

Sunny Home 87+/- Acres
000 County Road 162
Brilliant, AL 35548

\$218,050
87± Acres
Marion County



**Sunny Home 87+/- Acres
Brilliant, AL / Marion County**

SUMMARY

Address

000 County Road 162

City, State Zip

Brilliant, AL 35548

County

Marion County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

34.089851 / -87.705724

Taxes (Annually)

195

Acreage

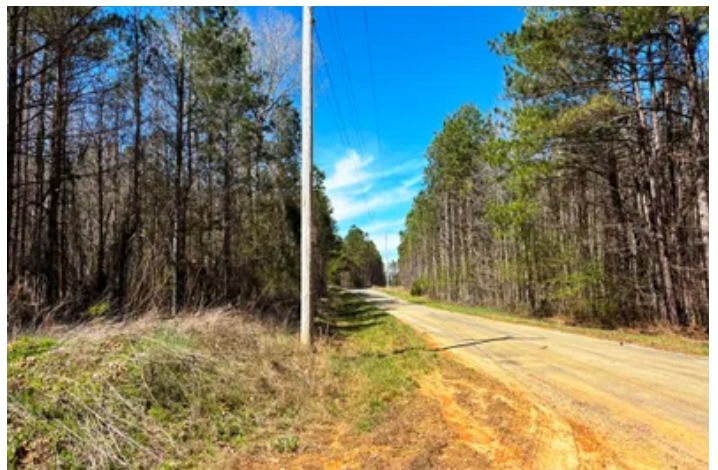
87

Price

\$218,050

Property Website

<https://www.mossyoakproperties.com/property/sunny-home-87-acres-marion-alabama/78277/>



Sunny Home 87+/- Acres Brilliant, AL / Marion County

PROPERTY DESCRIPTION

Scenic 87-Acre Property in Marion County, Alabama

Located on County Road 162 in Brilliant, Alabama, this 87-acre tract is offered at an asking price of \$218,050, roughly \$2,500 per acre. This property features a well-managed, 25-year-old thinned pine plantation, making it a valuable investment for timber and an ideal setting for a homesite or a peaceful weekend retreat.

Property Highlights:

- **Mature Pine Plantation:** The land boasts a meticulously maintained pine plantation that has been thinned to promote healthy growth and ease of access throughout the property.
- **Recreational Ready:** Gently rolling terrain dotted with several food plots and well-maintained roads enhances its appeal for hunting and outdoor activities. The area is rich in wildlife, including deer, turkey, and small game, providing excellent hunting opportunities.
- **Perfect for Building:** The tranquil setting on a quiet county road, coupled with available utilities, makes it an excellent spot for constructing a permanent residence or a vacation home.
- **Great Accessibility:** Conveniently located just 10 minutes from I-22, the property is about an hour from Birmingham and 35 minutes from Jasper, allowing for easy access to urban amenities while enjoying the peace of rural living.

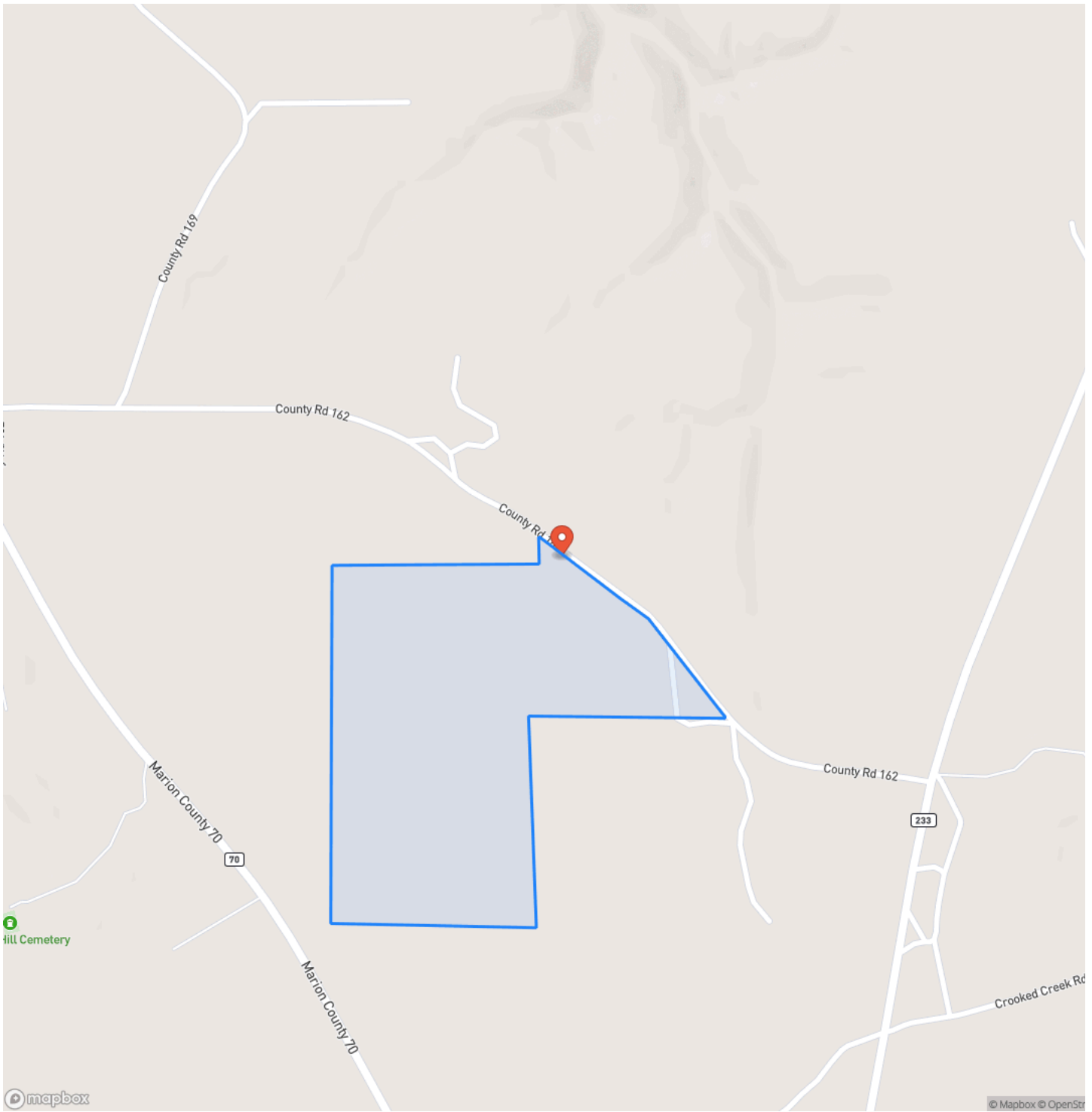
This 87-acre parcel in Marion County combines the practicality of timber investment with the beauty of rural land, offering multiple uses from residential development to recreational hunting. Whether you're looking to build, invest, or escape to the countryside, this property provides the perfect backdrop to achieve your goals.

