

82 +/- Acre Recreational tract with Off-Grid Potential
Clifty Road
Hamilton, AL 35570

\$125,000
82± Acres
Marion County



**82 +/- Acre Recreational tract with Off-Grid Potential
Hamilton, AL / Marion County**

SUMMARY

Address

Clifty Road

City, State Zip

Hamilton, AL 35570

County

Marion County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

34.179718 / -87.865066

Taxes (Annually)

\$251

Acreage

82

Price

\$125,000

Property Website

<https://www.mossoakproperties.com/property/82-acre-recreational-tract-with-off-grid-potential/marion/alabama/104144/>



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PROPERTY DESCRIPTION

This is a great build site for your Off-grid get-away cabin or dream home. Resting near Hamilton, Alabama, these 82 acres abounds with several nice building sites and wildlife.

The location makes this an excellent hunting tract for deer, turkey, and other small game. With rolling topography and a internal road system, there are plenty of opportunities to add greenfields. The majority of the timber was cut, making good wildlife habitat. There is a nice stream flowing through the property which is surrounded by a stream management zone full of hardwoods. From hunting to fishing, to bird watching, or just normal country living, this nostalgic opportunity awaits!

There is not deeded access to this property.

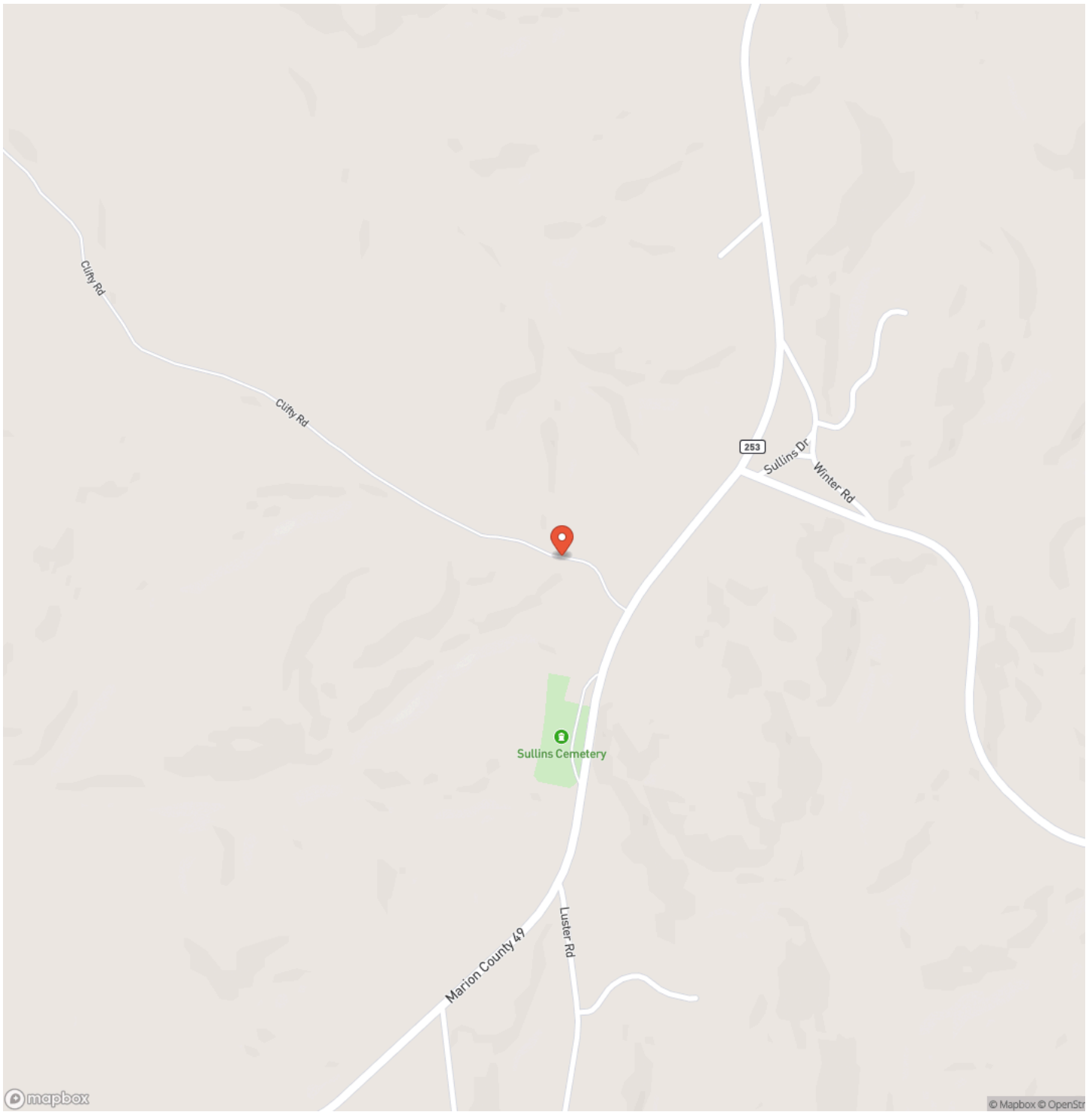
Hamilton is located in the beautiful hills of Northwest Alabama, 100 miles northwest of Birmingham, Alabama and 50 miles east of Tupelo, Mississippi. Within the city limits, there are four exit ramps to Interstate 22, the super-highway connecting Memphis, Tennessee and Birmingham, Alabama.

