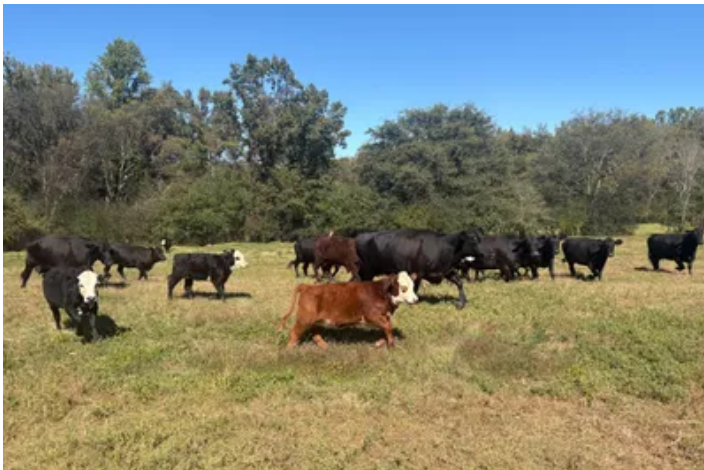


Morgan County Cattle Farm Tract 1
775 Boys Ranch Road
Danville, AL 35619

\$643,500
58.500± Acres
Morgan County



Morgan County Cattle Farm Tract 1

Danville, AL / Morgan County

SUMMARY

Address

775 Boys Ranch Road

City, State Zip

Danville, AL 35619

County

Morgan County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

34.480419 / -87.061974

Taxes (Annually)

999

Acreage

58.500

Price

\$643,500

Property Website

<https://www.mossyoakproperties.com/property/morgan-county-cattle-farm-tract-1-morgan-alabama/92126/>



Morgan County Cattle Farm Tract 1 Danville, AL / Morgan County

PROPERTY DESCRIPTION

This 58.5± acre tract in Morgan County brings incredible opportunity in one of the most desirable areas in North Alabama.

The property itself has something for everyone. Currently, there are 36± acres of pasture that can be used for cattle or farmed. The remaining acres is a wonderful mix of mature hardwood bottoms, deer bedding areas, trails, and creeks. Spectacular views greet you at the entrance to the property. Numerous trails lead you through the woods and around the fields. Crawford Creek flows through the property.

With power and water nearby, this tract would make an excellent place to live or develop with modern conveniences nearby. Located on Boys Ranch Road in Danville, this property is convenient to Huntsville (40 minutes), Madison (30 minutes), and Decatur (5 minutes) but still has that country feel along a quiet gravel road 10 miles east of Moulton, AL.

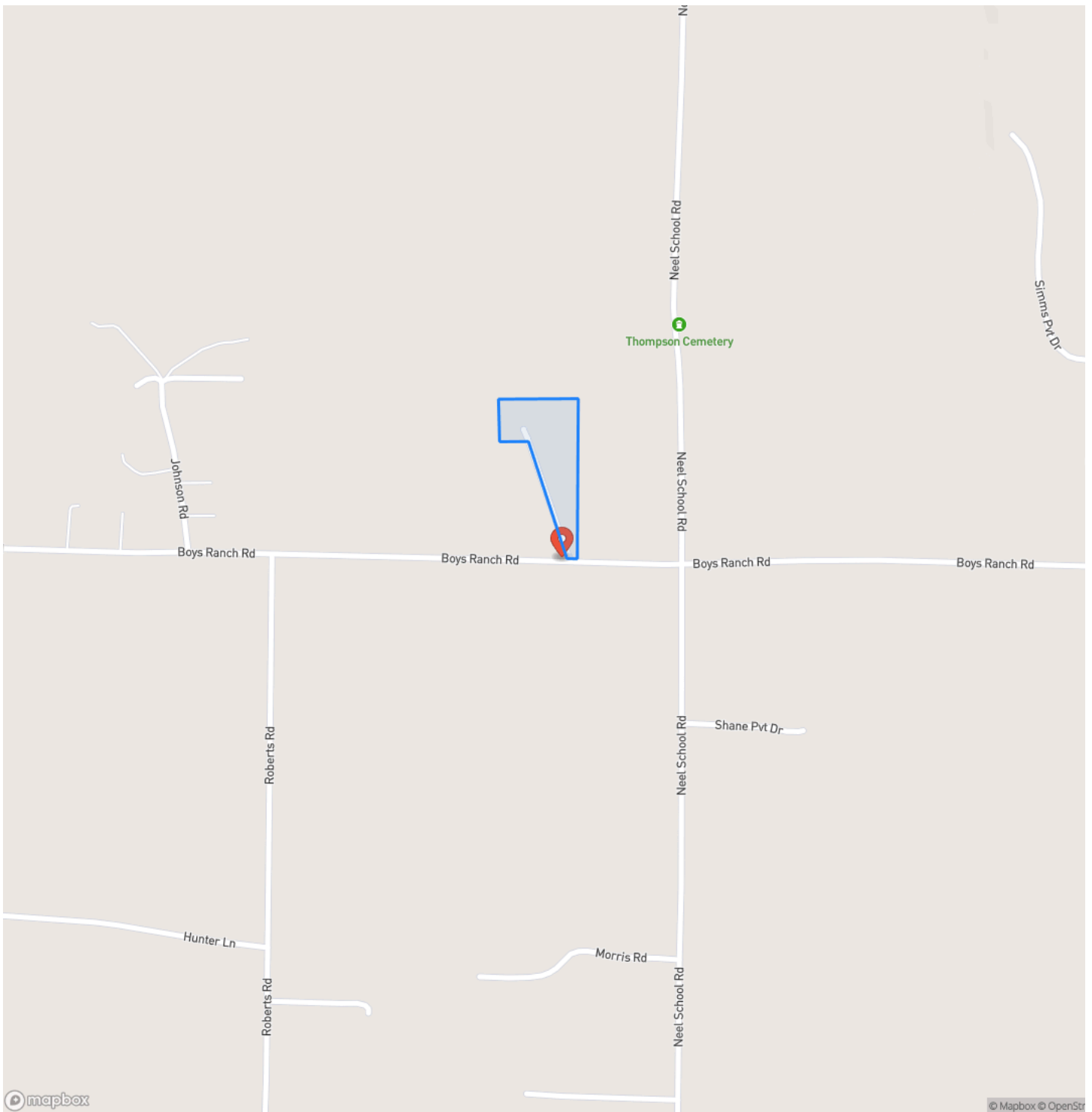
Shown by Appointment Only. For additional information OR to set up a private showing contact Jim Greene at [256.227.4869](tel:256.227.4869) or jgreene@mossyoakproperties.com

