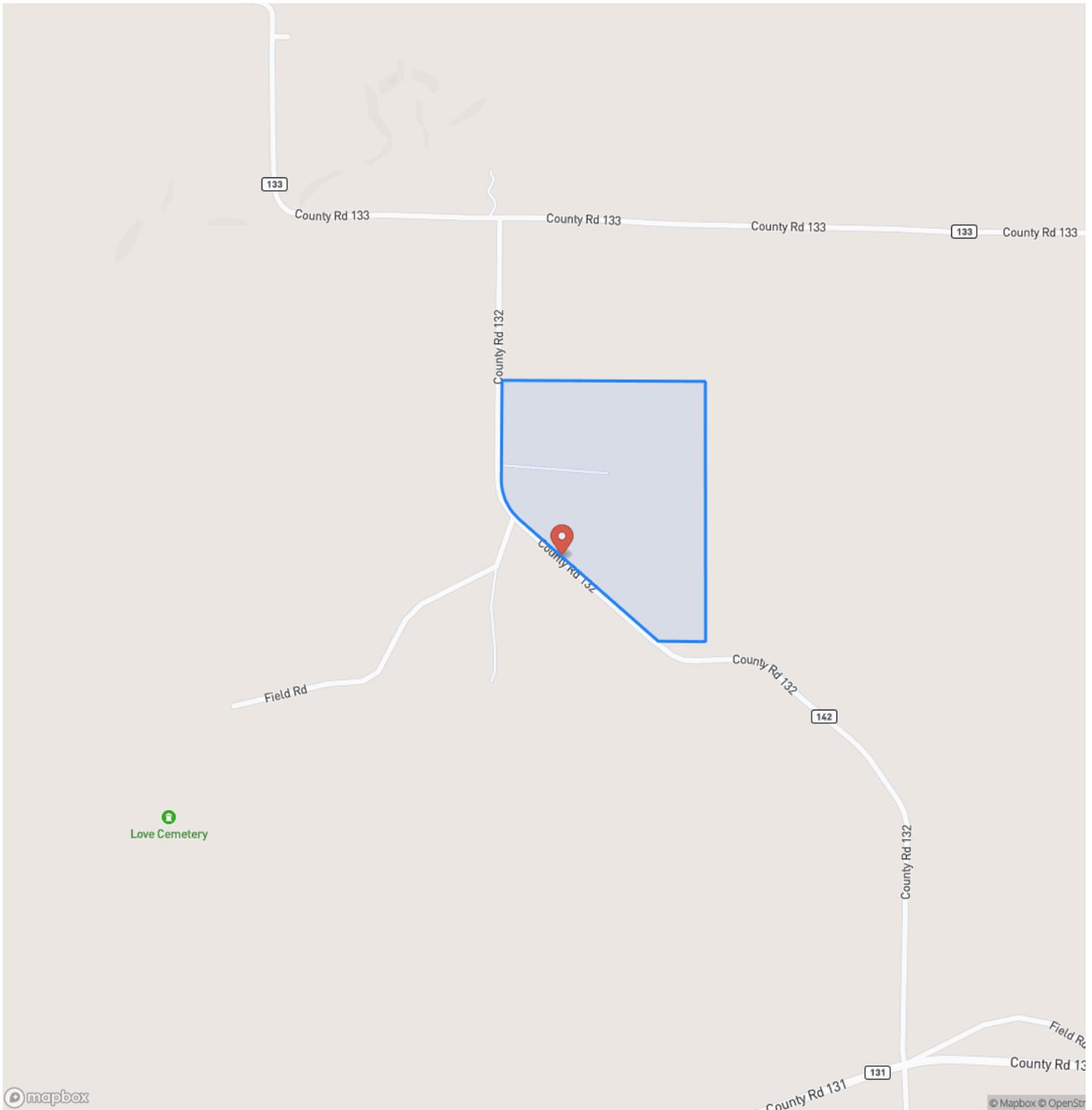
Key Features:

- Mostly row crop land - flat and productive
- 5 acres of mature hardwood timber
- Utilities at the road
- County Road 132 frontage

