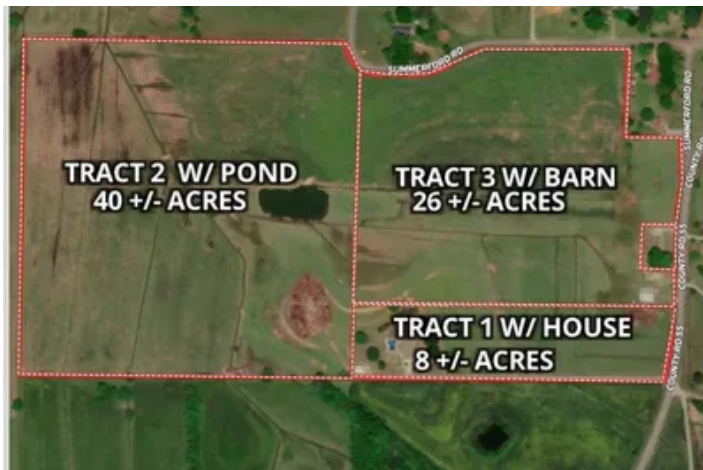


Morgan Co. Alabama 75 acre Established Homestead  
Highway 55 W  
Danville, AL 35619

**\$958,965**  
75± Acres  
Morgan County



**Morgan Co. Alabama 75 acre Established Homestead  
Danville, AL / Morgan County**

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**SUMMARY**

**Address**

Highway 55 W null

**City, State Zip**

Danville, AL 35619

**County**

Morgan County

**Type**

Farms, Ranches, Residential Property, Horse Property

**Latitude / Longitude**

34.368771 / -87.044507

**Taxes (Annually)**

\$1,454

**Dwelling Square Feet**

1,889

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

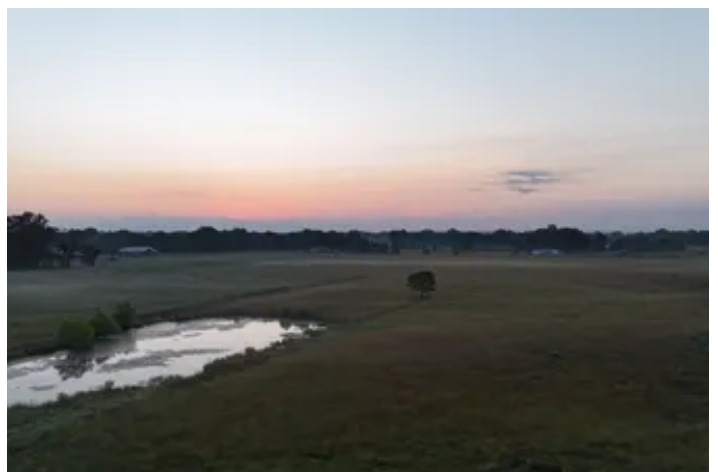
75

**Price**

\$958,965

**Property Website**

<https://www.mossoakproperties.com/property/morgan-co-alabama-75-acre-established-homestead-/morgan/alabama/110200/>



## Morgan Co. Alabama 75 acre Established Homestead Danville, AL / Morgan County

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### **PROPERTY DESCRIPTION**

#### **75 Acre Morgan County, AL Homestead**

Experience refined country living on this impressive 75-acre homestead, anchored by a well-maintained custom home with three bedrooms and 2.5 bathrooms. The property also includes a barn, shop, fenced pasture, pool, and pool house.

**Main Residence:** The home features 3 bedrooms, 2.5 bathrooms, a spacious living room, a gas-log fireplace, an inviting foyer, and a finished basement with a storm shelter. Outdoor amenities include a large front porch, screened back porch, pool, pool house, and beautifully manicured yard.

**Pasture:** The pasture has been well maintained over the years and is fully fenced, making it ready for grazing cattle. A pond also provides a convenient water source for the herd.

**Barn:** The property includes a 2,750± square-foot barn that is in excellent condition and well suited for equipment storage and hay. A portion of the barn could also be converted into horse stalls. There is a conveniently located cattle coral next to the barn.

**Shop:** A 900± square-foot shop is located behind the house. This recently built, insulated metal building sits on a concrete foundation.

**Ample Road Frontage:** Approximately 1700 feet

**Location:** Conveniently located 1 mile from Highway 157, 9 miles from I-65, 7 miles from Hartselle, 13 miles from Decatur, and 15 miles from Moulton.

