

86 +/- acres Morgan County Homestead and
Recreational Tract
Kayo Road
Hartselle, AL 35640

\$850,000
86± Acres
Morgan County



**86 +/- acres Morgan County Homestead and Recreational Tract
Hartselle, AL / Morgan County**

SUMMARY

Address

Kayo Road

City, State Zip

Hartselle, AL 35640

County

Morgan County

Type

Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

34.4768 / -86.94032

Taxes (Annually)

\$190

Acreage

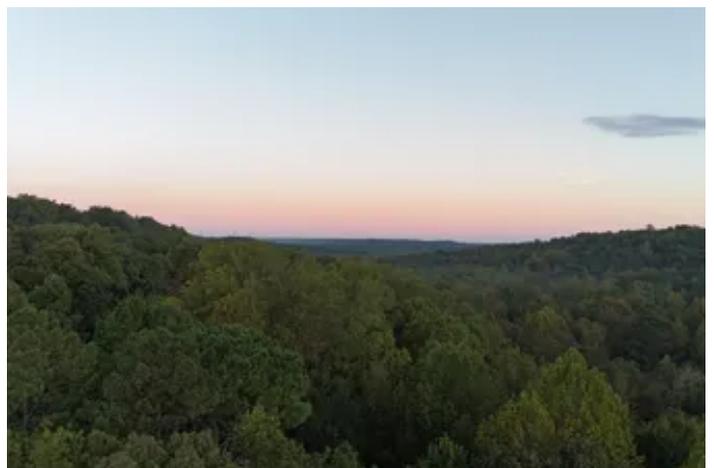
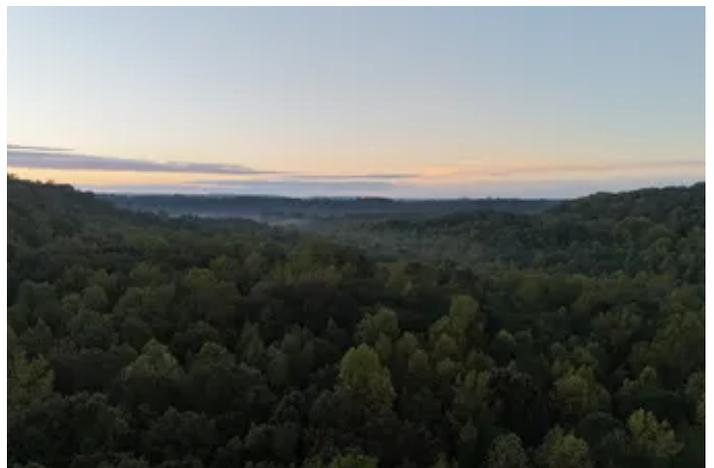
86

Price

\$850,000

Property Website

<https://www.mossyoakproperties.com/property/86-acres-morgan-county-homestead-and-recreational-tract/morgan/alabama/91292/>



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PROPERTY DESCRIPTION

86± Acres | Morgan County, Alabama

This 86-acre tract offers a rare combination of hunting, recreation, and investment potential in a prime location between Hartselle and Decatur. The property is already set up for hunting with established greenfields, shooting houses, tree stands, and feeders in place. A well-developed internal road and trail system makes accessing every corner of the land easy.

The acreage features mature hardwood timber, striking rock bluffs and formations, and a mix of terrain ranging from steep bluffs to rolling ground, fertile creek bottoms, and wetlands. Village Branch runs for more than half a mile through the property, providing year-round water and adding to the diversity of habitats.

An old homesite remains on the tract, including the stone foundations of two quarry-built fireplaces—adding history and character. Power, water, and natural gas are nearby, giving the property excellent potential for a future cabin or homestead.

Wildlife is abundant on this tract. With both a healthy population of deer, turkey and other small game, it's a sportsman's paradise! With numerous greenfields, feeders, mast producing hardwoods, multiple shooting houses and ladder stands, water and bedding areas, this tract is turn-key and ready to be hunted.

