

**Marion County 40**  
000 Wise Road  
Haleyville, AL 35565

**\$139,000**  
40± Acres  
Marion County





**Marion County 40**  
**Haleyville, AL / Marion County**

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**SUMMARY**

**Address**

000 Wise Road

**City, State Zip**

Haleyville, AL 35565

**County**

Marion County

**Type**

Farms, Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

34.178414 / -87.700792

**Taxes (Annually)**

105

**Acreage**

40

**Price**

\$139,000

**Property Website**

<https://www.mossyoakproperties.com/property/marion-county-40-marion-alabama/68667/>



**PROPERTY DESCRIPTION**

Great timber investment and recreational property!

This 40+/- acre timber tract has been professionally managed for years and has an excellent stand of newly thinned pine timber. The property benefits from great topography with gentle slopes, making it easy to traverse for both the outdoor enthusiast as well as loggers when it is time to harvest. The tract is located in an area known for great hunting and is surrounded by large expanses of timberland. With the easy addition of a few wildlife food plots, this would be an excellent property to draw in wildlife from neighboring lands.

Located approximately 7 miles southwest of Haleyville, Alabama the property owner has quick and easy access to supermarkets, restaurants, and a regional hospital. Entry to the property is a breeze via a deeded easement off a well-maintained paved county road. If you are looking for a peaceful, easy-to-access weekend getaway, or a solid timber investment this property is worth a look.

For more information or to schedule a private showing text or call land specialist Austin Littrell at 256.460.1875 or email [alittrell@mossyoakproperties.com](mailto:alittrell@mossyoakproperties.com)

