

Morgan Co. Alabama 8 acre Homestead
3467 Highway 55 W
Danville, AL 35619

\$440,715
8± Acres
Morgan County



Morgan Co. Alabama 8 acre Homestead
Danville, AL / Morgan County

SUMMARY

Address

3467 Highway 55 W null

City, State Zip

Danville, AL 35619

County

Morgan County

Type

Farms, Ranches, Residential Property, Horse Property

Latitude / Longitude

34.367331 / -87.042382

Dwelling Square Feet

1,889

Bedrooms / Bathrooms

3 / 2.5

Acreage

8

Price

\$440,715

Property Website

<https://www.mossyoakproperties.com/property/morgan-co-alabama-8-acre-homestead-/morgan/alabama/110249/>



Morgan Co. Alabama 8 acre Homestead Danville, AL / Morgan County

PROPERTY DESCRIPTION

8 Acre Morgan County, AL Homestead

Experience refined country living on this impressive 8-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 1,800 +/- square foot 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 partially fenced, making for great livestock grazing.

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

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

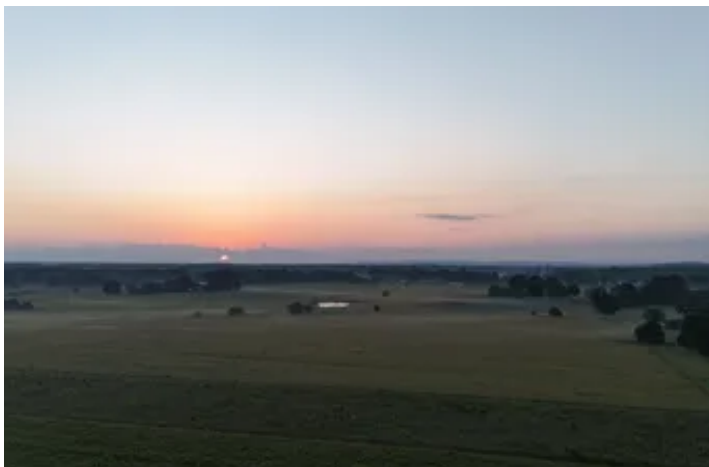
Tract 1-3: \$958,965

To view video Click [Here](#).

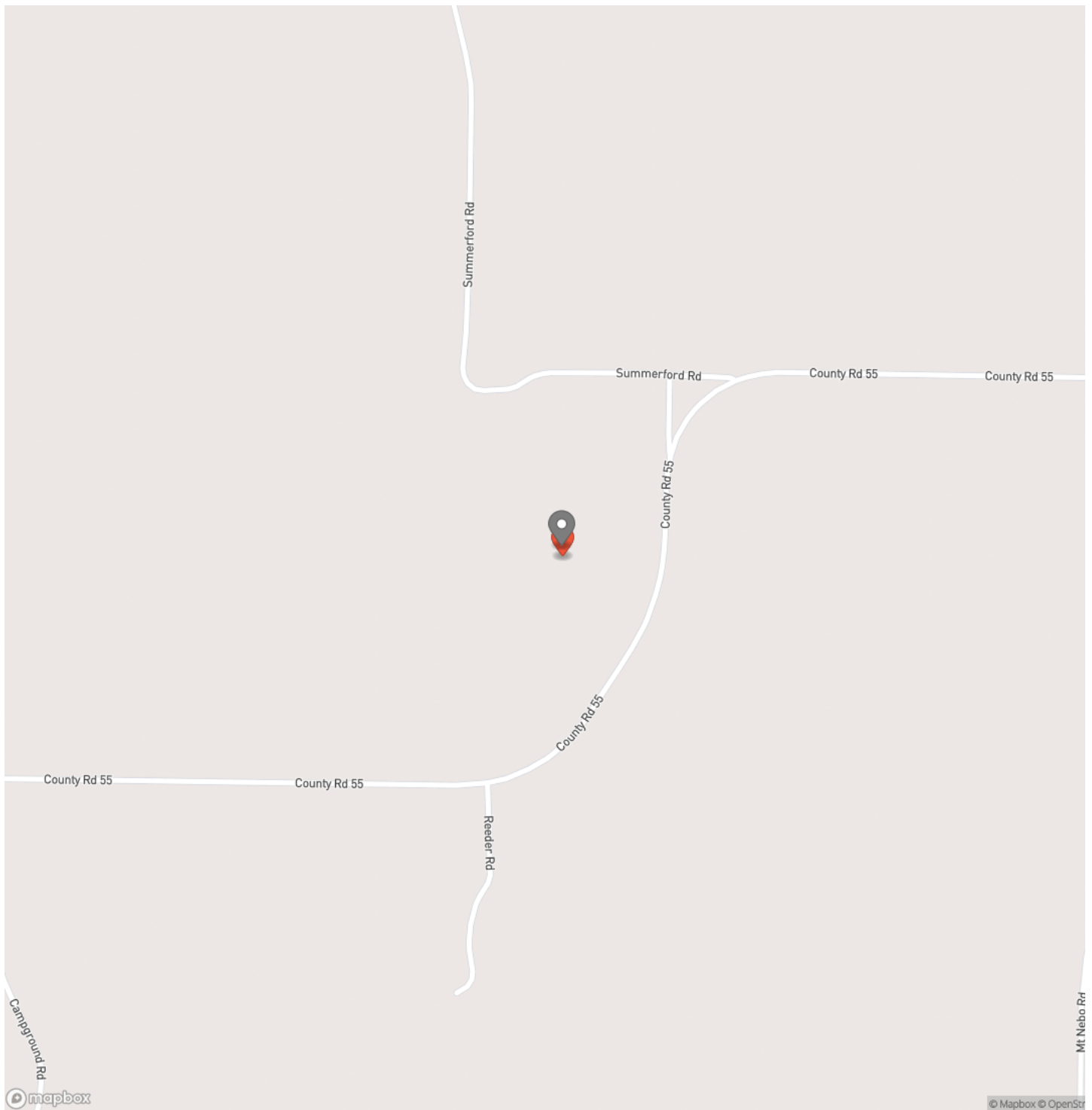
For inquiries or to arrange a private viewing, please contact Jim Greene at [256.227.4869](tel:256.227.4869).