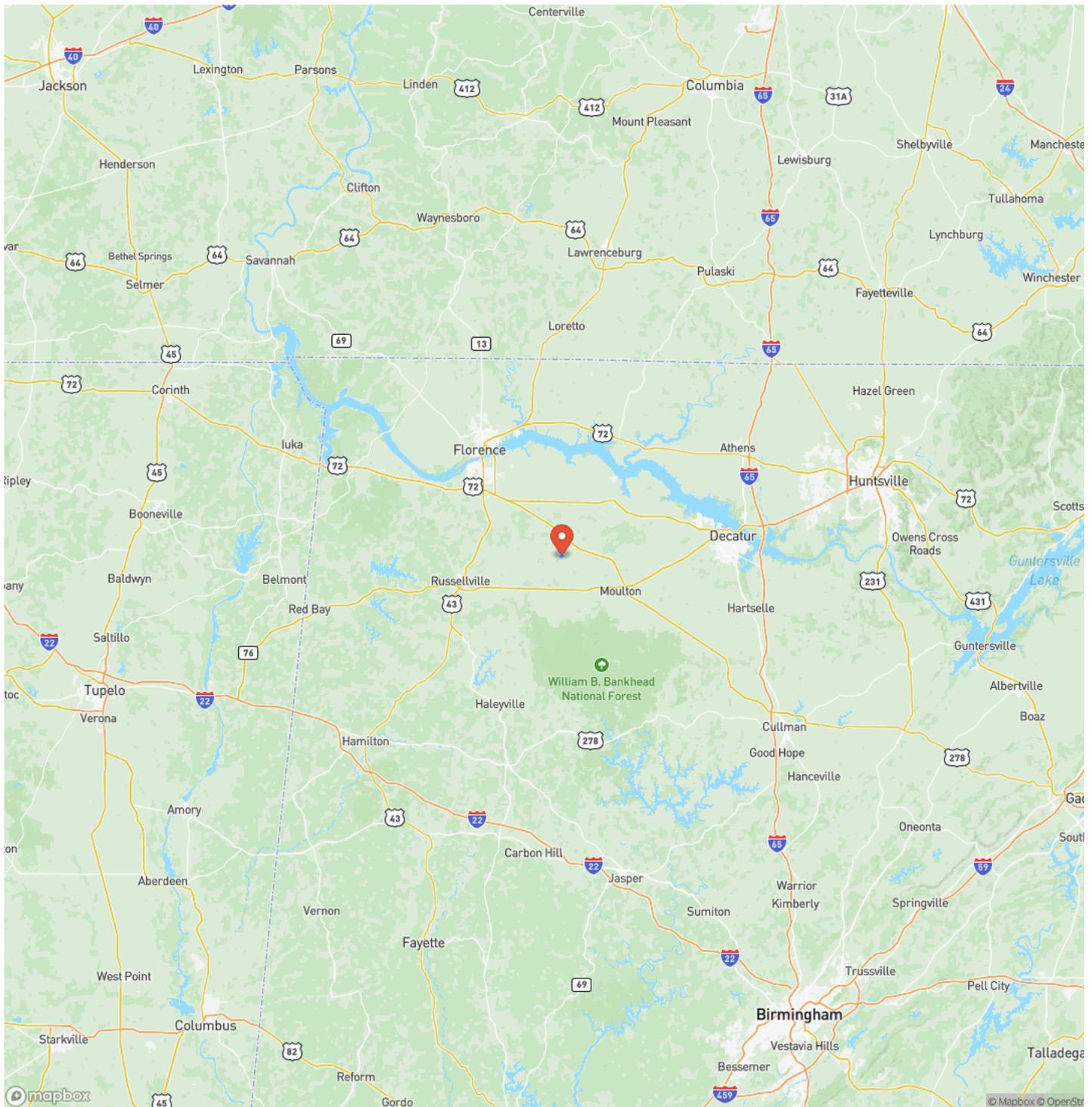
Great for farming, building, or recreational use

For more information or to schedule a private showing contact Land Specialist Nathan McCollum at 256.345.0074 or email nmccollum@mossyoakproperties.com