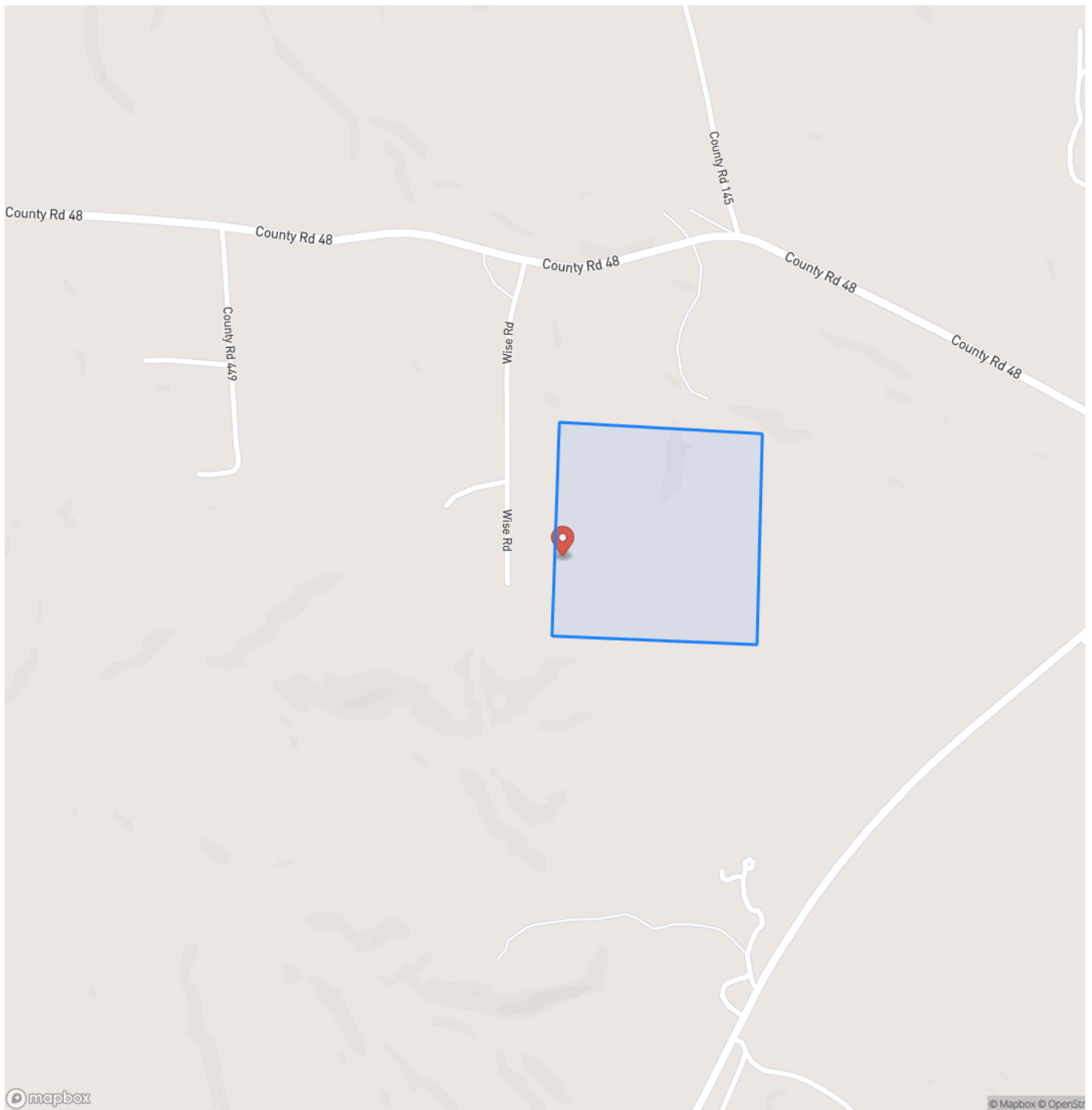


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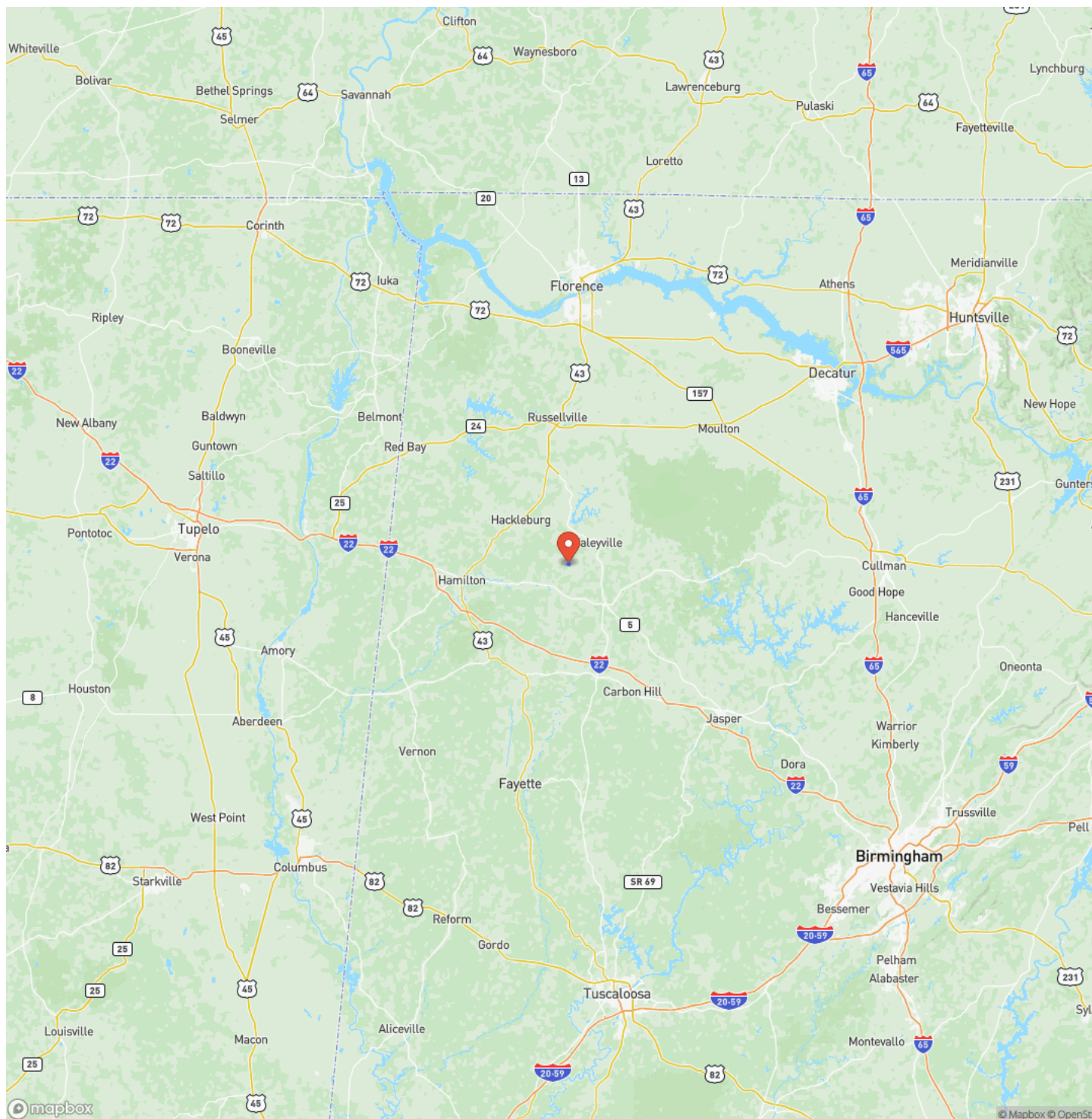


