

Hatton Timber and Rec Tract
000 County Road 133
Hatton, AL 35672

\$325,000
84± Acres
Lawrence County



Hatton Timber and Rec Tract
Hatton, AL / Lawrence County

SUMMARY

Address

000 County Road 133

City, State Zip

Hatton, AL 35672

County

Lawrence County

Type

Timberland, Hunting Land, Farms, Recreational Land

Latitude / Longitude

34.564771 / -87.44038

Taxes (Annually)

175

Acreage

84

Price

\$325,000

Property Website

<https://www.mossyoakproperties.com/property/hatton-timber-and-rec-tract-lawrence-alabama/69403/>



PROPERTY DESCRIPTION

Prime 84+/- Acre Hunting and Timber Property in Hatton, Alabama

Nestled in the vibrant community of Hatton, this 84-acre tract offers a perfect blend of recreational and timber investment opportunities. Conveniently located with easy access to Decatur, Huntsville, and Muscle Shoals, this property is ideal for those seeking a serene retreat close to major urban centers.

Property Highlights:

- **Timber Investment:** Features an excellent stand of mature, recently thinned pine timber, complemented by mature hardwoods, enhancing both the aesthetic and economic value of the land.
- **Recreational Haven:** With its rich mix of timber and natural landscape, the property is a haven for hunting enthusiasts and those seeking outdoor recreational activities.
- **Accessibility:** Situated along a well-maintained gravel County Road 133, access to the property is straightforward and convenient.
- **Utility Proximity:** Power is available approximately 200 yards away from the northeastern property boundary.

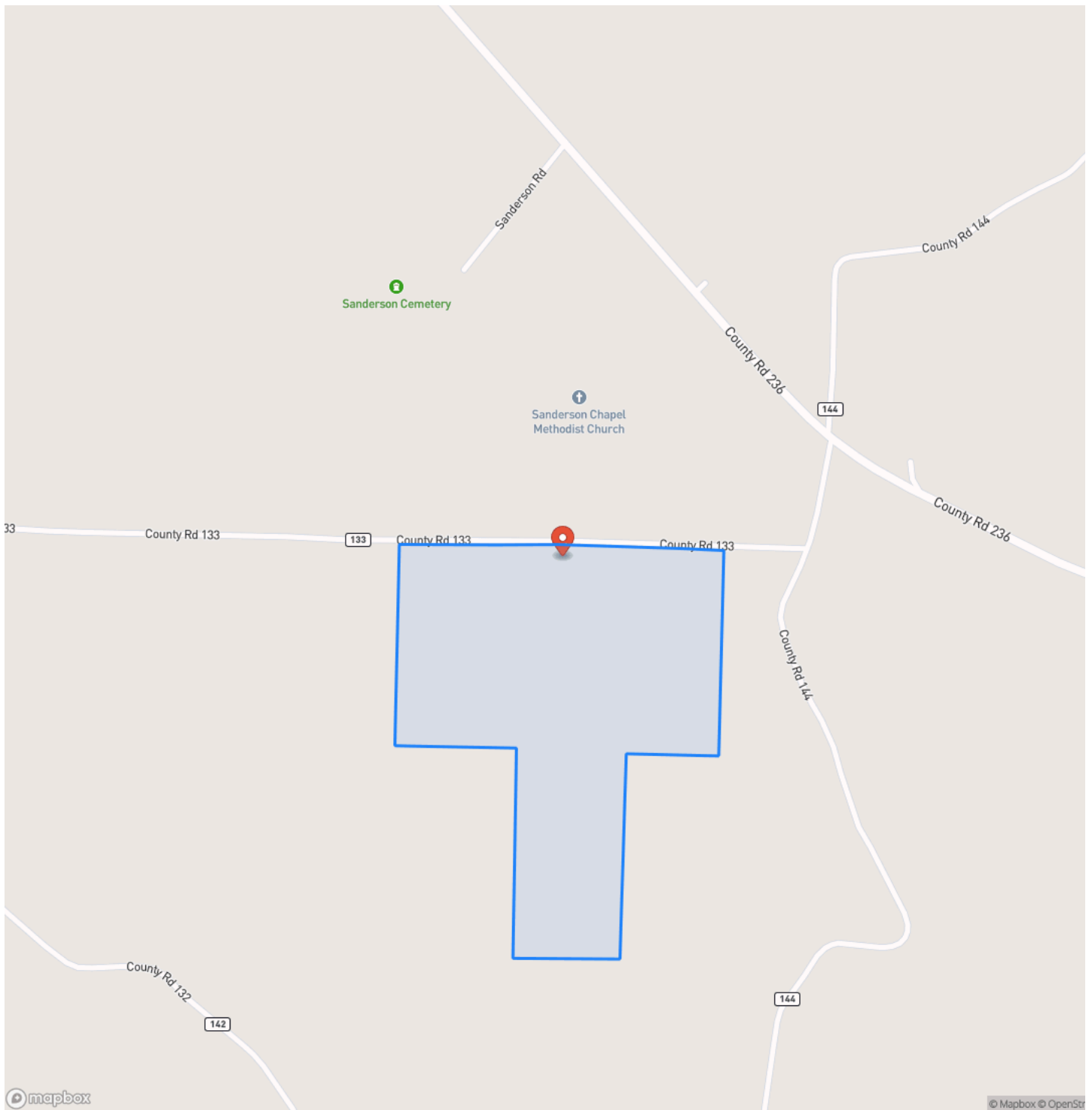
This 84-acre property is not just a land investment; it's a lifestyle opportunity. Whether you're looking to manage a timber resource, enjoy weekend hunting trips, or develop a rural retreat, this land offers the flexibility and location to fulfill your ambitions.