Buyers Agent Commission is 2.5% of final sales price.

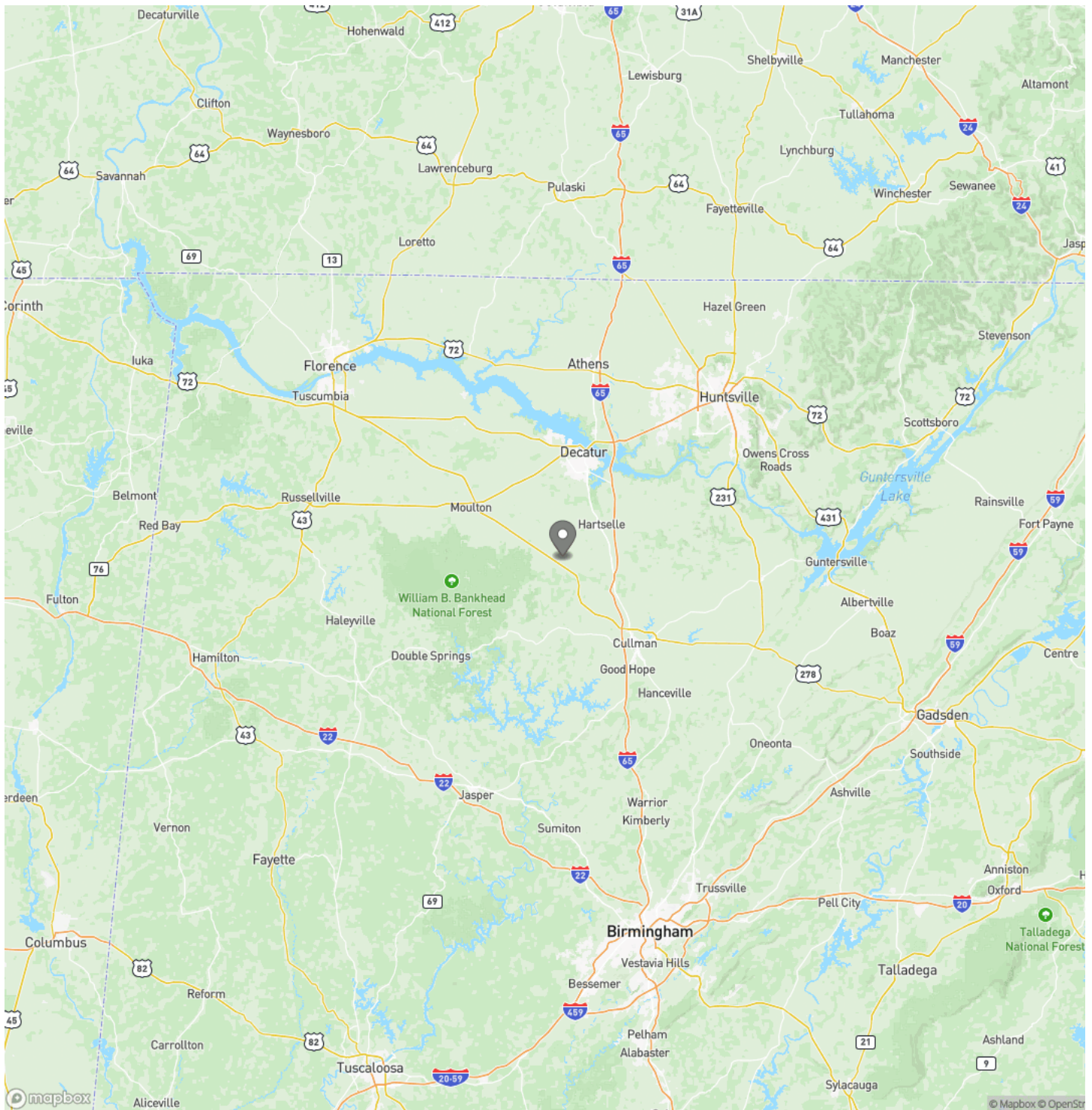
Morgan Co. Alabama 8 acre Homestead
Danville, AL / Morgan County



Locator Map



Locator Map



Satellite Map



Morgan Co. Alabama 8 acre Homestead
Danville, AL / Morgan 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

[illegible]

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.



<https://www.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
<https://www.mossyOakproperties.com/>

