

**100 Acres Sulligent, AL**  
**Roxanna Road**  
**Sulligent, AL 35586**

**\$215,000**  
**100 +/- acres**  
**Lamar County**





# 100 Acres Sulligent, AL Sulligent, AL / Lamar County

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## **SUMMARY**

### **Address**

Roxanna Road Fairview Road

### **City, State Zip**

Sulligent, AL 35586

### **County**

Lamar County

### **Type**

Hunting Land, Recreational Land

### **Latitude / Longitude**

33.8461 / -88.0239

### **Taxes (Annually)**

212

### **Acreage**

100

### **Price**

\$215,000

### **Property Website**

<https://www.mossyoakproperties.com/property/100-acres-sulligent-al-lamar-alabama/27302/>



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### **PROPERTY DESCRIPTION**

Check out this fantastic hunting and recreational tract located in Sections 16 & 17, T14S, R14W in Lamar County, Alabama. Touting two access points via Fairview Road and Roxanne Road, this tract has a very even mix of timber types, 4 established food plots and great trails! As evidenced in the photos, the area is known for producing great deer and there is also plenty of turkey in the area as well. Elaborate seclusion is found just beyond the county road access points. Make this your next get-away retreat and enjoy the benefits of the privacy and abundance of wildlife with nearby amenities.

Showing by Appointment Only. Contact Nathan McCollum at 256 345 0074 to schedule an appointment or request additional information.

Timber Mix:

35+/- acres of 17+ year old pine are ready to be thinned or harvested

23+/- acres of beautiful hardwood timber

27+/- acres in 10+/- year old pine

12+/- acres of mature thinned pines

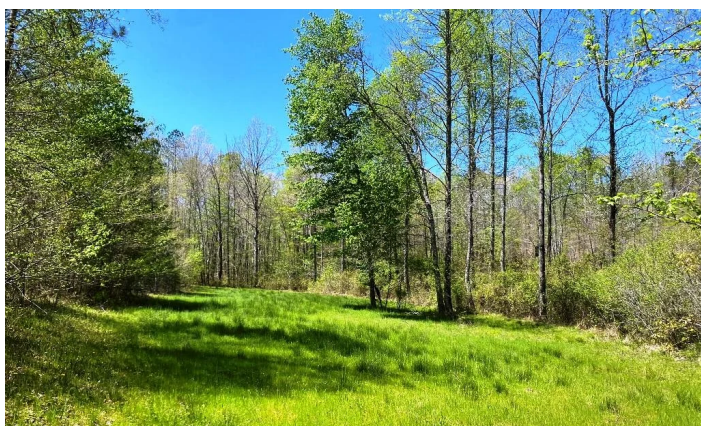
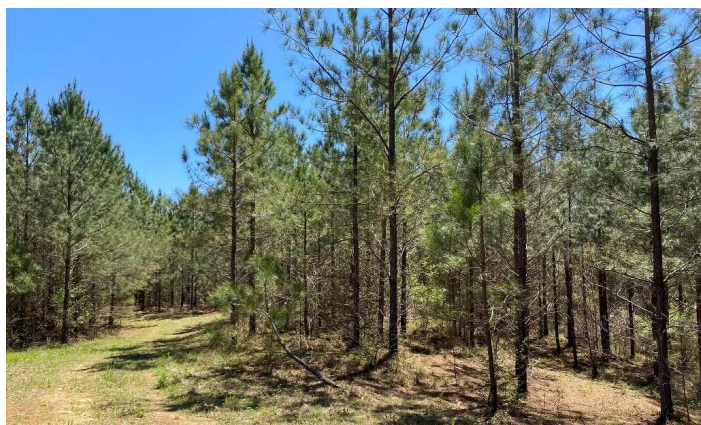
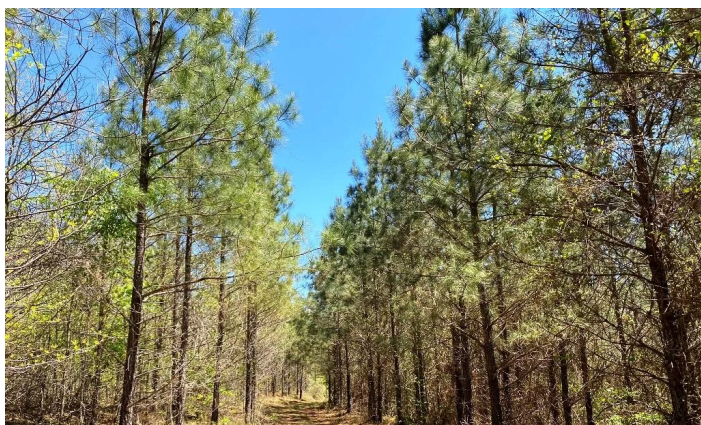
Remaining acres in fields and trails





