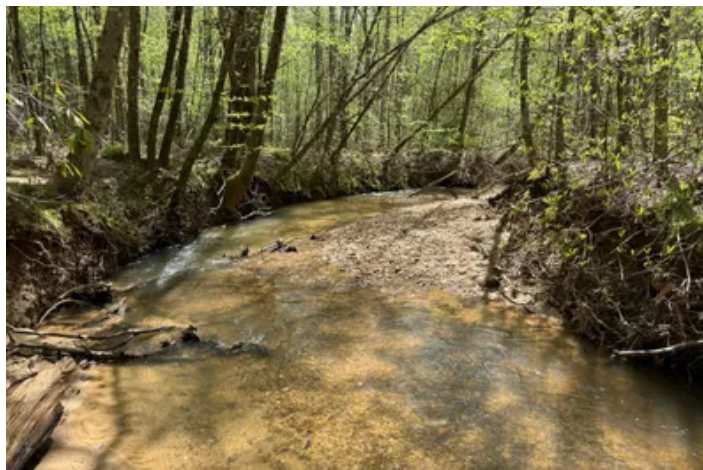


McKay Branch 52
000 Philadelphia Road
Guin, AL 35563

\$109,000
52± Acres
Marion County



McKay Branch 52
Guin, AL / Marion County

SUMMARY

Address

000 Philadelphia Road

City, State Zip

Guin, AL 35563

County

Marion County

Type

Hunting Land, Recreational Land, Timberland, Farms

Latitude / Longitude

34.009391 / -87.944678

Taxes (Annually)

92

Acreage

52

Price

\$109,000

Property Website

<https://www.mossyoakproperties.com/property/mckay-branch-52-marion-alabama/79996/>



McKay Branch 52 Guin, AL / Marion County

PROPERTY DESCRIPTION

McKay Branch Tract-52± Acres | Guin, Alabama

The McKay Branch tract is a beautiful 52± acre hunting and recreational property located along peaceful Philadelphia Road in Guin, Alabama. This tract features a diverse stand of mixed hardwood and pine timber in various age classes, offering both wildlife habitat and long-term investment potential.

The property is highlighted by McKay Branch, a large, year-round creek that winds approximately a quarter mile through the land. Two additional small streams add to the natural charm and water resources of the property.

The tract is well suited for a future cabin, camper site, or rural homesite with power available along the road. Quiet surroundings, great access, and abundant wildlife make this a perfect weekend getaway or hunting retreat in the heart of Marion County.

For more information or to schedule a private showing, contact Austin Littrell at 256.460.1875 or email alittrell@mossyoakproperties.com

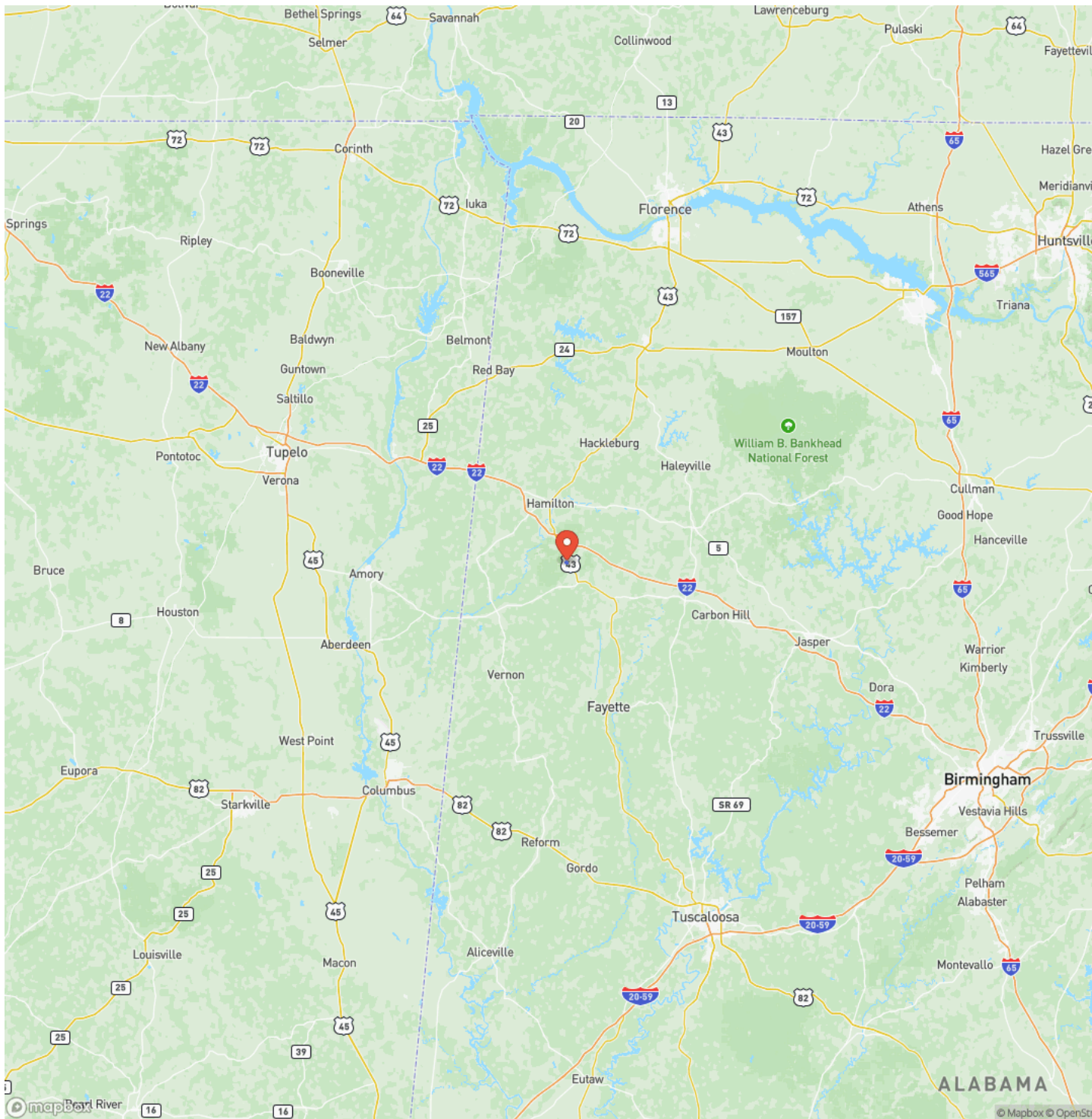
McKay Branch 52
Guin, AL / Marion County



