

**147+/- ACRES FOR SALE MARION CO., AL**  
**Haleyville, AL 35565**

**\$159,900**  
**147.900± Acres**  
**Marion County**



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**Haleyville, AL / Marion County**

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**SUMMARY**

**City, State Zip**

Haleyville, AL 35565

**County**

Marion County

**Type**

Timberland, Recreational Land, Hunting Land

**Latitude / Longitude**

34.1584 / -87.6798

**Taxes (Annually)**

270

**Acreage**

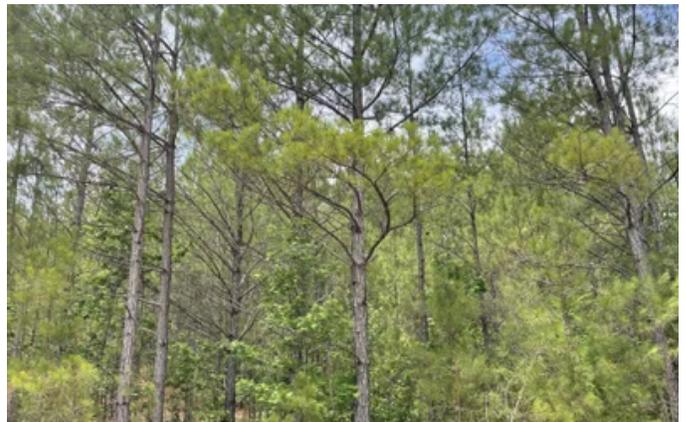
147.900

**Price**

\$159,900

**Property Website**

<https://www.mossyoakproperties.com/property/147-acres-for-sale-marion-co-al-marion-alabama/19881/>



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**PROPERTY DESCRIPTION**

Tract 7937 is in Marion County, AL, and is located in the community of Thornhill. This tract is an excellent hunting and recreational tract. With good food sources, water sources, and bedding areas, the wildlife in this area is abundant. There are two established green fields and room to add additional fields and many opportunities to hunt. Hobson Creek runs through this 147.90-acre property providing good water sources for wildlife, not to mention the mixed cutover and mature timber. 93.13 acres of one-year-old cutover are being prepared to replant. There are 39.88 acres of mature hardwood and 14.45 acres of young loblolly pine growing nicely on this property. There is a road into the property, but this access is not deeded.

This tract is conveniently located one hour from Muscle Shoals and Jasper, and less than one hour and thirty minutes to Decatur, Cullman, Tuscaloosa, and Birmingham.

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



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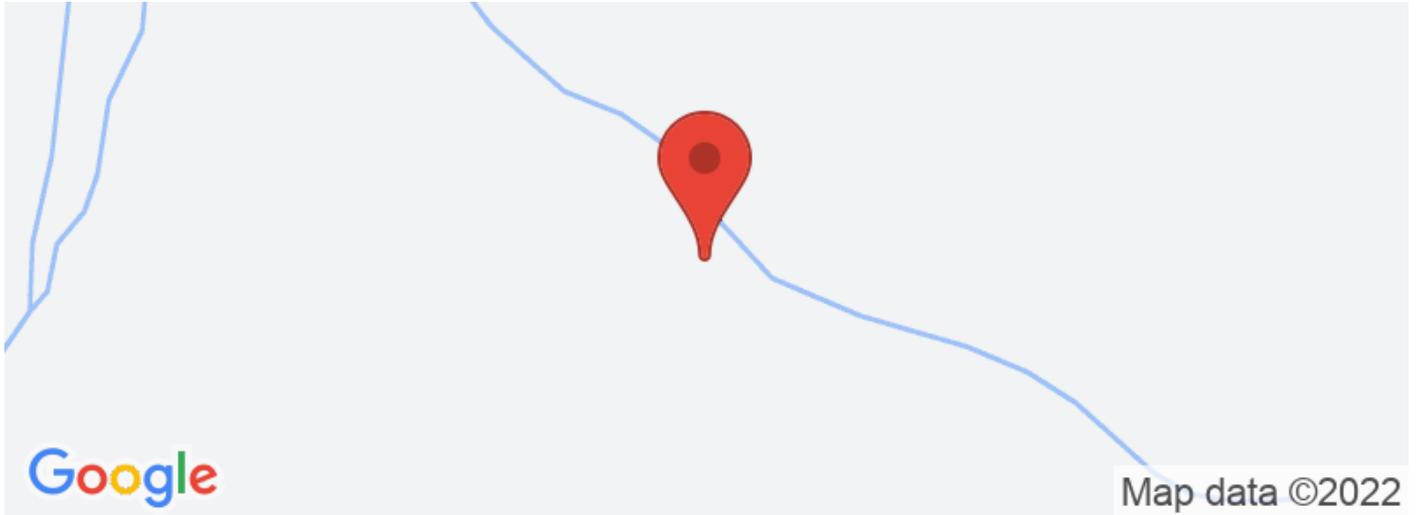
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## Locator Maps



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## Aerial Maps



**147+/- ACRES FOR SALE MARION CO., AL  
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**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

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**NOTES**

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**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.



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**Mossy Oak Properties Southeast Land & Wildlife, LLC**

1229 Hwy 72 East

Tuscumbia, AL 35674

(256) 345-0074

[MossyOakProperties.com](http://MossyOakProperties.com)

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