

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

**\$249,000**  
39± Acres  
Lawrence County



**Hatton Homesite Tract 2B**  
**Town Creek, AL / Lawrence County**

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**SUMMARY**

**Address**

000 County Road 132

**City, State Zip**

Town Creek, AL 35672

**County**

Lawrence County

**Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land, Lot

**Latitude / Longitude**

34.559755 / -87.453709

**Taxes (Annually)**

\$150

**Acreage**

39

**Price**

\$249,000

**Property Website**

<https://www.mossoakproperties.com/property/hatton-homesite-tract-2b/lawrence/alabama/69357/>



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### **PROPERTY DESCRIPTION**

#### **Expansive 39+/- Acre Agricultural Property in Hatton, Alabama**

Explore this vast 39-acre tract in the welcoming farming community of Hatton, Alabama, ideal for those looking to develop a substantial homestead or agricultural operation. Featuring predominantly flat row crop land, this property is complemented by approximately 5 acres of mature hardwood timber on the northeast side, adding scenic value and a natural boundary.

#### **Property Highlights:**

- **Agricultural Potential:** The majority of the land is flat, perfect for row crops or converting to beautiful pastureland for cattle or horses.
- **Wooded Area:** A section of mature hardwoods offers potential for conservation, recreational use, or as a natural buffer.
- **Utility Access:** Utilities are readily available, facilitating any development plans.
- **Great Accessibility:** Frontage on paved County Road 132 ensures easy access to and from the property.
- **Proximity to Cities:** While enjoying the peace of rural life, the property is conveniently located near Decatur and Muscle Shoals, providing access to urban amenities.

Whether you're aiming to cultivate crops, establish a family farm, or simply enjoy spacious country living, this land offers the flexibility and location to make your vision a reality.

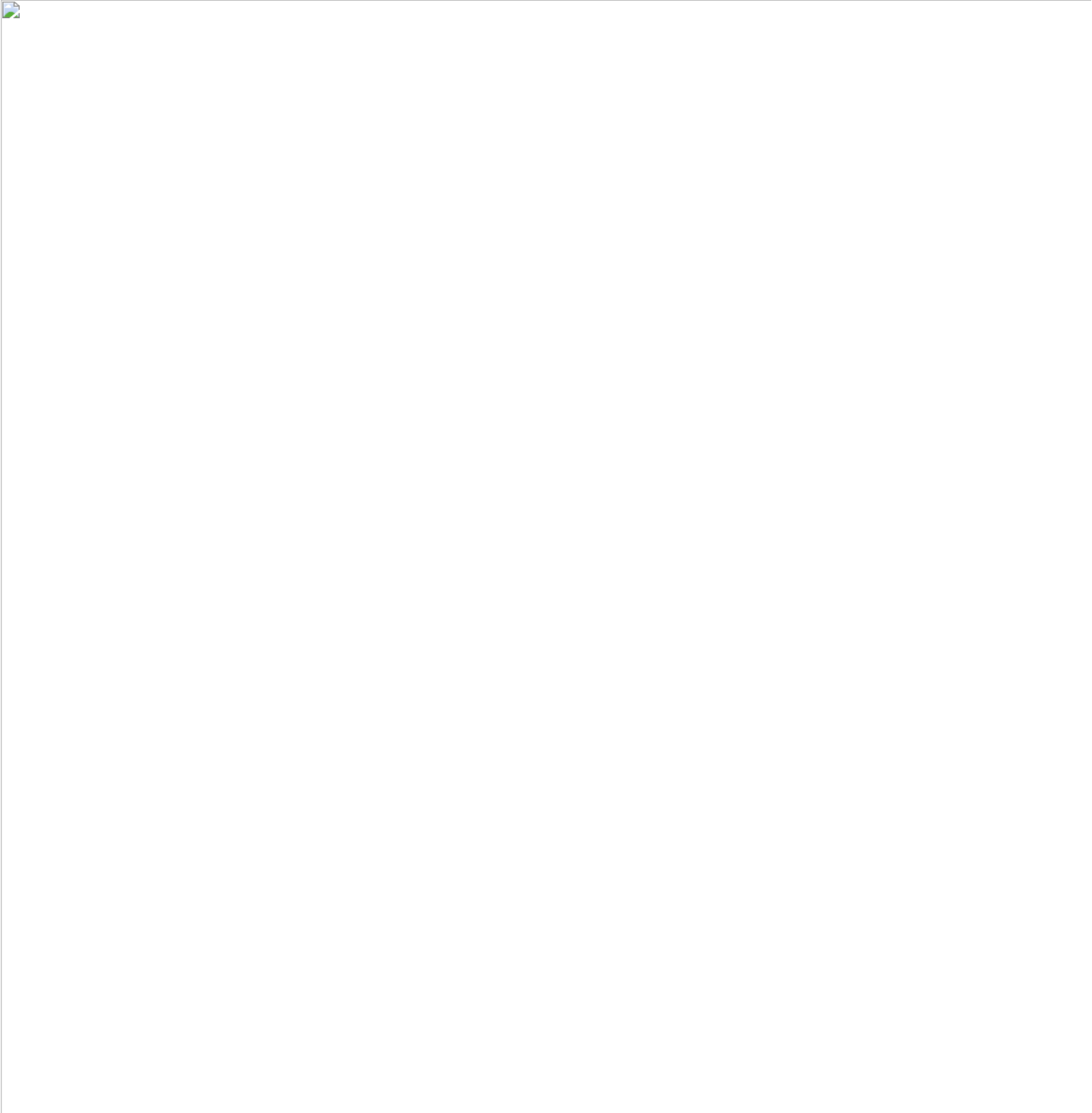
For more information or to schedule a private showing contact Land Specialist Nathan McCollum at 256.345.0074 or email [nmccollum@mossyoakproperties.com](mailto:nmccollum@mossyoakproperties.com)

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



## Locator Map

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## Locator Map

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## Satellite Map

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## **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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