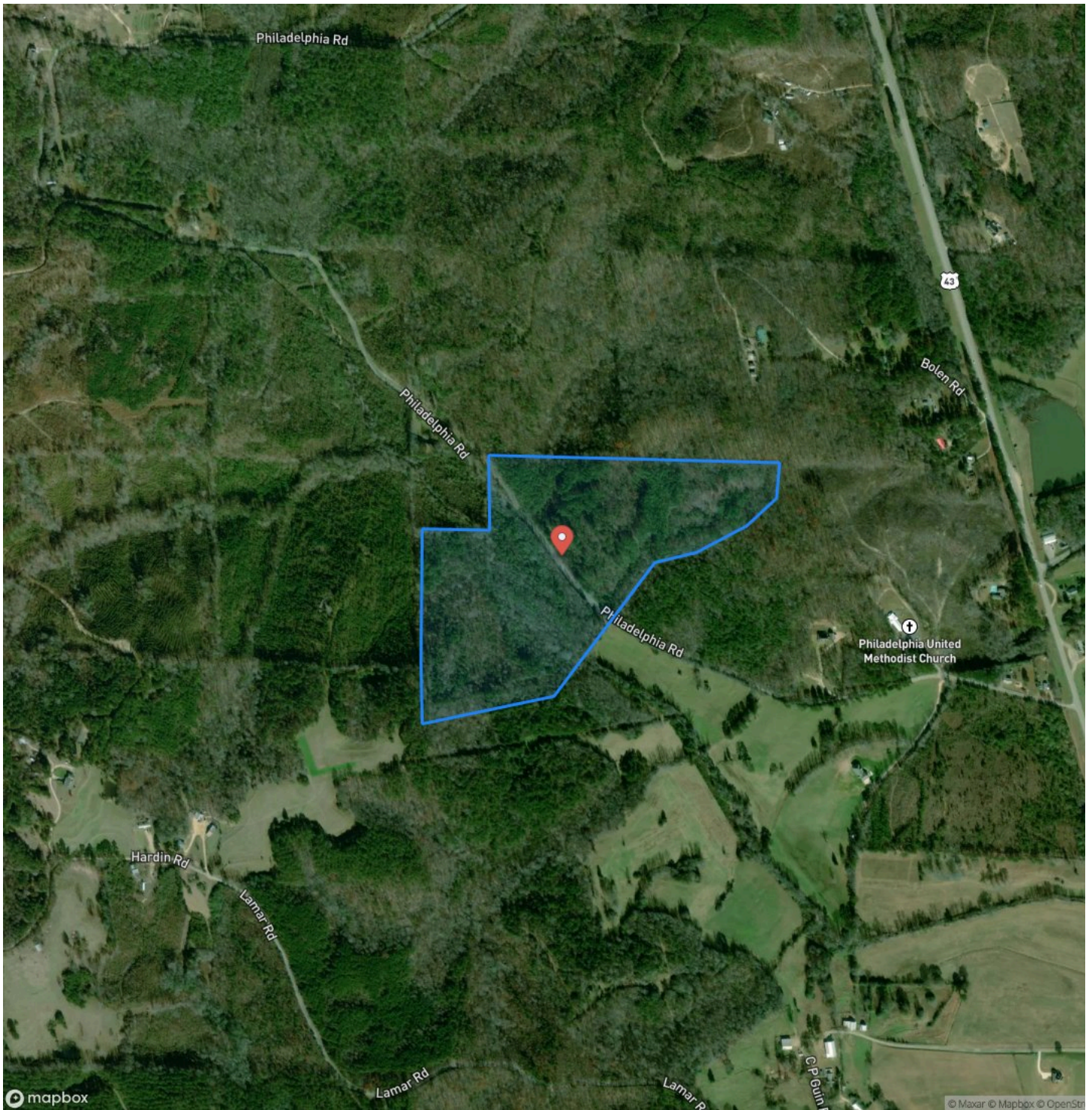
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Austin Littrell

Mobile

(256) 460-1875

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(256) 460-1875

Email

alittrell@mossyoakproperties.com

Address

1229 Hwy 72 East

City / State / Zip

NOTES

[illegible]

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



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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