

Marion County 40
County Road 34
Haleyville, AL 35565

\$105,000
40± Acres
Marion County



Marion County 40
Haleyville, AL / Marion County

SUMMARY

Address

County Road 34

City, State Zip

Haleyville, AL 35565

County

Marion County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land,
Business Opportunity

Latitude / Longitude

34.2291 / -87.6454

Taxes (Annually)

111

Acreage

40

Price

\$105,000

Property Website

<https://www.mossyoakproperties.com/property/marion-county-40-marion-alabama/38776/>



PROPERTY DESCRIPTION

For immediate assistance with this listing contact local Land Specialist Austin Littrell at [256.460.1875](tel:256.460.1875)

This 40+/- acre block sits just west of Haleyville, Alabama, in Marion County, and is a blank canvas ready for you to create your own vision of a dream property! Located in the heart of Northwest Alabama this property is less than 45 miles from The Shoals and approximately 80 miles from both Huntsville and Birmingham. The timber on this tract was recently harvested creating many opportunities for future use. A few options include replanting with trees for a timber investment, clearing and planting grasses to create beautiful, rolling, pastureland, or left as is to grow back into a natural forest with great cover and food sources for the abundant wildlife in the area.

This property benefits from a deeded easement off Marion County Road 34 complete with access to utilities including power and water! Whether you are looking for that quiet small-town atmosphere to build your dream home, a future timber investment, or a place to start your own private farm this property has great potential.

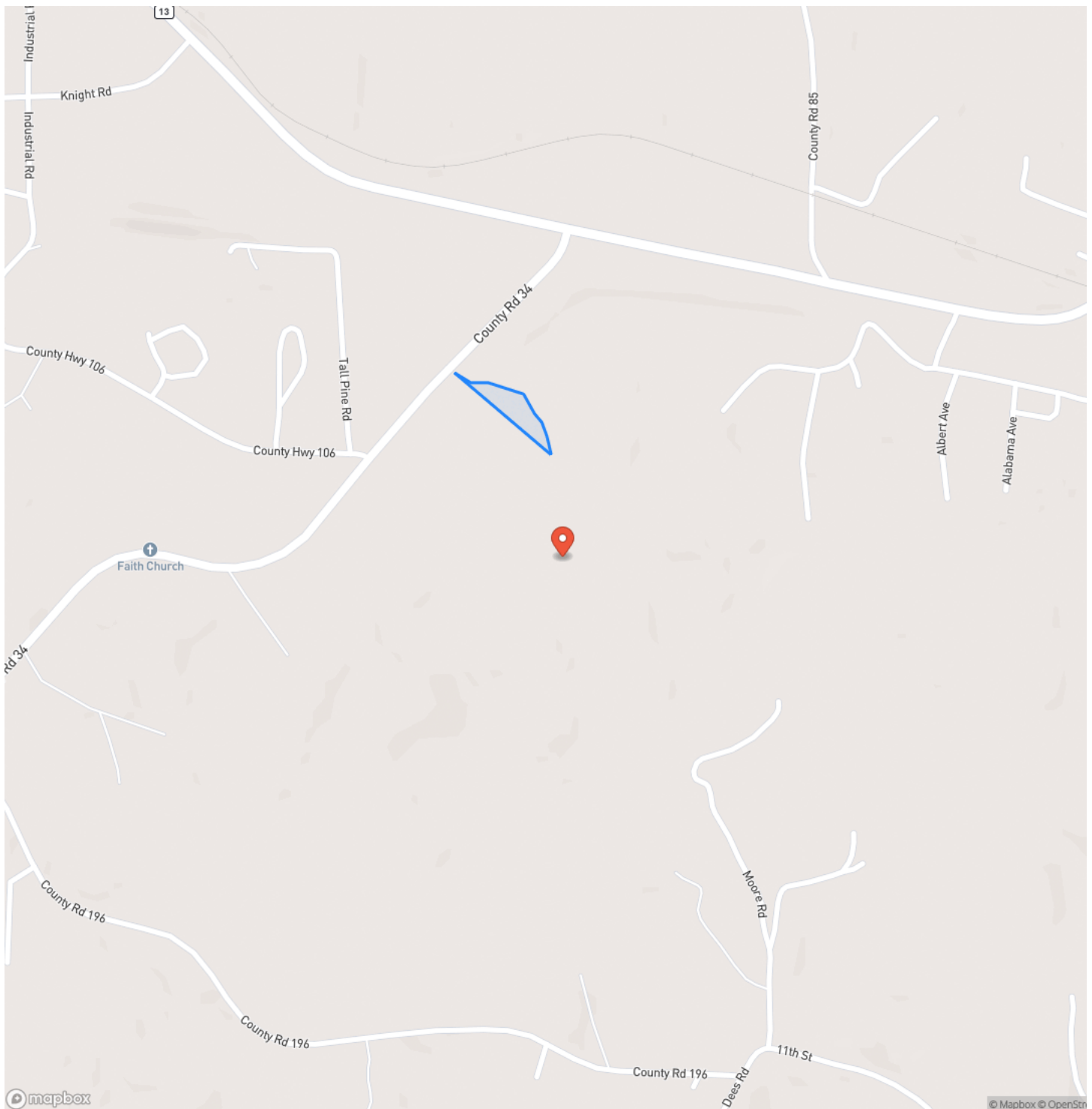
Call or text Austin Littrell today for more information or to schedule a private showing!



