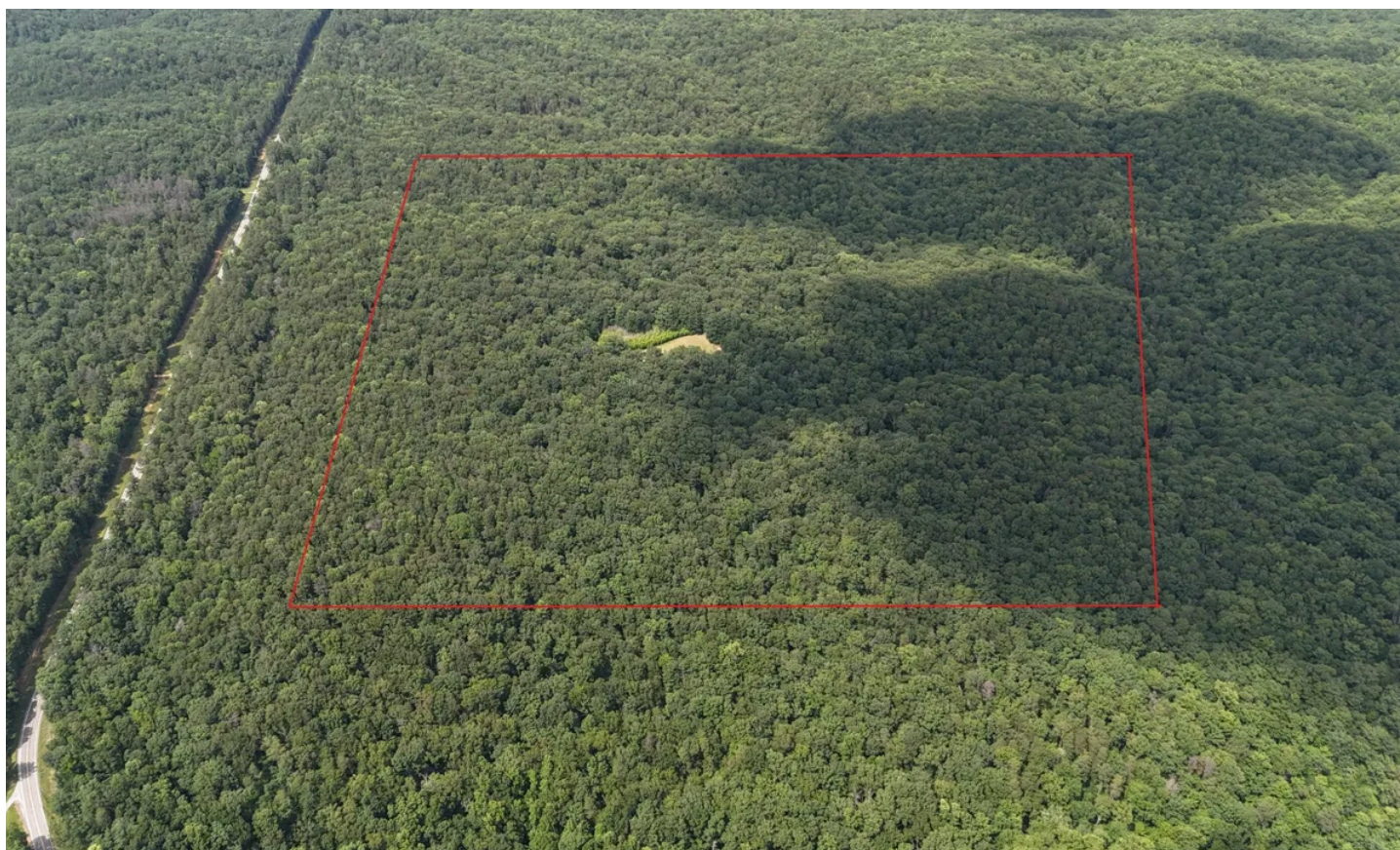


Lawrence Co., AL 40 Ac. Homestead Bordering
Bankhead National Forest
Highway 33
Moulton, AL 35650

\$318,000
40± Acres
Lawrence County



Lawrence Co., AL 40 Ac. Homestead Bordering Bankhead National Forest
Moulton, AL / Lawrence County

SUMMARY

Address

Highway 33

City, State Zip

Moulton, AL 35650

County

Lawrence County

Type

Recreational Land, Timberland, Hunting Land, Undeveloped Land, Lot

Latitude / Longitude

34.379483 / -87.320429

Taxes (Annually)

57

Acreage

40

Price

\$318,000

Property Website

<https://www.mossyoakproperties.com/property/lawrence-co-al-40-ac-homestead-bordering-bankhead-national-forest-lawrence-alabama/84215/>



Lawrence Co., AL 40 Ac. Homestead Bordering Bankhead National Forest Moulton, AL / Lawrence County

PROPERTY DESCRIPTION

This is a unique opportunity to own a homestead tract of real estate nestled inside the Bankhead National Forest. This tract consists of 40 +/- acres of mature hardwoods and two food plots. Wildlife is abundant on this property and the surrounding national forest, making this a great recreational tract. Brushy Creek is also an easy 200 yard hike. The opportunity for first class recreational experiences are endless on this tract.

