612 Acres, Hamilton, Alabama County Road 278 Hamilton, AL 35570

\$1 612.600± Acres Marion County









# 612 Acres, Hamilton, Alabama Hamilton, AL / Marion County

### **SUMMARY**

**Address** 

County Road 278

City, State Zip

Hamilton, AL 35570

County

**Marion County** 

Type

Recreational Land, Hunting Land, Timberland

Latitude / Longitude

34.1486 / -87.8366

Taxes (Annually)

1454

**Acreage** 

612.600

Price

\$1

### **Property Website**

https://www.mossyoakproperties.com/property/612-acres-hamilton-alabama-marion-alabama/19877/









### 612 Acres, Hamilton, Alabama Hamilton, AL / Marion County

#### **PROPERTY DESCRIPTION**

Opportunities are endless on Tract 7911 located in Marion County, Alabama near the town of Hamilton. These 612 +/- acres have a good stand of planted Loblolly Pine & Hardwood. Access is available via County Road 358 (currently unmaintained) and State Hwy 278. There are about 275 acres of mature hardwood, the mixed pine/hardwood is in SMZs and varies in age. Wildlife is abundant on this tract and opportunities are endless, including the potential for future income from both the newly planted Loblolly Pines and the mature timber as well.

This tract is conveniently located one hour from Muscle Shoals, AL, and Tupelo, MS, and one hour and thirty minutes to Decatur, Cullman, Birmingham, and Tuscaloosa, AL.

Text/Call Jim Greene at 256-227-4869.

