

Marion Co., AL Development Property
Wakefield Street
Hamilton, AL 35570

\$199,000
74± Acres
Marion County



Marion Co., AL Development Property
Hamilton, AL / Marion County

SUMMARY

Address

Wakefield Street

City, State Zip

Hamilton, AL 35570

County

Marion County

Type

Residential Property, Timberland, Lot

Latitude / Longitude

34.1069 / -87.9939

Acreage

74

Price

\$199,000

Property Website

<https://www.mossyoakproperties.com/property/marion-co-al-development-property-marion-alabama/17644/>



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PROPERTY DESCRIPTION

This is a great opportunity to buy 74 +/- acres of developmental land in Marion County, Alabama. Located in the town of Hamilton, this site has a tremendous opportunity to be developed for residential use. There is an internal road system with drainage in place, making it easy to access and develop the property. Couple that with the survey work that separates residential lots, much of the work has already been completed for residential development.

With 850 +/- feet of river frontage on the Buttahatchee River, there are tremendous marketing opportunities for this tract. Buttahatchee is a very nice Class I river, a great Class I and II float for recreational boats and canoes. There are some good rapids, good fishing for catfish, largemouth bass, crappie and bream, as well as beautiful cliffs. Just south of Hamilton, along the river, there are historic Indian mounds which are suited for visiting during your travels along the Buttahatchee. Caves along the river were home to the Choctaw Indians and the Cherokee Indians. You won't want to miss the chance to develop land near a historic river and a private lake!

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.

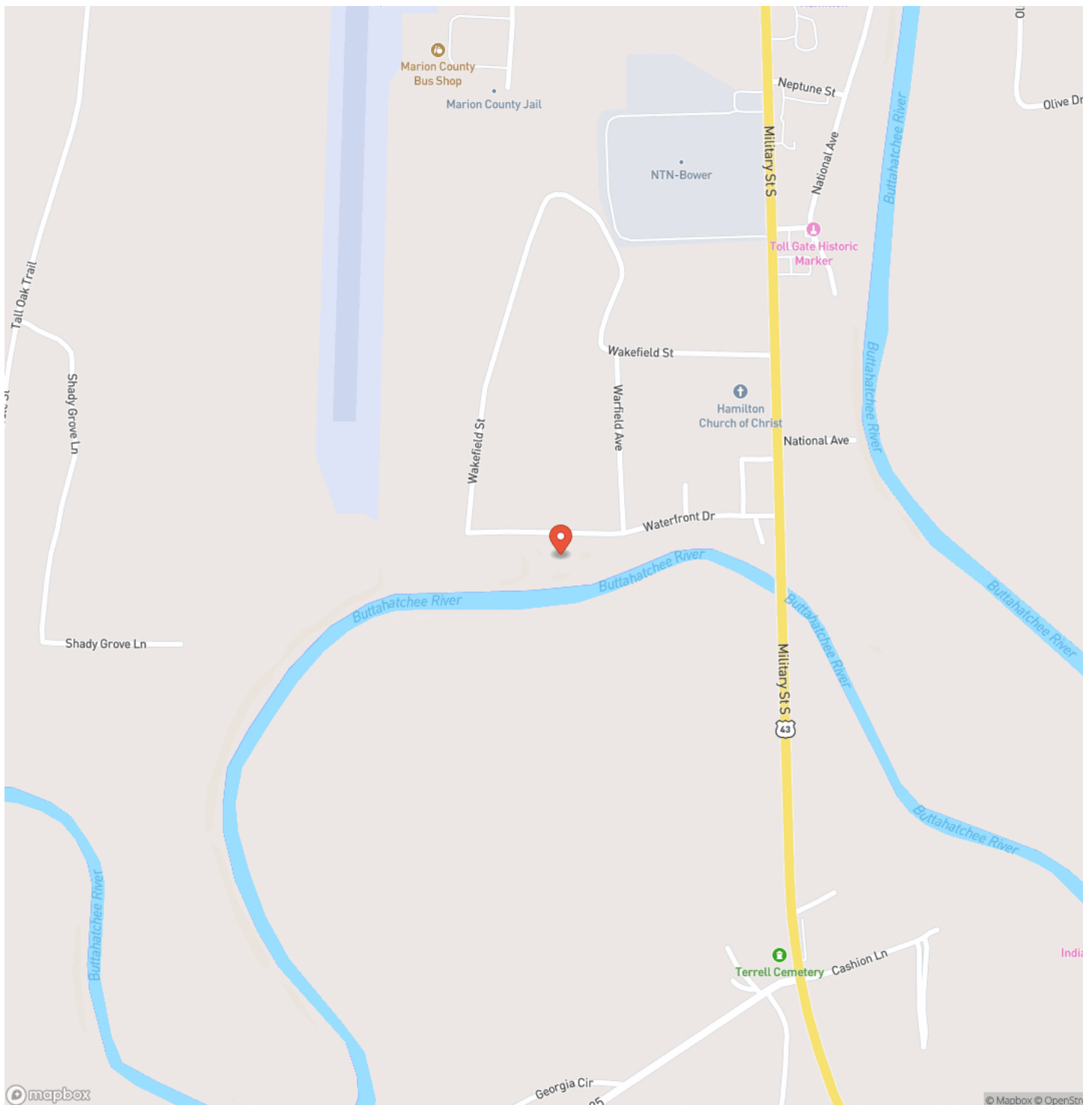
Shown appointment only. Call or Text Jim Greene today at [256-227-4869](tel:256-227-4869).



