

**75+/- Acre Homestead & Recreational
Property**
County Road 122
Hamilton, AL 35570

\$174,900
75 +/- acres
Marion County



75+/- Acre Homestead & Recreational Property Hamilton, AL / Marion County

SUMMARY

Address

County Road 122

City, State Zip

Hamilton, AL 35570

County

Marion County

Type

Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

34.1974 / -87.0671

Taxes (Annually)

300

Dwelling Square Feet

1076

Bedrooms / Bathrooms

2 / 1

Acreage

75

Price

\$174,900

Property Website

<https://www.mossyoakproperties.com/property/75-acre-homestead-recreational-property-marion-alabama/20611/>



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PROPERTY DESCRIPTION

This property is in Marion County, Alabama and is located off of County Road 122 and Posey Road. This property is very versatile with homestead potential and added recreational value. The land is comprised of approximately 63 acres of plantation loblolly pine and 23 acres of hardwood along the stream management zones. The plantation pine is ready for a second thinning. Municipal water and power are available. Boardtree Creek flows through the property and borders Rason Branch which offers tons of year round water to supplement the many whitetail deer, turkey, and other small game. The northern section of the property has 22 +/- acres with a 1,076 square foot house comprised of two bedrooms and one bath. The southern portion contains 53 +/- acres and a hay shed. The tract is easily accessed from Hamilton and I-22 and is approximately 45 minutes from Tupelo, Mississippi or 1 hour and 30 minutes from Birmingham, Tuscaloosa, Decatur, and Cullman, Alabama.

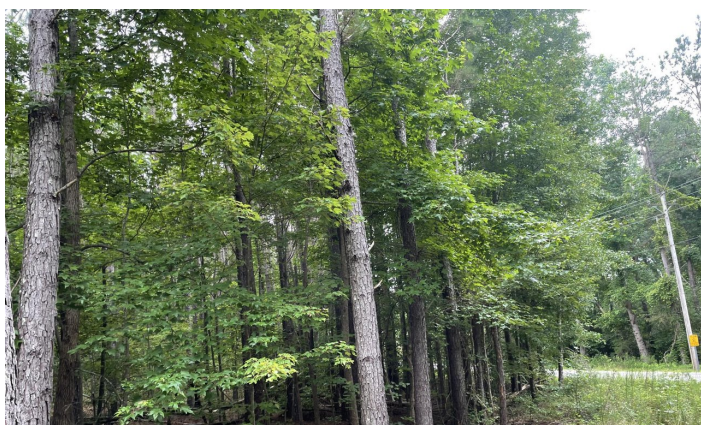
The property can be purchased as a whole or can be subdivided. Subdivisions are priced as follows:

- North division 22+/- acres \$94,900 with house
- South division 53+/- acres \$114,900
- The owner is willing to further subdivide the property

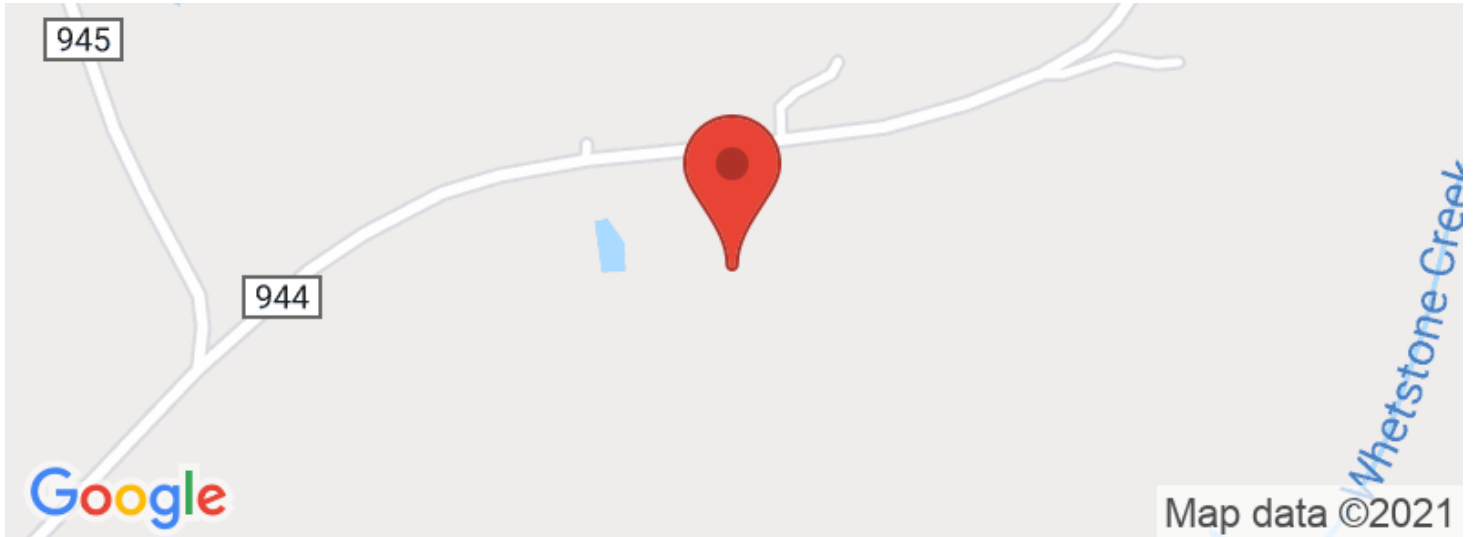
Call/Text Jim Greene today at 256-227-4869 or email jgreene@mossyoakproperties.com.



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Hamilton, AL / Marion County



Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jim Greene

Mobile

(256) 227-4869

Email

jgreene@mossyoakproperties.com

Address

1229 Hwy 72 East

City / State / Zip

Tuscumbia, AL 35674

NOTES



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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.



Mossy Oak Properties Southeast Land & Wildlife, LLC

1229 Hwy 72 East

Tuscumbia, AL 35674

(256) 345-0074

MossyOakProperties.com