For more information, contact Nathan McCollum at 256.345.0074 or email nmccollum@mossyoakproperties.com

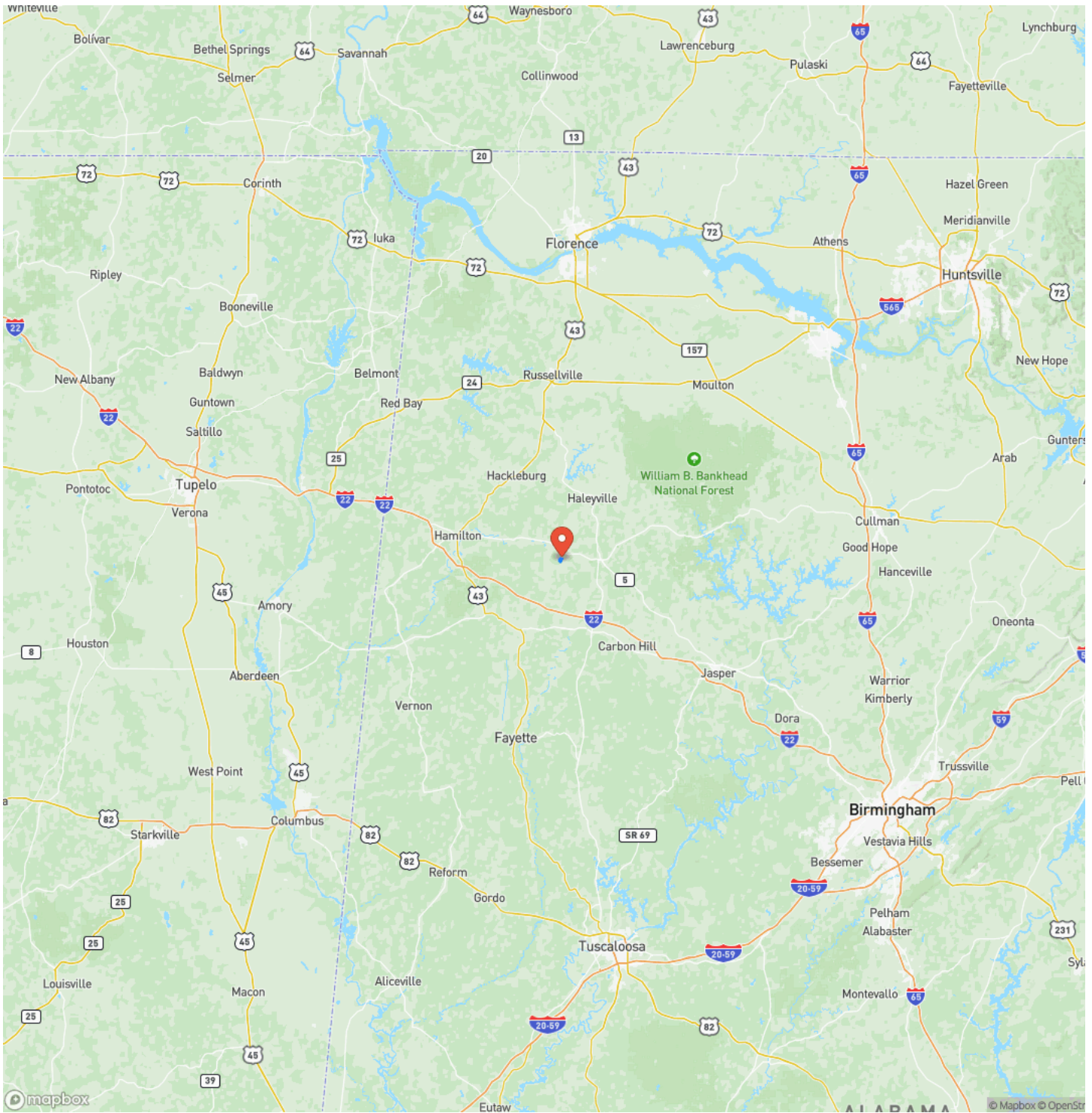
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Locator Map



Locator Map



Satellite Map



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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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