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

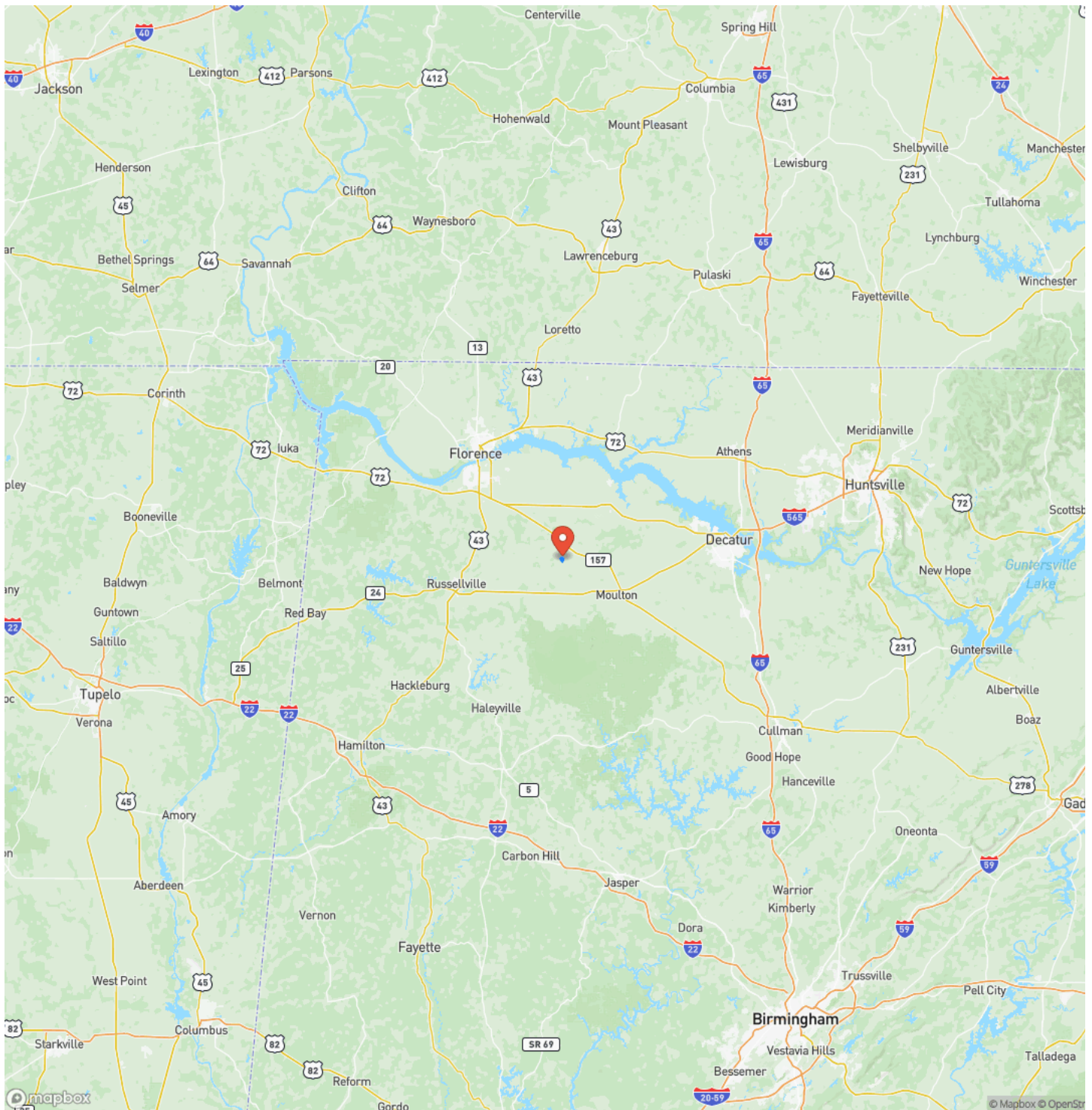
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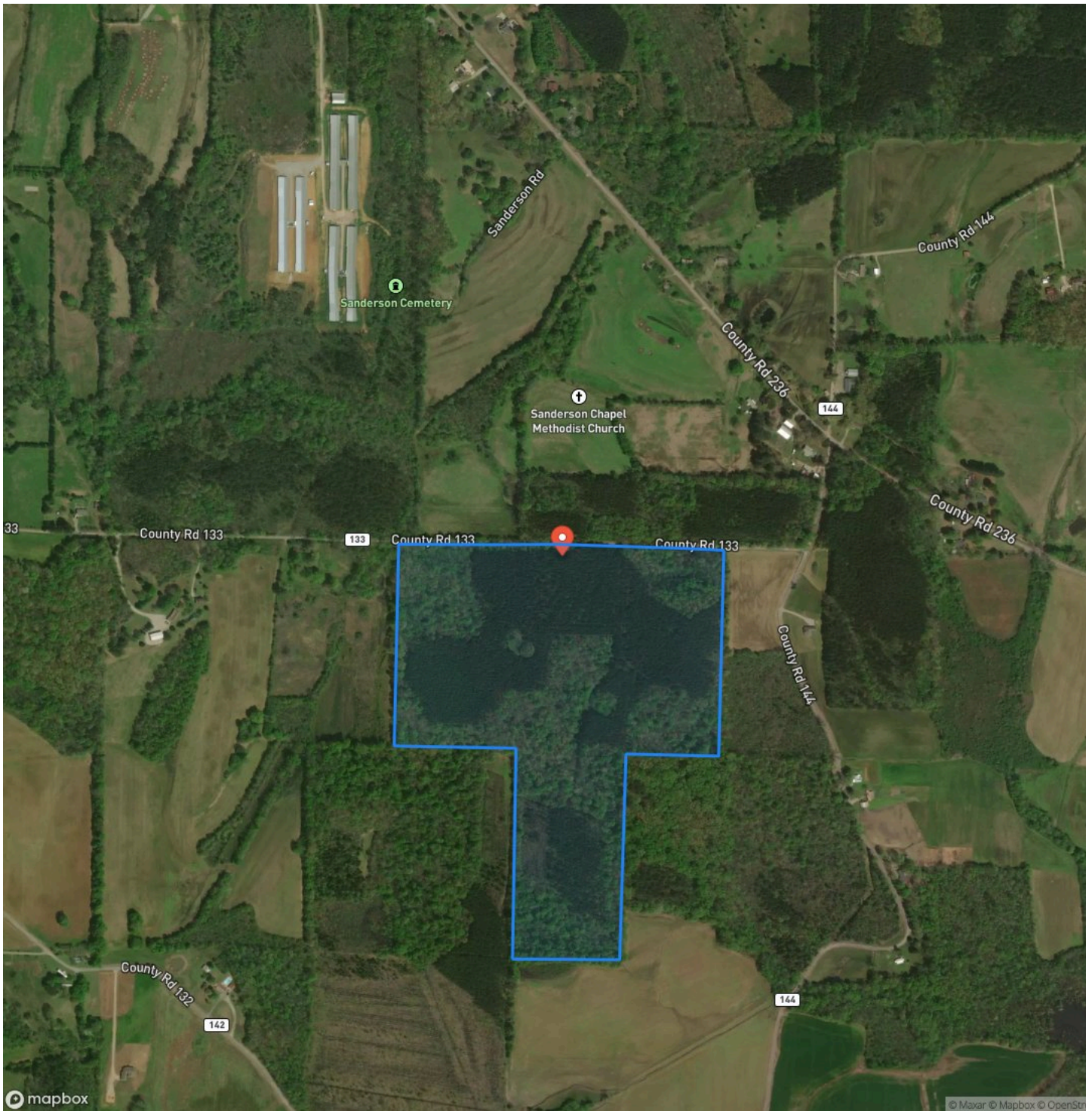
Locator Map



Locator Map



Satellite Map



Hatton Timber and Rec Tract Hatton, AL / Lawrence County

LISTING REPRESENTATIVE

For more information contact:



Representative

Nathan McCollum

Mobile

(256) 345-0074

Email

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Address

1229 Hwy 72 East

City / State / Zip

Tuscumbia, AL 35674

NOTES

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MORE INFO ONLINE:
MossyOakProperties.com

DISCLAIMERS

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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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