Located just one mile east of Highway 31, this tract offers convenient access while still delivering the privacy and seclusion that hunters, farmers, and outdoor enthusiasts value. Whether you're looking for a turnkey hunting property, a long-term timber investment, or a place to build and enjoy the outdoors, this tract is ready to deliver.

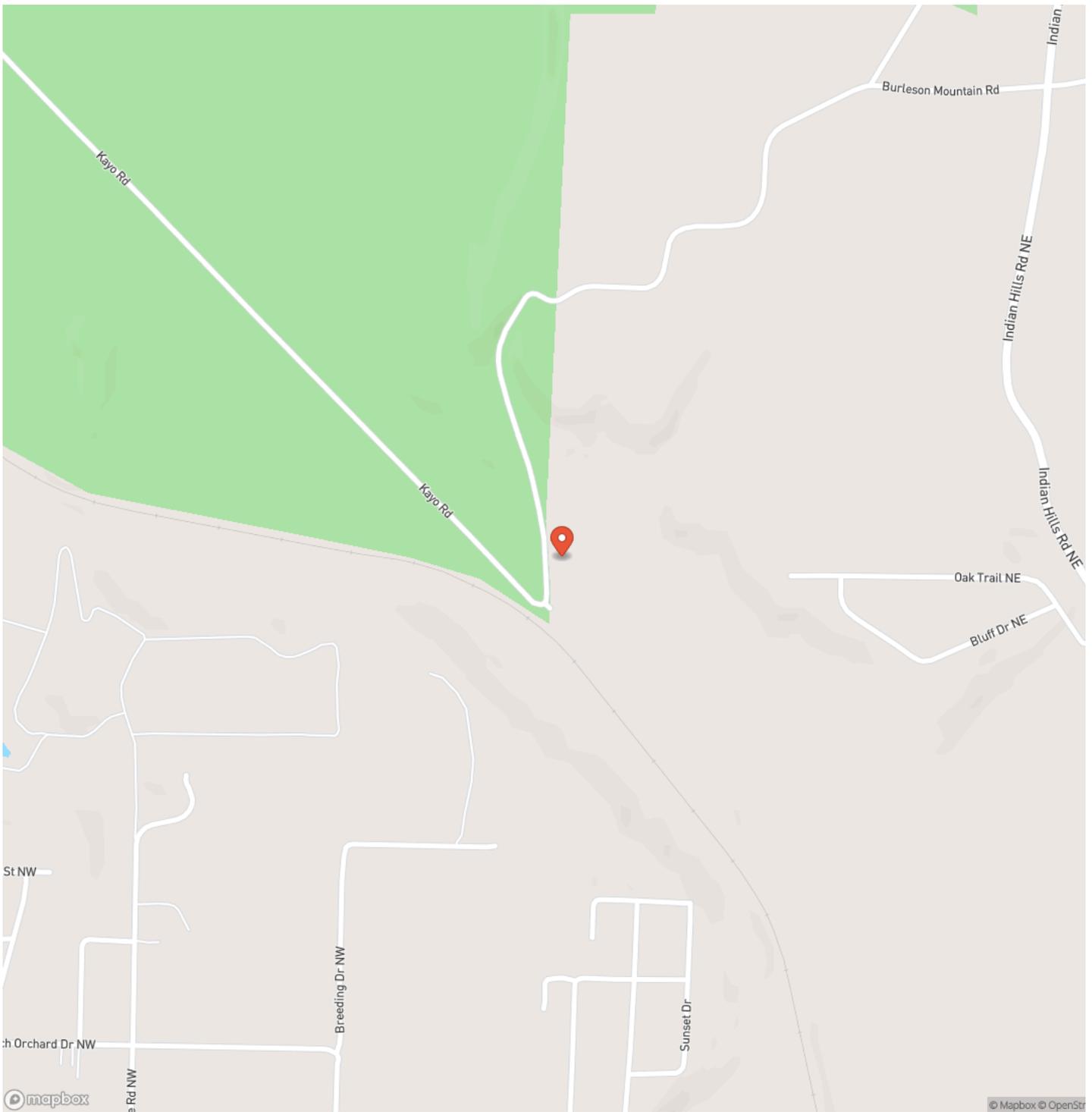
Call Jim Greene at [256.227.4869](tel:256.227.4869) for your own private showing.