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

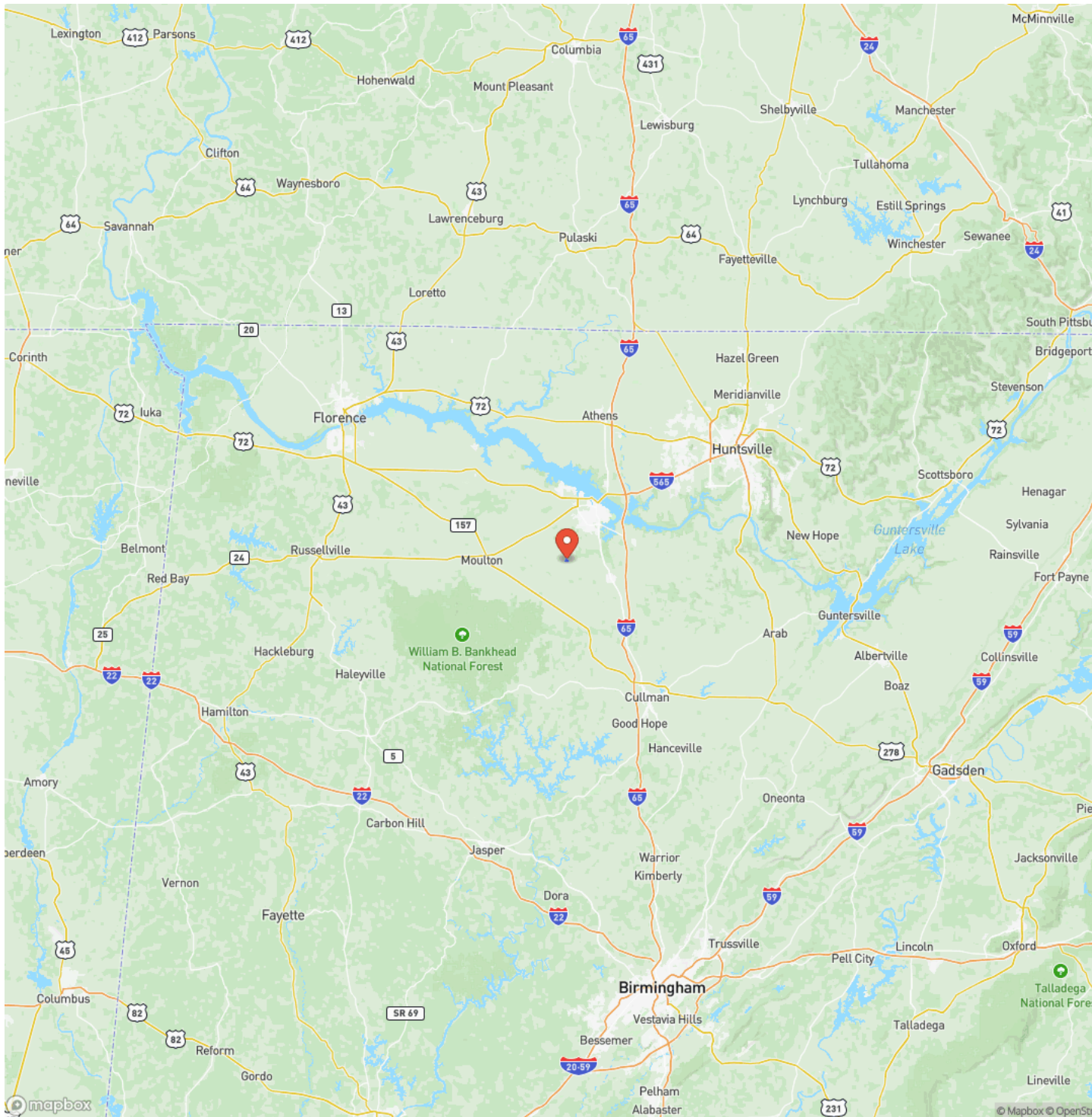
Morgan County Cattle Farm Tract 1
Danville, AL / Morgan County