#### **Owner is willing to subdivide:**

Tract 1: 8 Acres, Home, Pool, Pool house and Shop \$440,715

Tract 2: 40 +/- Acres with pond \$290,000

Tract 3: 26 +/- Acres with barn \$228,250

Tract 1-3: \$958,965

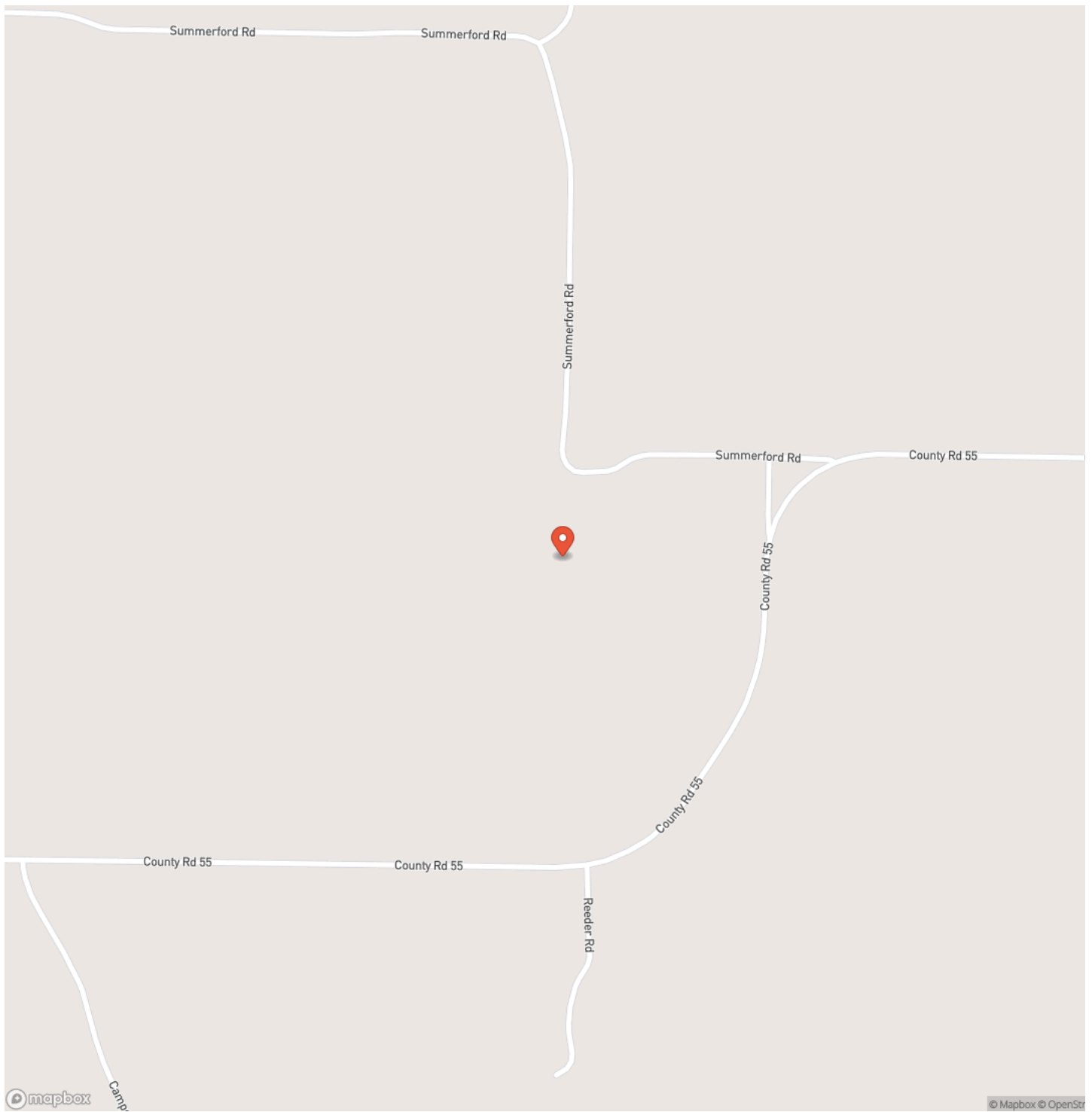
For inquiries or to arrange a private viewing, please contact Jim Greene at [256.227.4869](tel:256.227.4869).