## Locator Map



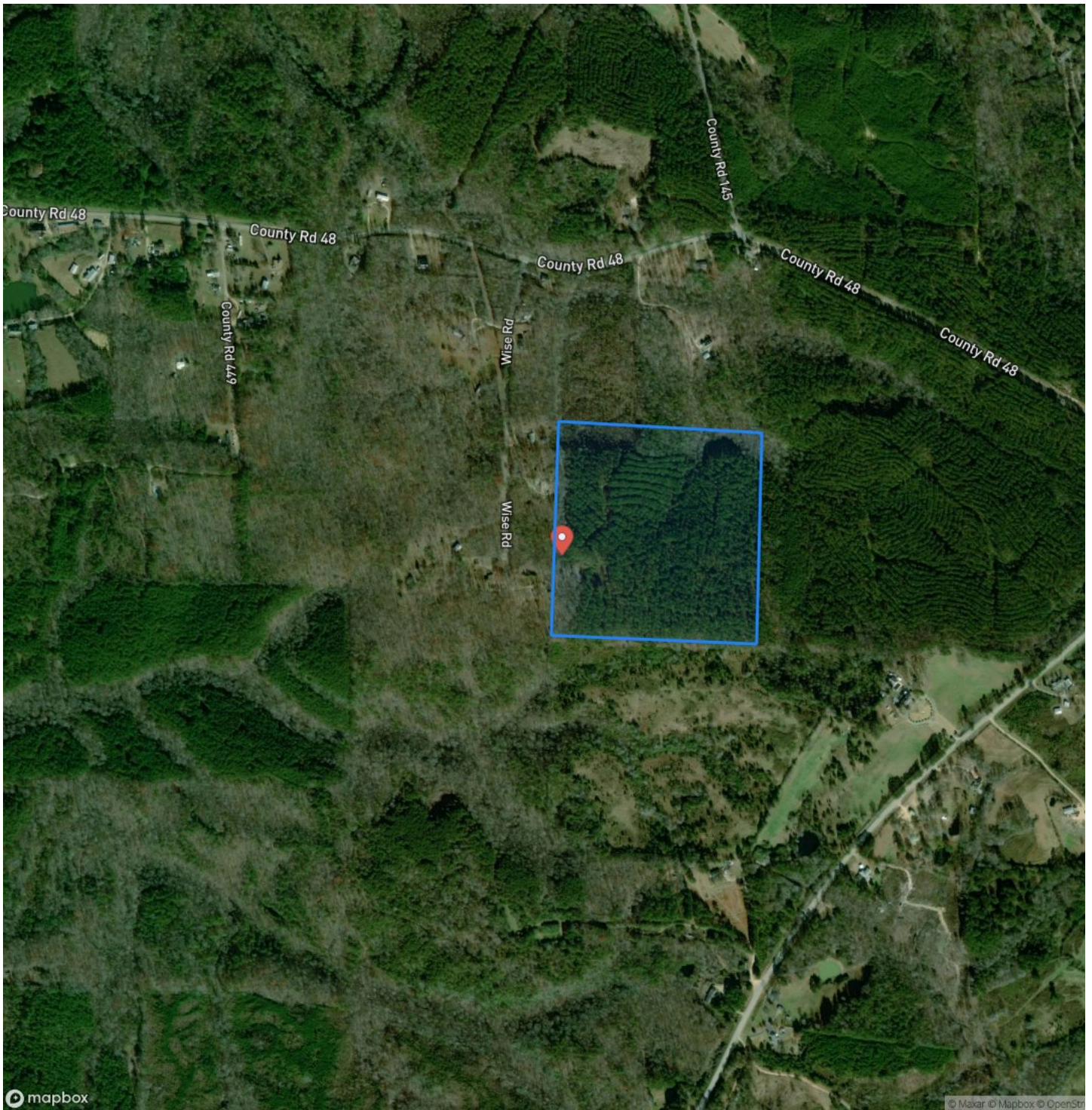


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Austin Littrell

## Mobile

(256) 460-1875

## Office

(256) 460-1875

## Email

alittrell@mossyoakproperties.com

**Address**

1229 Hwy 72 East

## City / State / Zip

Tuscumbia, AL 35674

## NOTES

[illegible]



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**MossyOakProperties.com**

## **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.



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