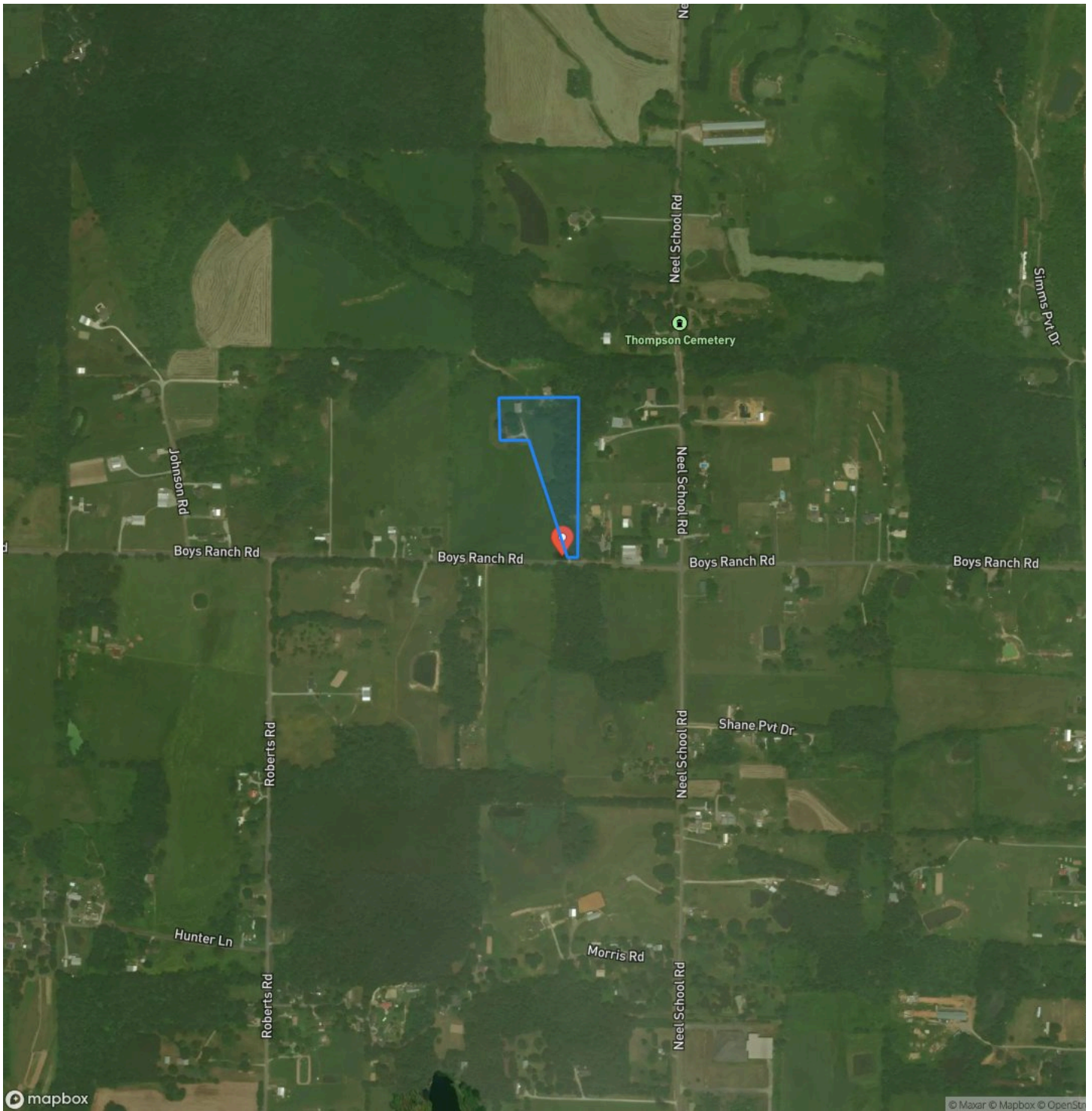
Locator Map



Locator Map



Satellite Map



Morgan County Cattle Farm Tract 1
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

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]

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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