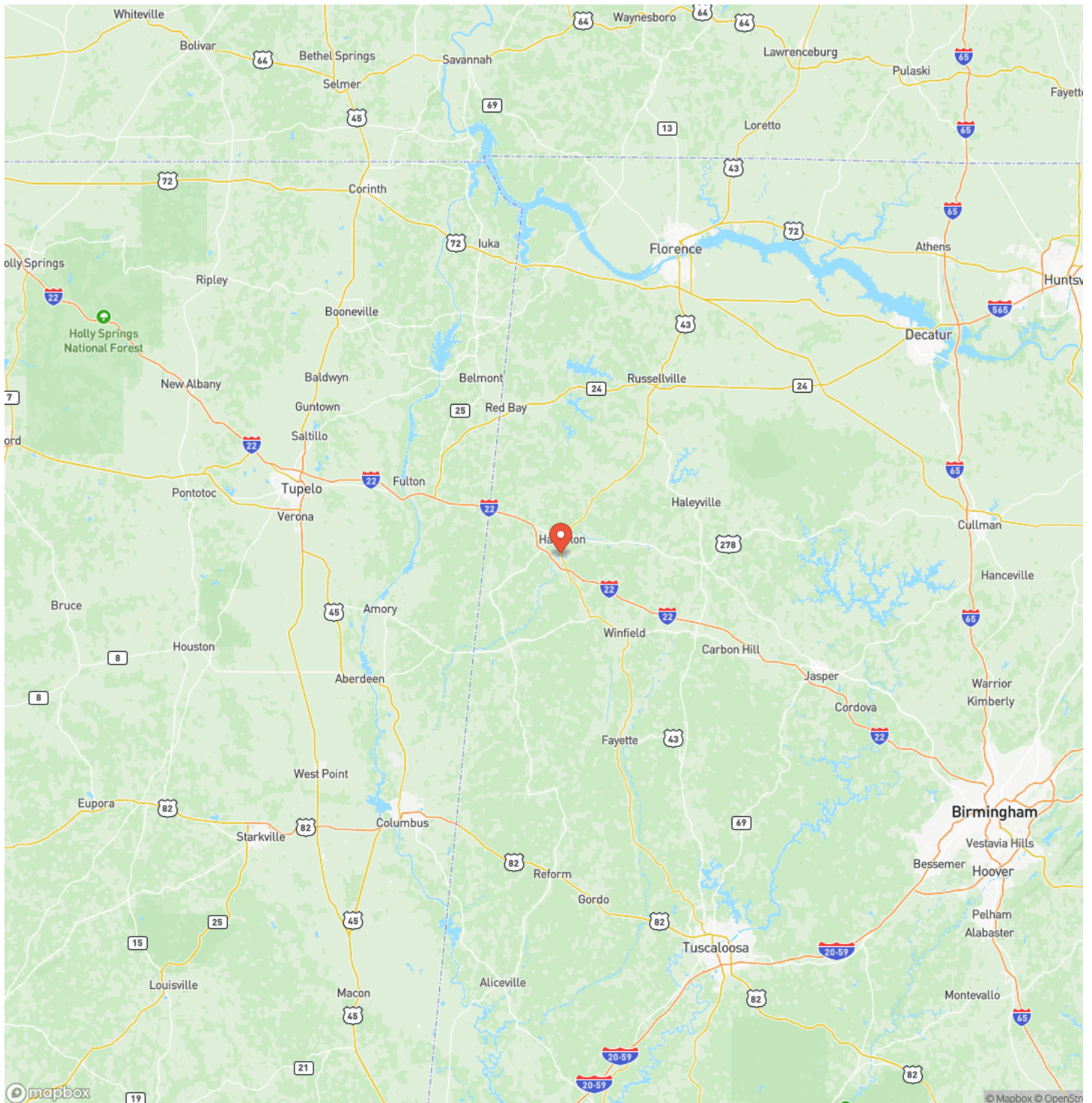
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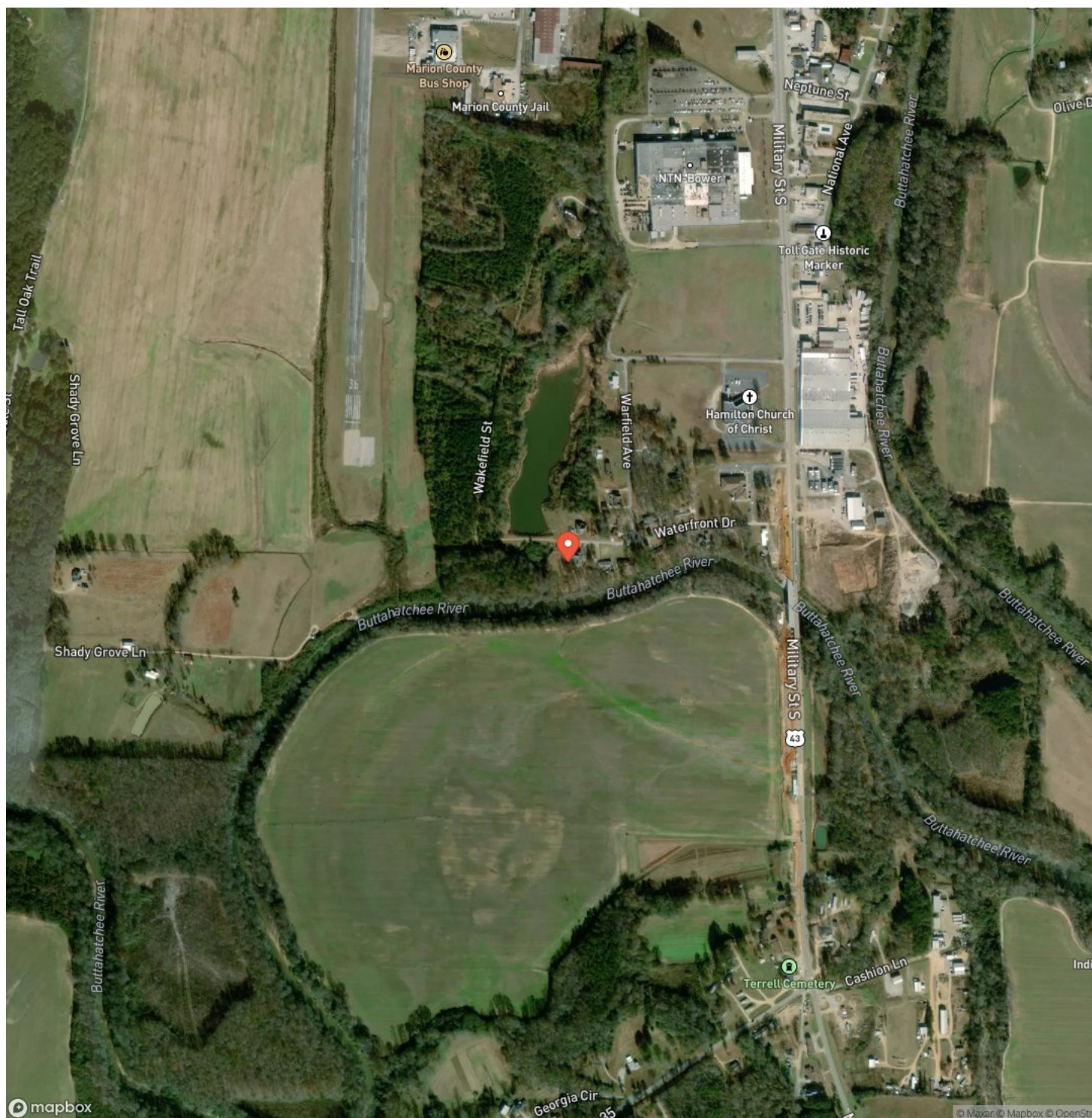
Locator Map



Locator Map



Satellite Map



Marion Co., AL Development Property
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

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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.



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