Timber Ages & Types

71-Year-Old Hardwood - 15.70 acres

39-Year-Old Loblolly Pine - 1.23 acres

34-Year-Old Loblolly Pine - 28.42 acres

23-Year-Old Loblolly Pine - 5.74 acres

16-Year-Old Loblolly Pine - 28.68 acres

1-Year-Old Loblolly Pine <u>- 247.98</u> acres

71-Year-Old Pine/Hardwood - 260.72 acres

34-Year-Old Pine/Hardwood - 22.44 acres

Road 1.70 acres

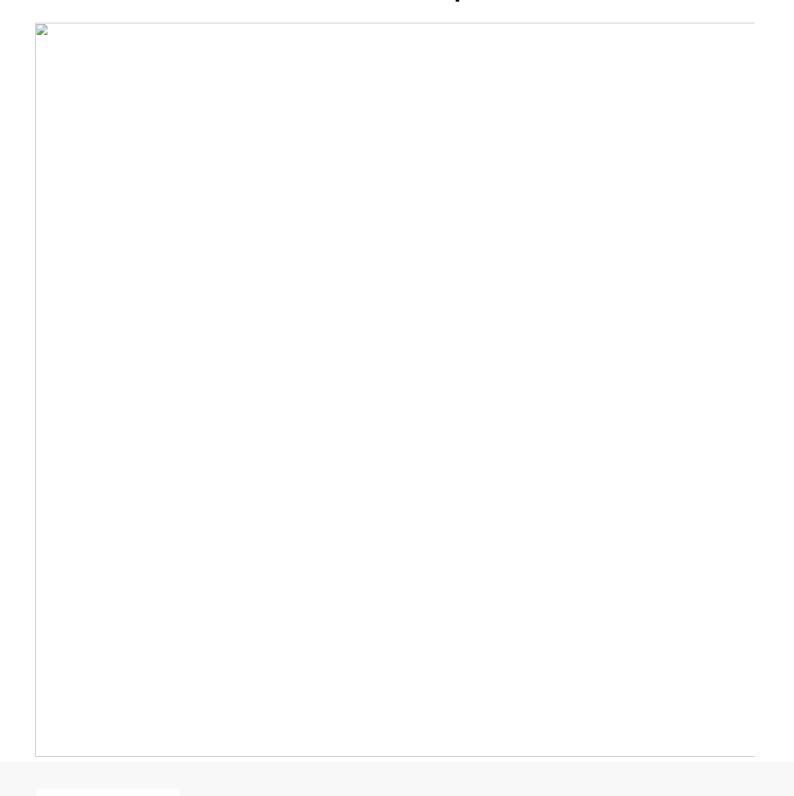




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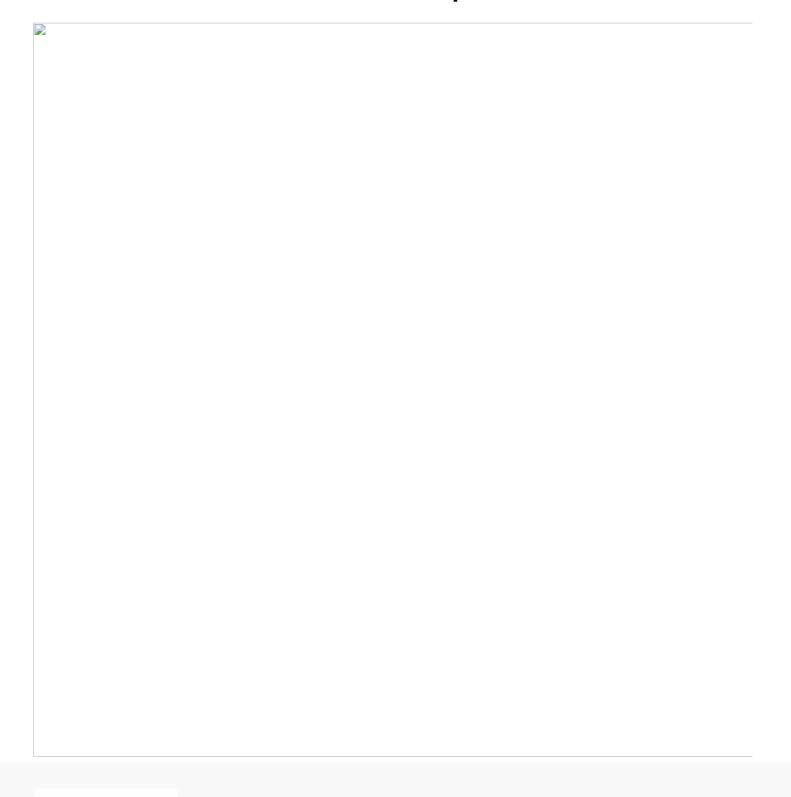


# **Locator Map**



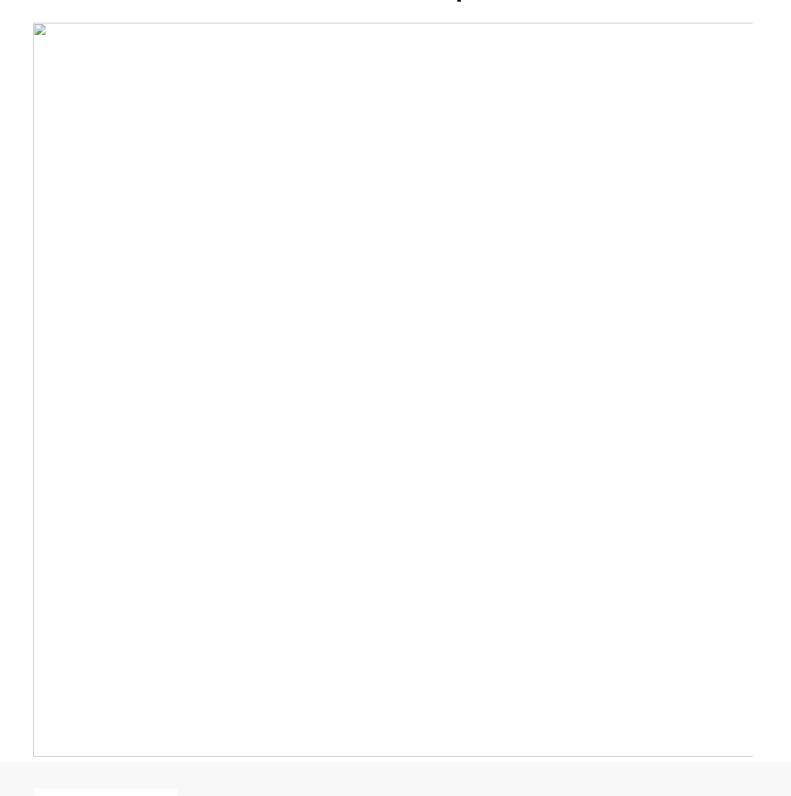


# **Locator Map**





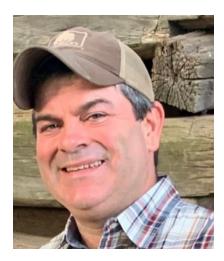
# **Satellite Map**





# 612 Acres, Hamilton, Alabama Hamilton, AL / Marion County

# 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

| <u>NOTES</u> |  |  |  |
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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.



**MORE INFO ONLINE:** 

Mossy Oak Properties Southeast Land & Wildlife, LLC
1229 Hwy 72 East
Tuscumbia, AL 35674
(256) 345-0074
MossyOakProperties.com