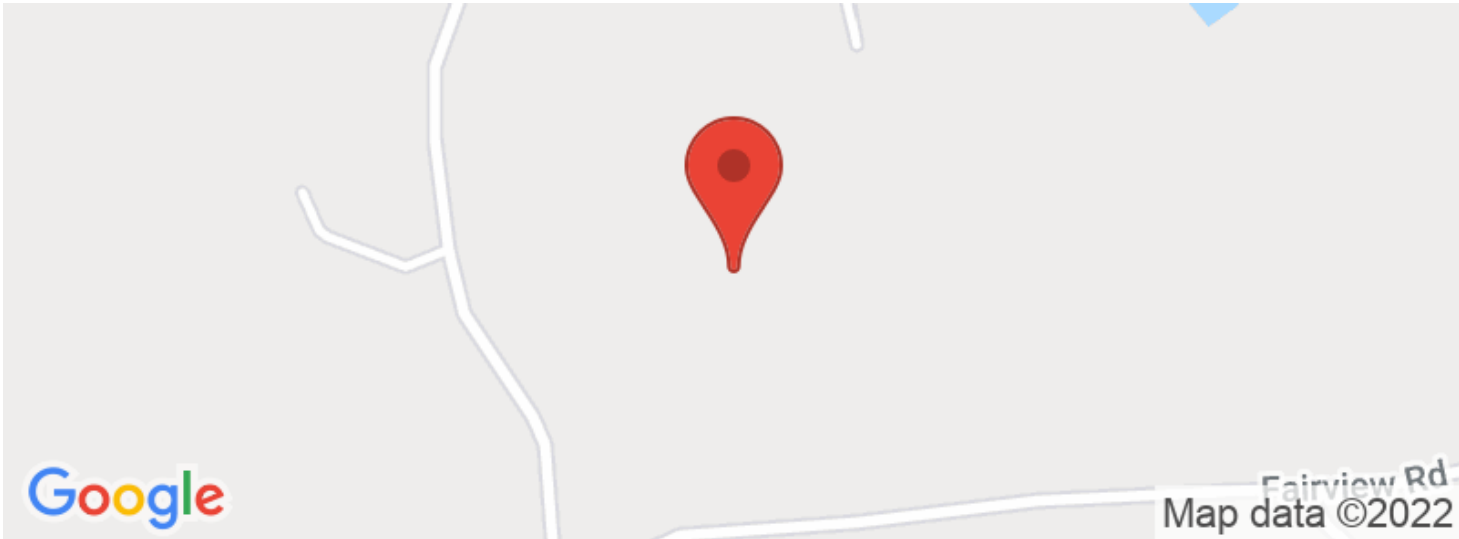
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# Locator Maps





## Aerial Maps





100 Acres Sulligent, AL  
Sulligent, AL / Lamar County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Nathan McCollum

**Mobile**

(256) 345-0074

**Email**

nmccollum@mossyoakproperties.com

**Address**

1229 Hwy 72 East

**City / State / Zip**

Tuscumbia, AL 35674

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**NOTES**

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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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**Mossy Oak Properties Southeast Land & Wildlife, LLC**

**1229 Hwy 72 East**

**Tuscumbia, AL 35674**

**(256) 345-0074**

**MossyOakProperties.com**

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