The tract sits less than two hundred yards off of Highway 33 and is easy to access. The current owners have a transferrable Special Use Permit issued by the US Forest Service, which allows for Access to Power, Water, Fiber Optic Cable and to build an Access Road. Conveniently located 10 miles south of Moulton, 30 miles from Decatur, 40 miles from Cullman and 55 miles from Huntsville, day trips will be made with ease.

If you are looking for an on-grid or off-the-grid homestead or recreational retreat, with quality deer and turkey, you do not want to miss this opportunity! Call Jim Greene at [256-227-4869](tel:256-227-4869) or email [Email listed above].

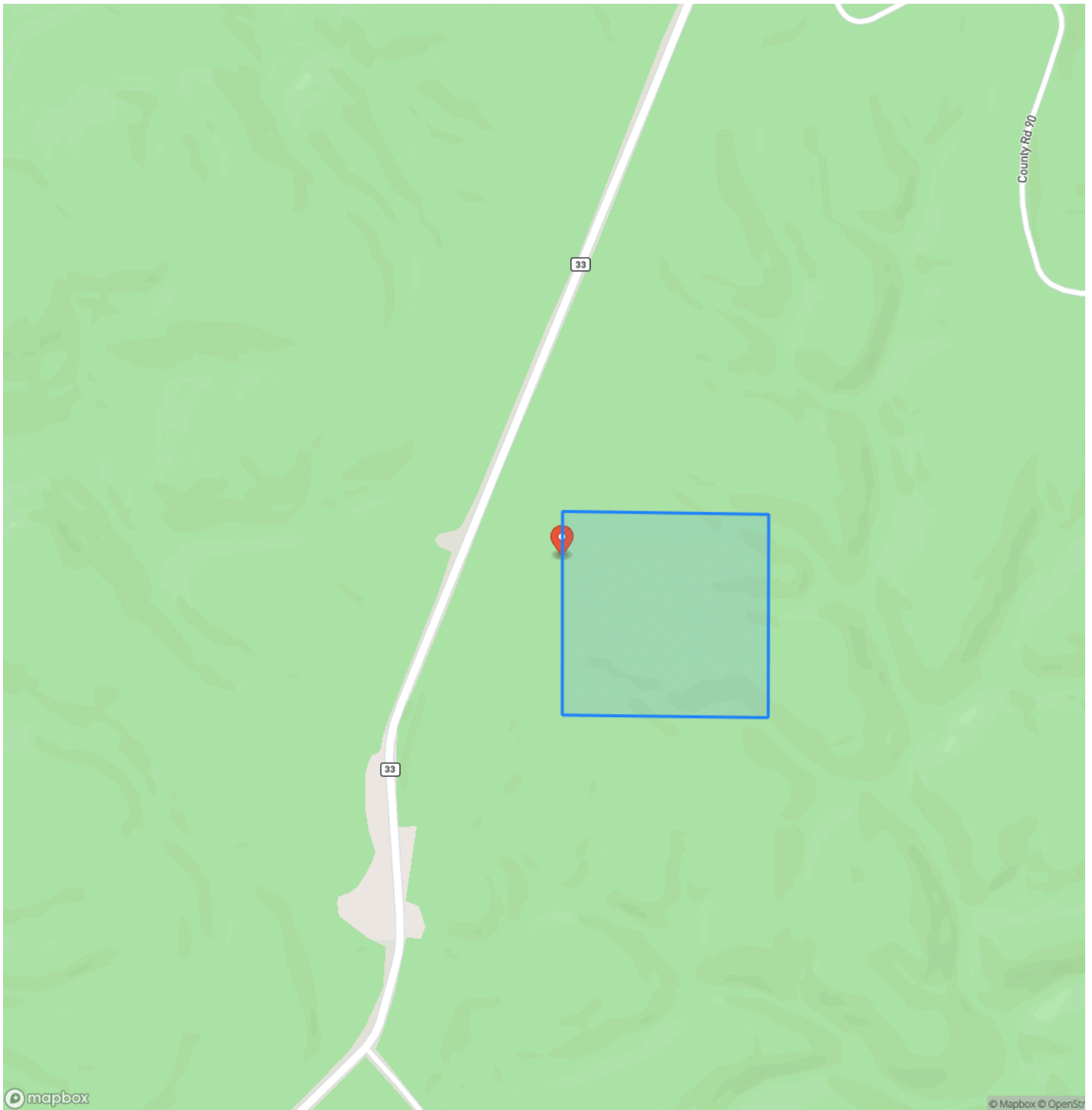
Buyer's Agent Compensation is 2% of the final sales price.

