

Fayette 45
000 Cargile Road
Fayette, AL 35555

\$99,000
45± Acres
Fayette County



Fayette 45
Fayette, AL / Fayette County

SUMMARY

Address

000 Cargile Road

City, State Zip

Fayette, AL 35555

County

Fayette County

Type

Hunting Land, Recreational Land, Farms, Undeveloped Land,
Timberland

Latitude / Longitude

33.730959 / -87.944661

Taxes (Annually)

90

Acreage

45

Price

\$99,000

Property Website

<https://www.mossyoakproperties.com/property/fayette-45-fayette-alabama/86361/>



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PROPERTY DESCRIPTION

Excellent hunting and recreational property with professionally planted pine plantation!

11+/- additional acres available adjoining this property, see Mossy Oak Properties Listing ID#86500

This 45+/- acre property located on the Lamar/Fayette County line is a perfect place to relax and unwind while enjoying the abundant local wildlife population. This property was clear-cut approximately five years ago and has been professionally site-prepped, sprayed, and replanted with pine seedlings. This is an excellent area for hunters, with large populations of both whitetail deer and turkey.

Key Features;

Site prep sprayed planted pine approximately 4 years old

Approximately 1,000 feet of well-maintained gravel road frontage along Cargile Road

Power available at the road

Approximately 800 feet of frontage along Hells Creek, a large year-round round creek

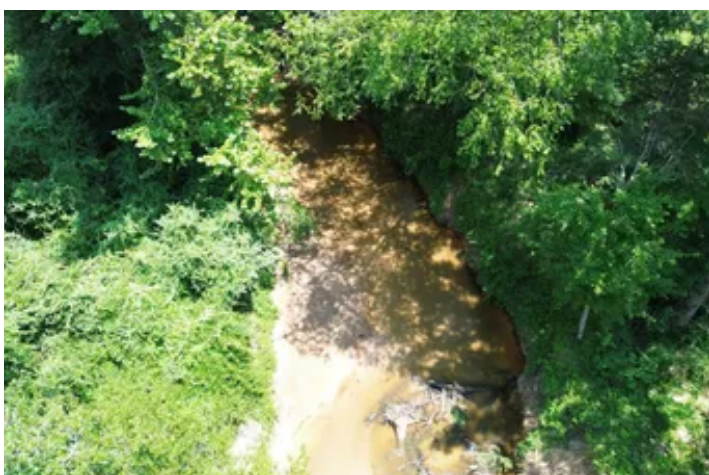
Located in an area known for great hunting opportunities

Multiple potential build sites for a house

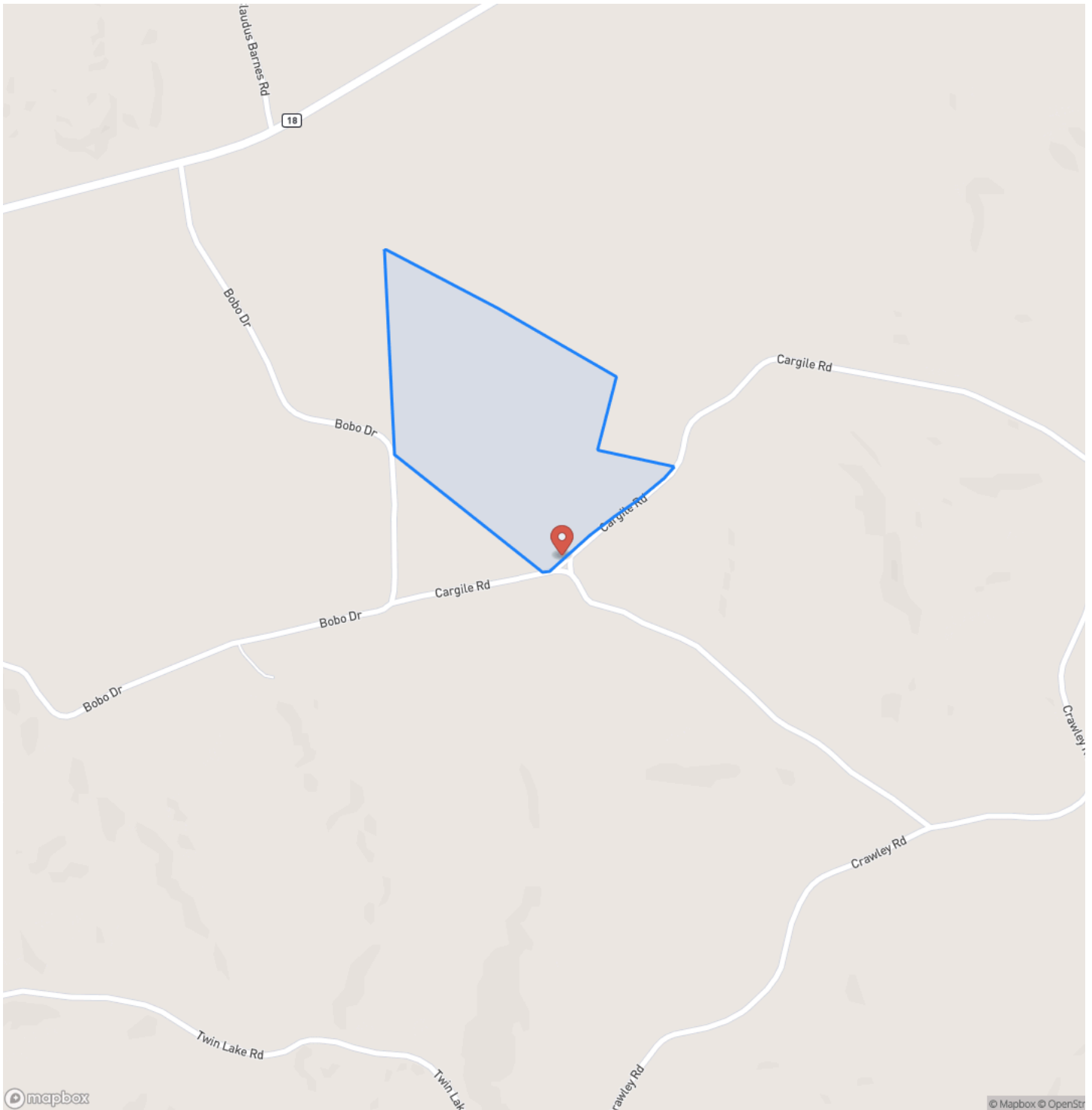
Located 15 minutes from Fayette, 1 hour from both Tuscaloosa and Jasper, 1 hour 30 minutes from Birmingham