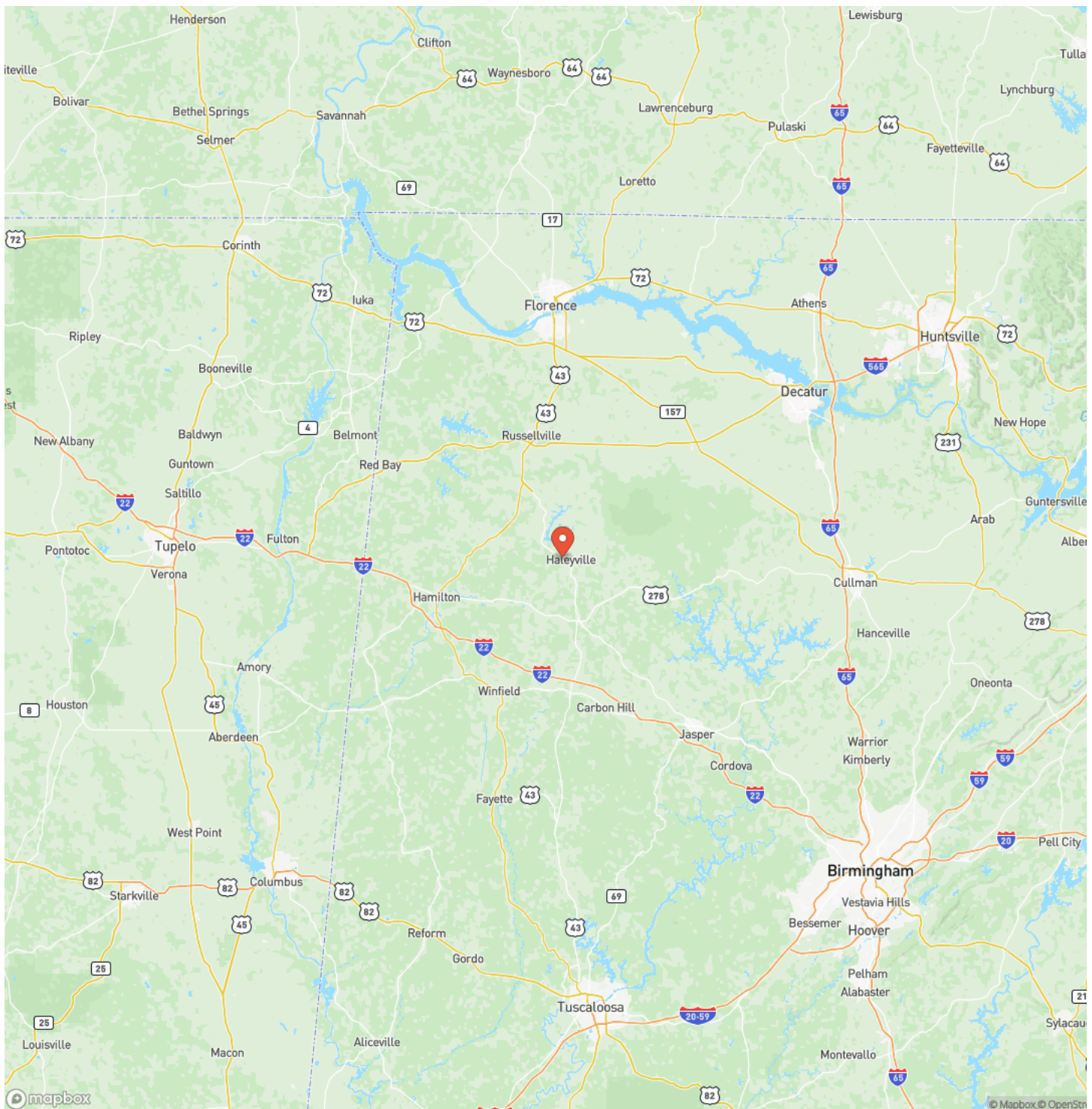
Marion County 40
Haleyville, AL / Marion County



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

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



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
MossyOakProperties.com