Contact Mossy Oak Properties Southeast Land & Wildlife LLC to view this terrific property with exceptional recreation and hunting opportunities. Our team has a unique team of professionals with 70 plus years of combined experience in land brokerage and timber management. We offer a unique perspective in cost effective techniques to market property to prospective buyers. By investing in our clients and their properties, we are not just selling property we are building lifelong friendships. Let us help you "Find Your Favorite Place."

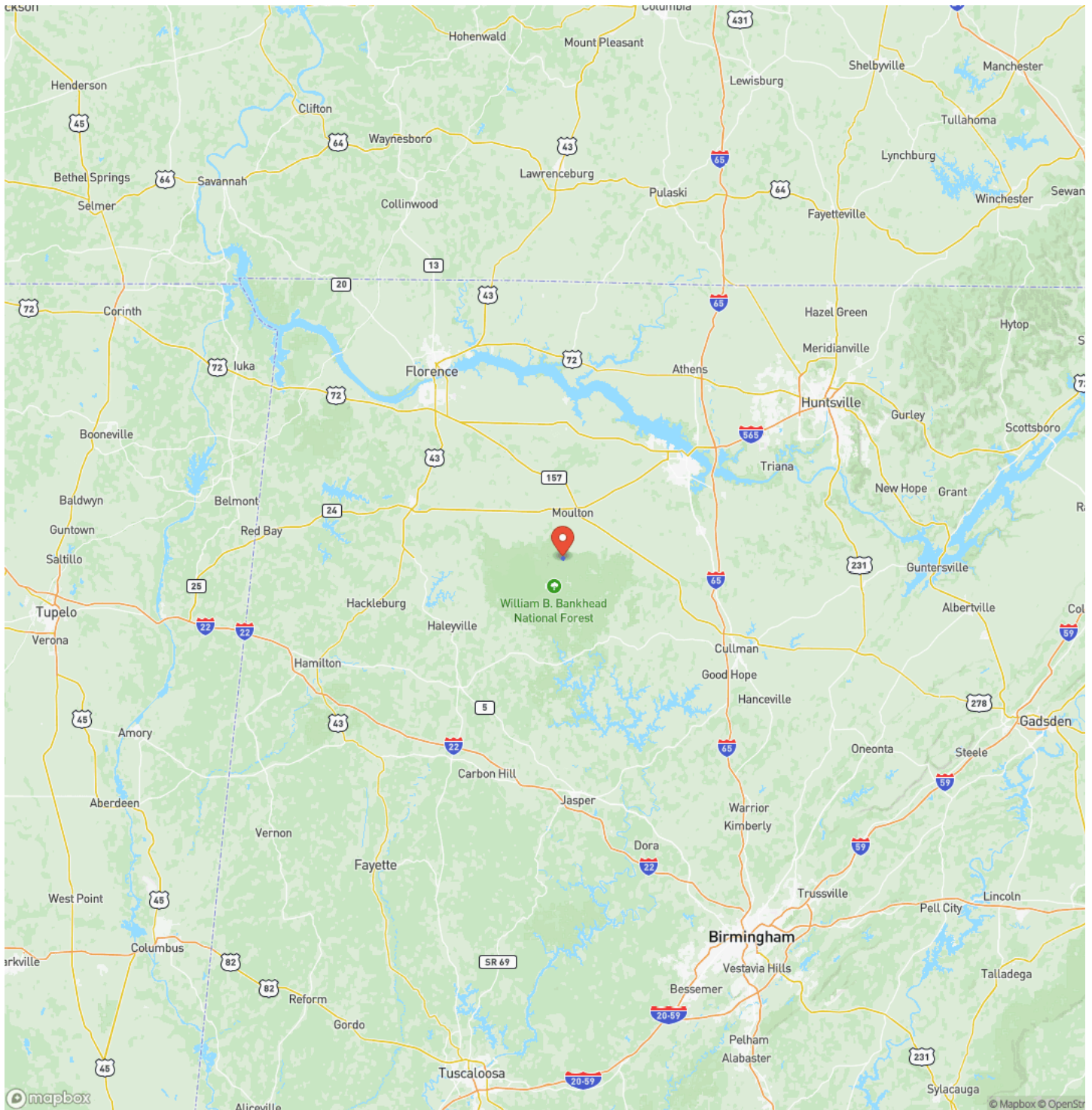
Lawrence Co., AL 40 Ac. Homestead Bordering Bankhead National Forest
Moulton, AL / Lawrence County