Buyer's agent commission is 2% of the final sale's price.

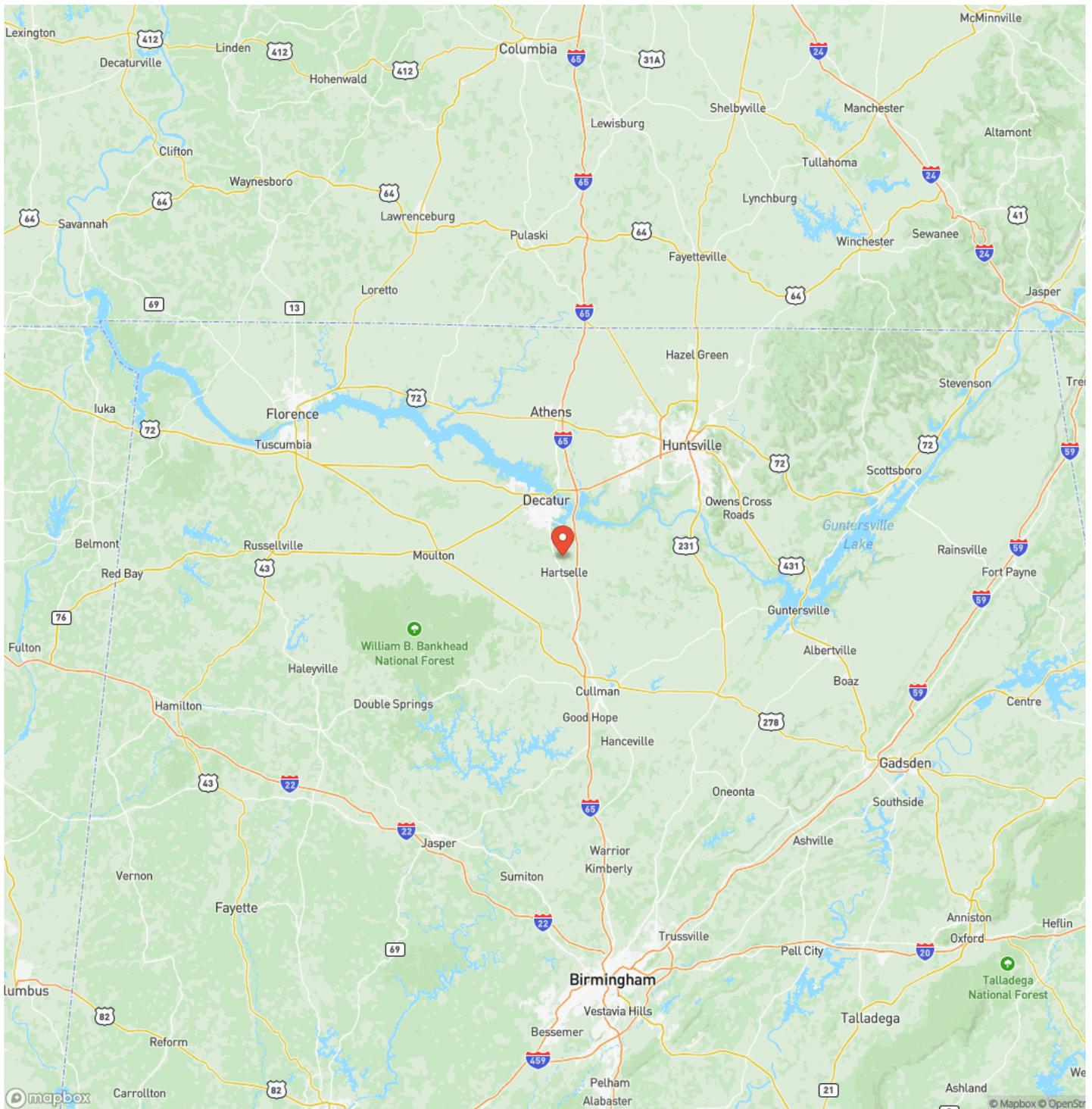
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Hartselle, AL / Morgan County