Buyers Agent Commission is 2.5% of final sales price.

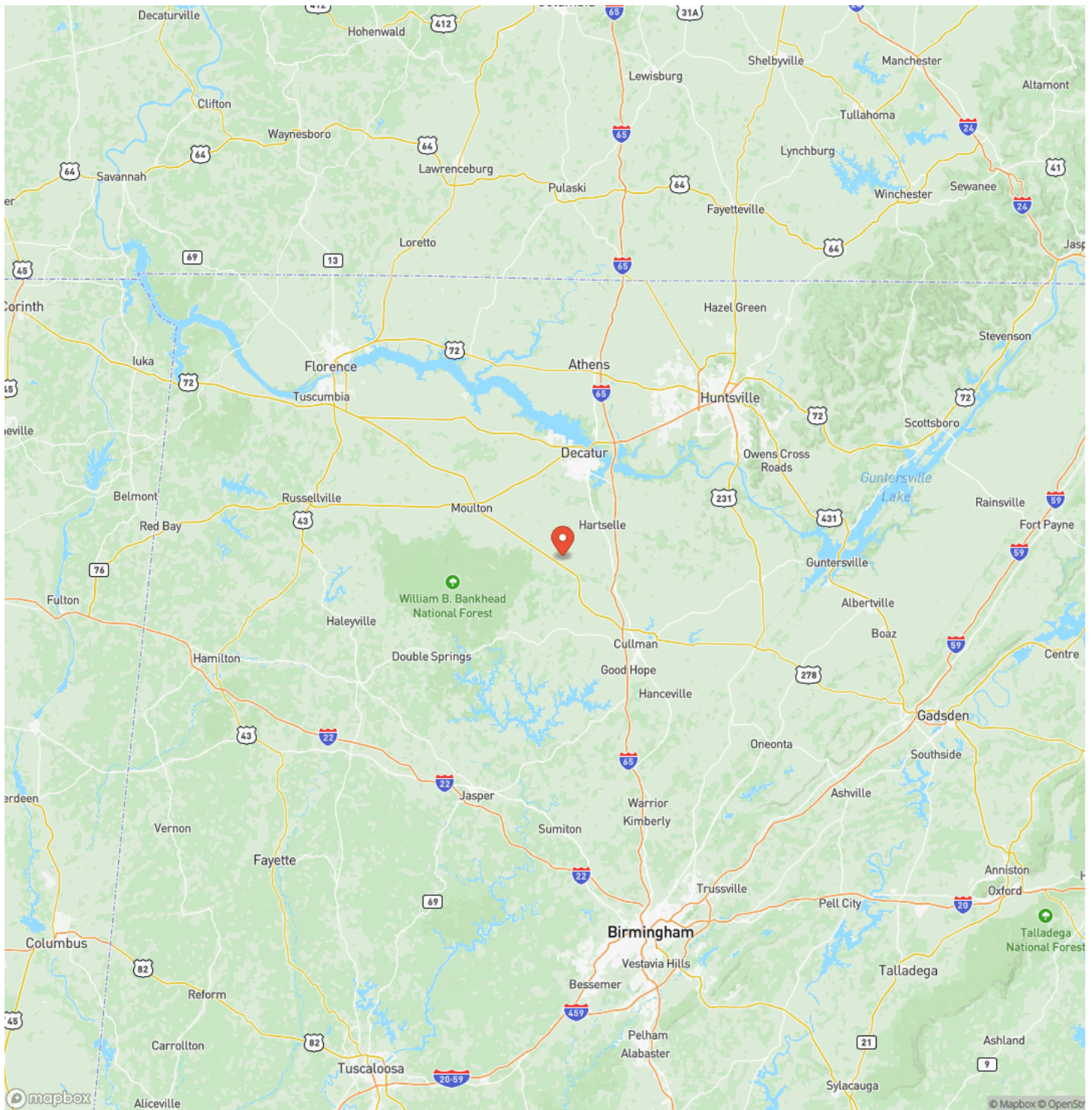
Morgan Co. Alabama 75 acre Established Homestead  
Danville, AL / Morgan County



## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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Tuscumbia, AL 35674  
(256) 345-0074  
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