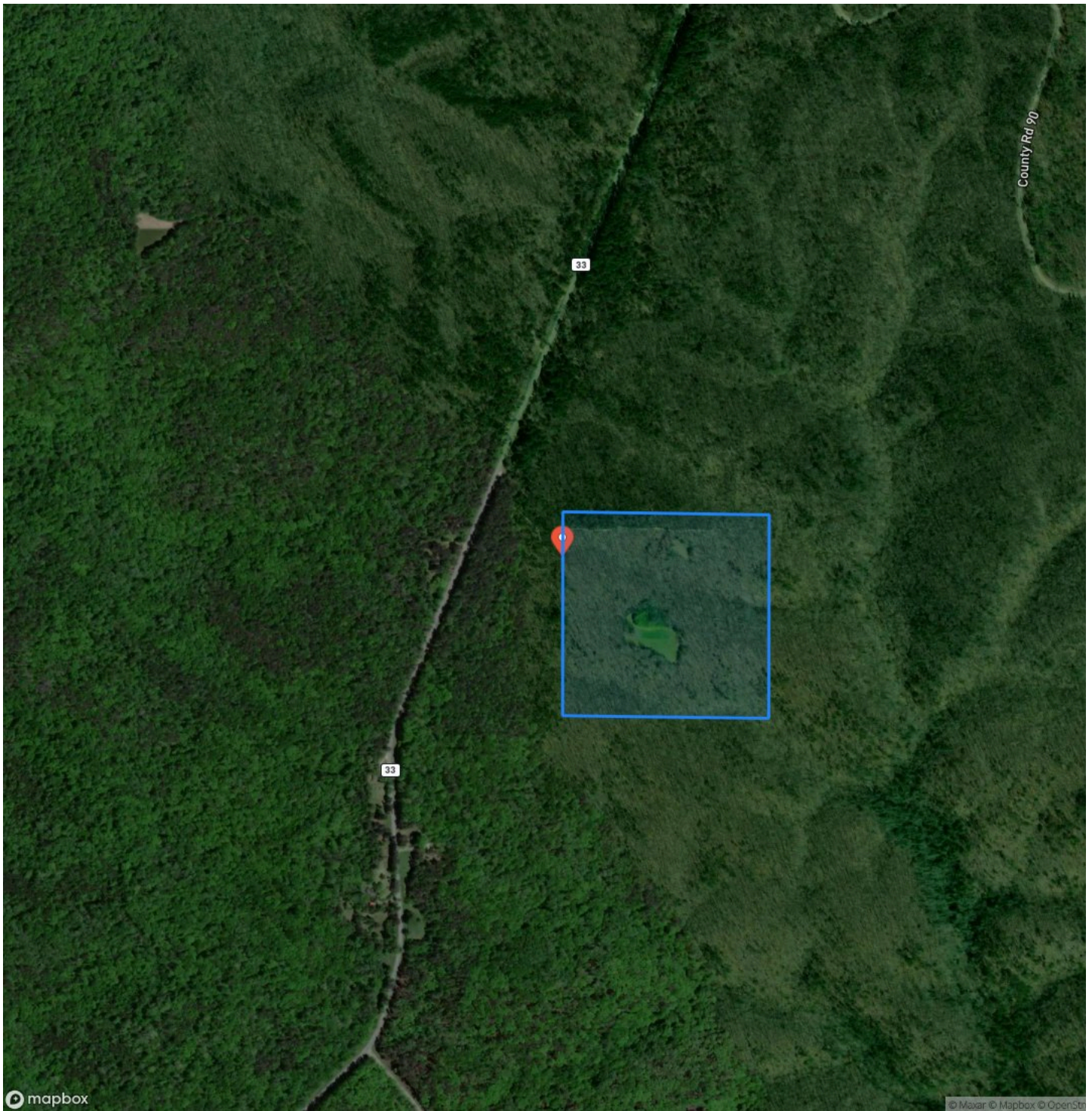
Locator Map



Locator Map



Satellite Map



**Lawrence Co., AL 40 Ac. Homestead Bordering Bankhead National Forest
Moulton, AL / Lawrence 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

NOTES



This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



MORE INFO ONLINE:
MossyOakProperties.com

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.

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

