

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

**\$1**  
612.600± Acres  
Marion County



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

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**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

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### **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](tel: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 - [247.98](#) acres

71-Year-Old Pine/Hardwood - [260.72](#) acres

34-Year-Old Pine/Hardwood - 22.44 acres

Road 1.70 acres





## Locator Map

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## Locator Map

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## Satellite Map

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**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

## NOTES



**MORE INFO ONLINE:**

**MossyOakProperties.com**



## This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook or legal stationery. There are no margins, text, or other markings on the page.



## **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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**Mossy Oak Properties Southeast Land & Wildlife, LLC**  
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