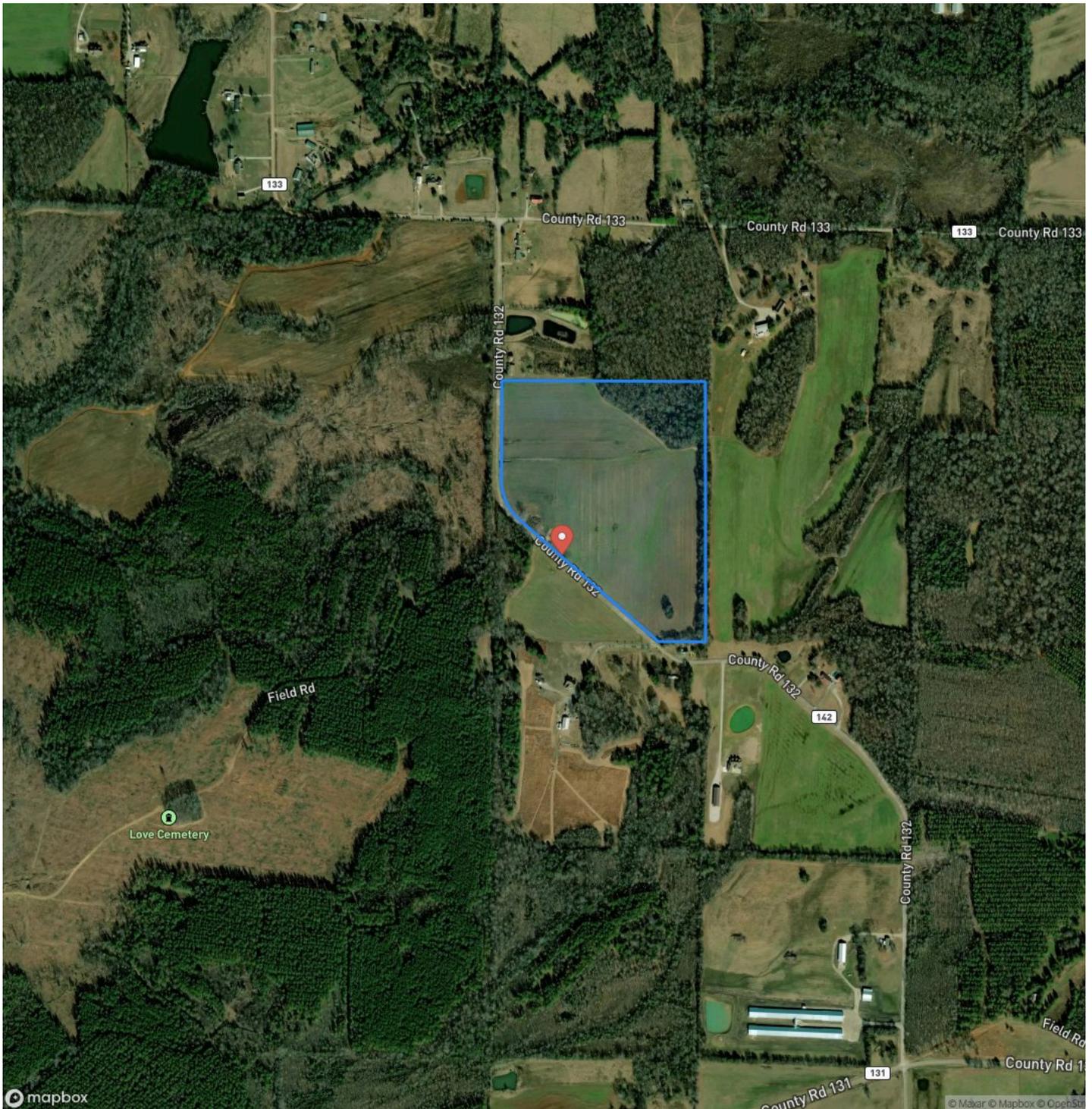
Locator Map



Locator Map



Satellite Map



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 Southeast Land & Wildlife, LLC
1229 Hwy 72 East
Tuscumbia, AL 35674
(256) 345-0074
MossyOakProperties.com