For more information, contact local land specialist Austin Littrell at 256.460.1875 or email alittrell@mossyoakproperties.com

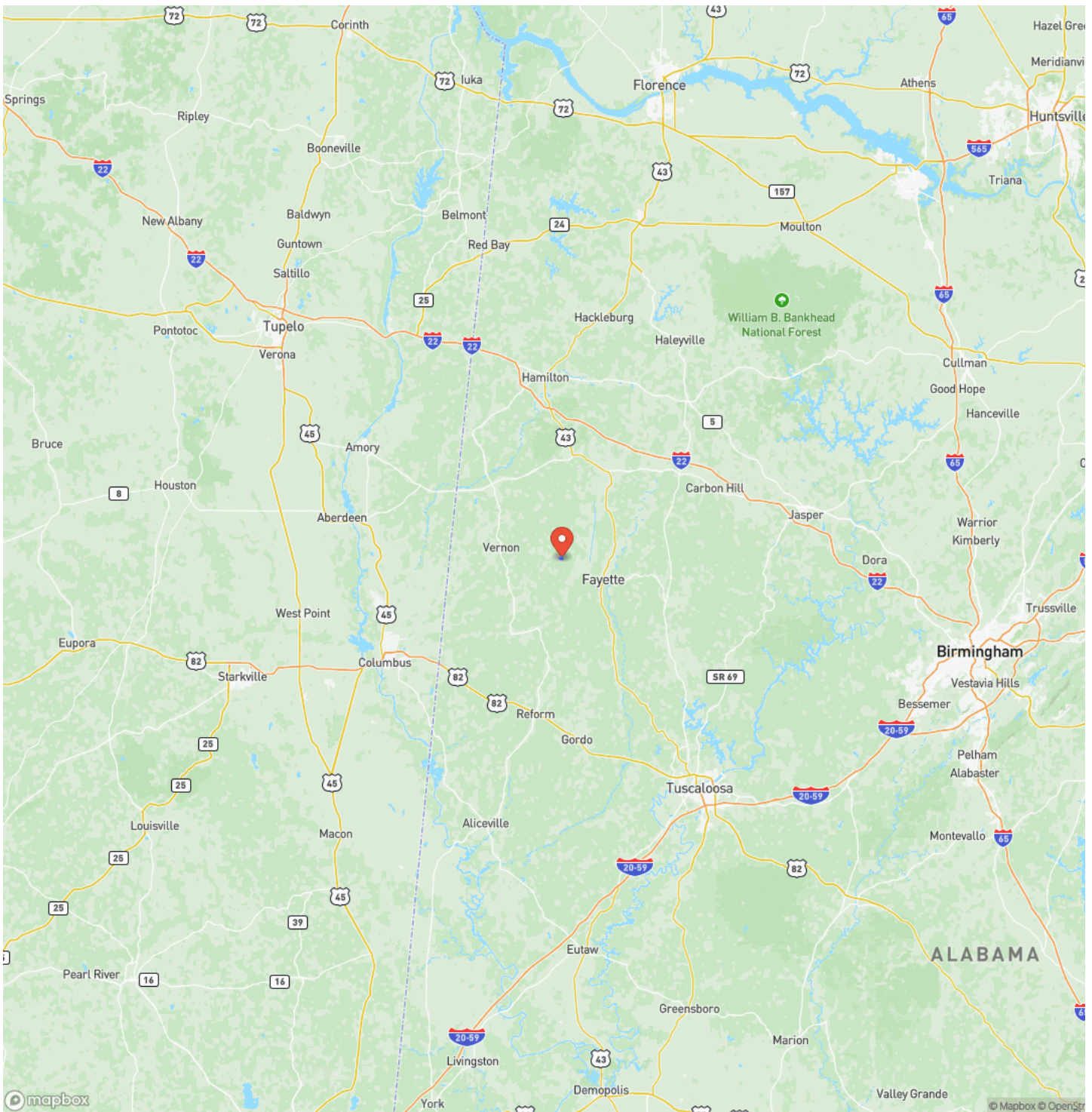
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Locator Map



Locator Map



Satellite Map



Fayette 45
Fayette, AL / Fayette County

LISTING REPRESENTATIVE

For more information contact:



Representative

Austin Littrell

Mobile

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Email

alittrell@mossyoakproperties.com

Address

1229 Hwy 72 East

City / State / Zip

NOTES

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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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