Call/Text Jim Greene today at [256-227-4869](tel:256-227-4869).

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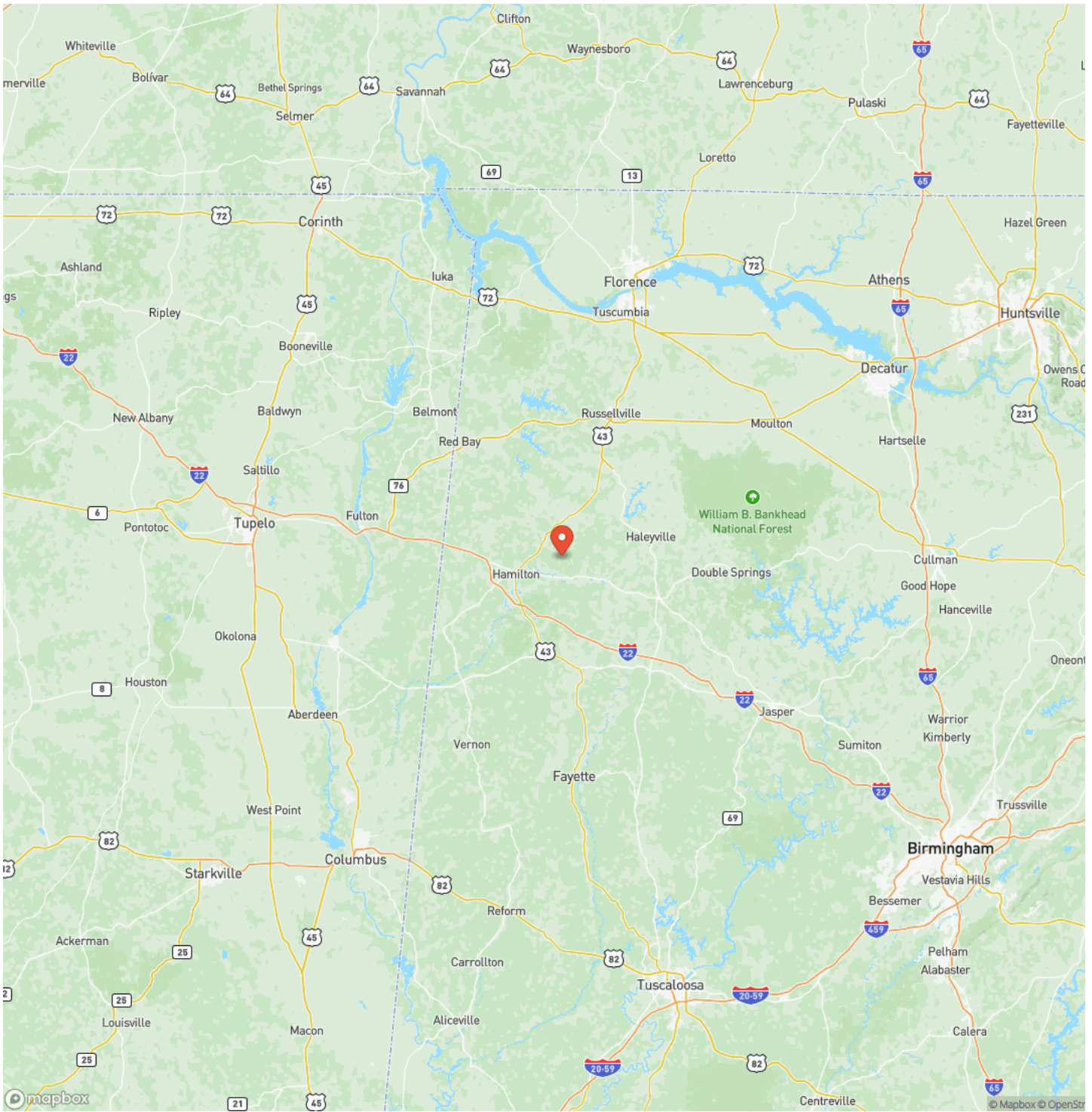