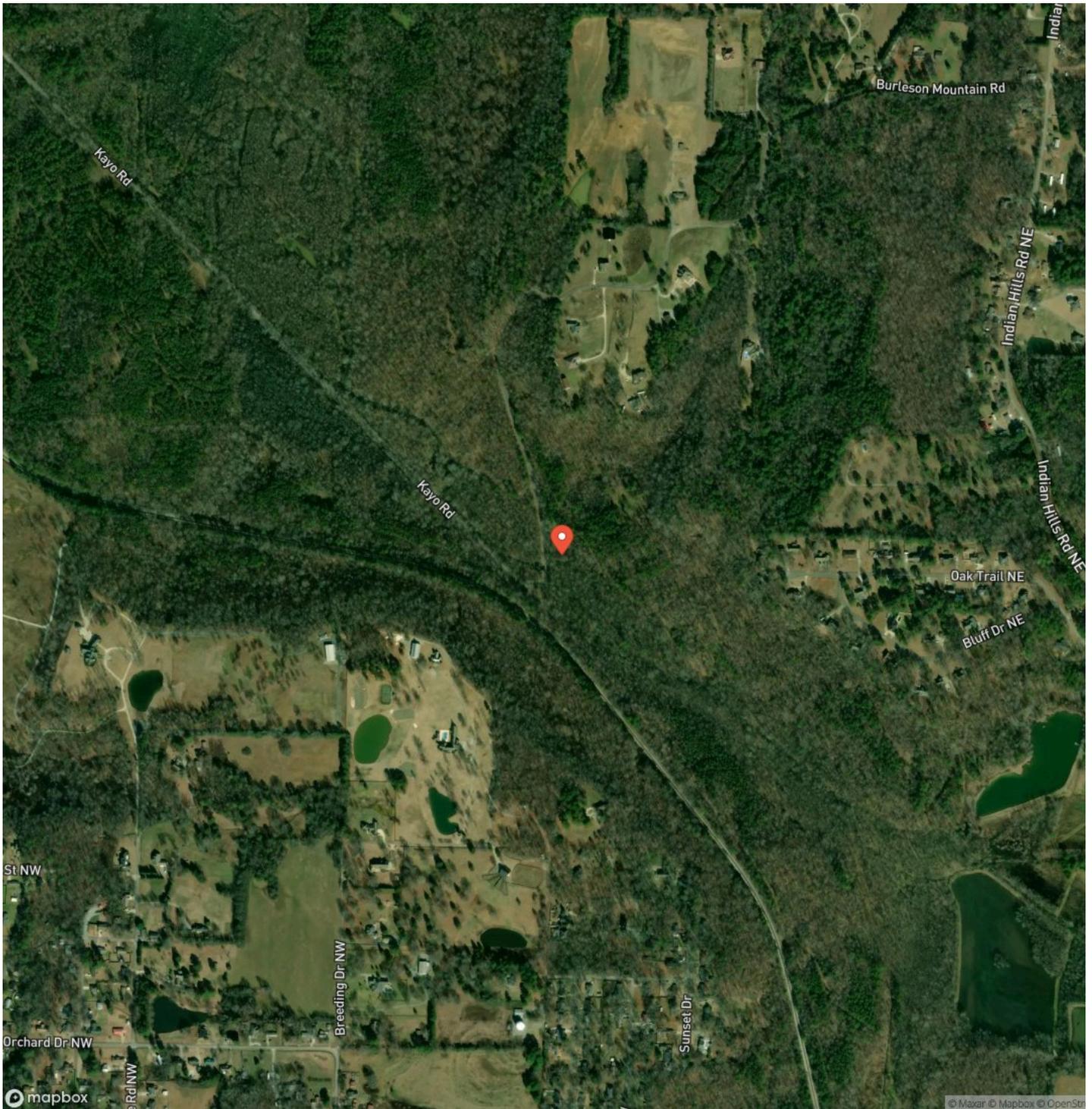
Locator Map



Locator Map



Satellite Map



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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