Locator Map

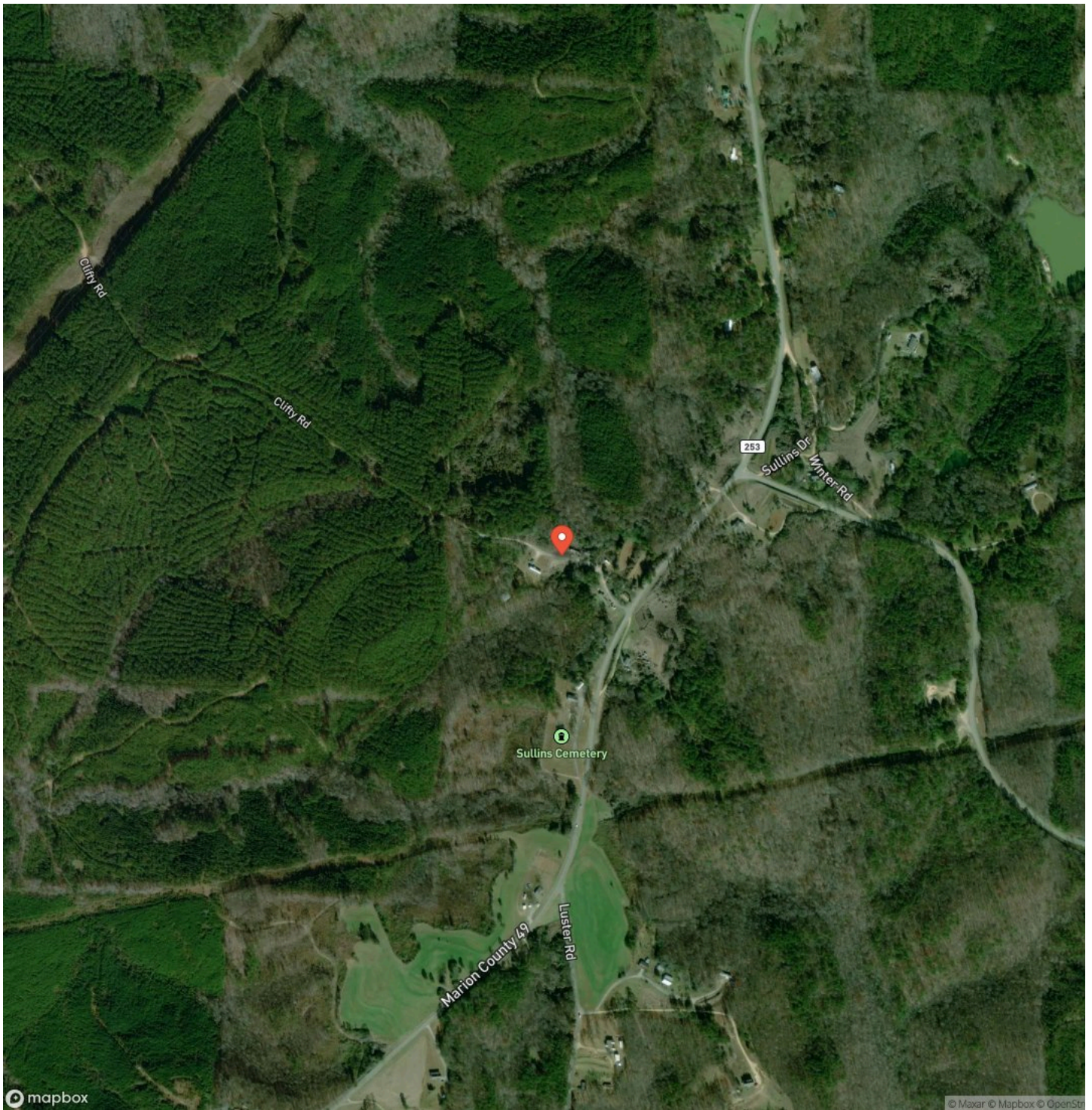


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Locator Map



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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