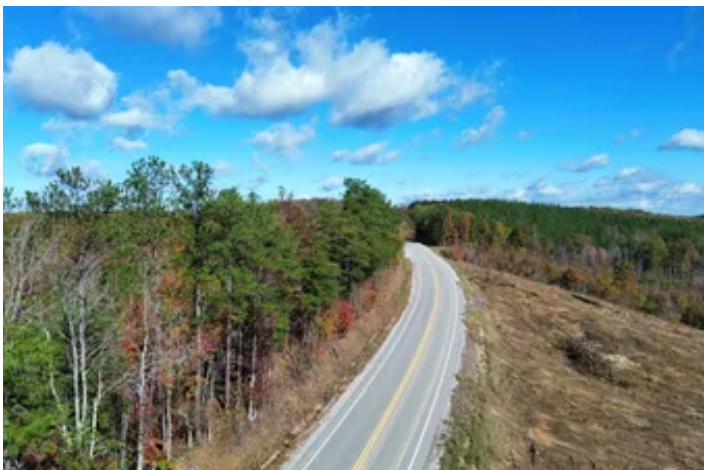


Marion County Homesite and Recreation
000 Hwy 241
Bear Creek, AL 35541

\$299,900
117± Acres
Marion County



Marion County Homesite and Recreation Bear Creek, AL / Marion County

SUMMARY

Address

000 Hwy 241

City, State Zip

Bear Creek, AL 35541

County

Marion County

Type

Hunting Land, Farms, Recreational Land, Timberland

Latitude / Longitude

34.234067 / -87.727298

Taxes (Annually)

210

Acreage

117

Price

\$299,900

Property Website

<https://www.mossyoakproperties.com/property/marion-county-homesite-and-recreation-marion-alabama/68401/>



Marion County Homesite and Recreation Bear Creek, AL / Marion County

PROPERTY DESCRIPTION

Excellent recreational property with a beautiful homesite overlooking the surrounding mountaintops!

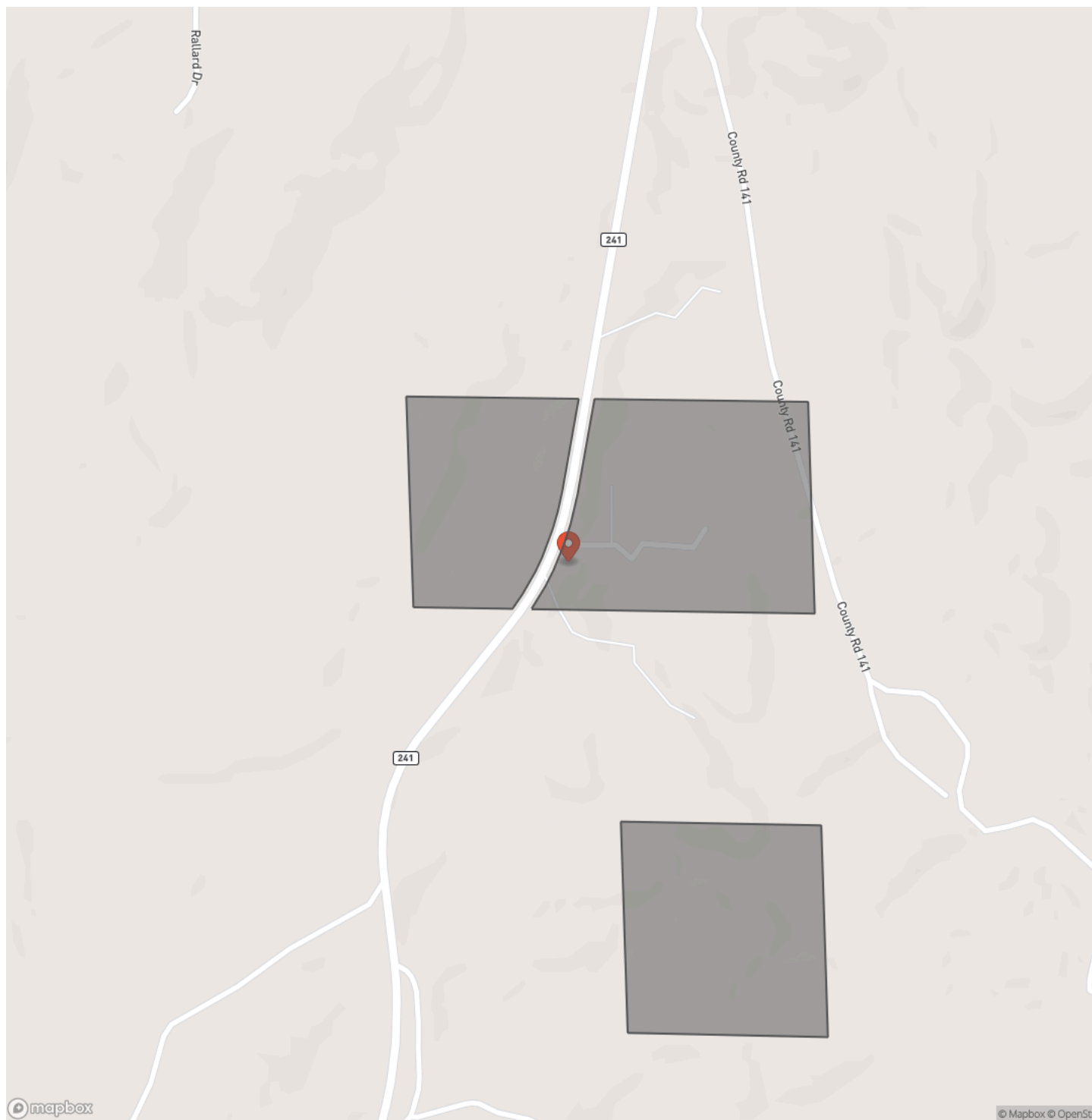
This is a great property for someone looking for a place to build their forever home or a quiet recreational retreat. Located in an area known for excellent deer and turkey hunting, it is ready to be turned into a hunter's dream estate. The majority of the property is easily accessible via paved Highway 241 with another 40+/- acre block accessible via a well-maintained dirt road through timber company property. The land benefits from a small stream that flows along the eastern property boundary providing water to the local wildlife. This tract also benefits from readily available utilities along Hwy 241. Whether you are looking for a quiet rural homesite or that weekend recreational getaway this property has something for everyone. This one won't last long, priced at just over \$2,500 per acre.

For more information contact Austin Littrell at 256.460.1875 or email alittrell@mossyoakproperties.com!

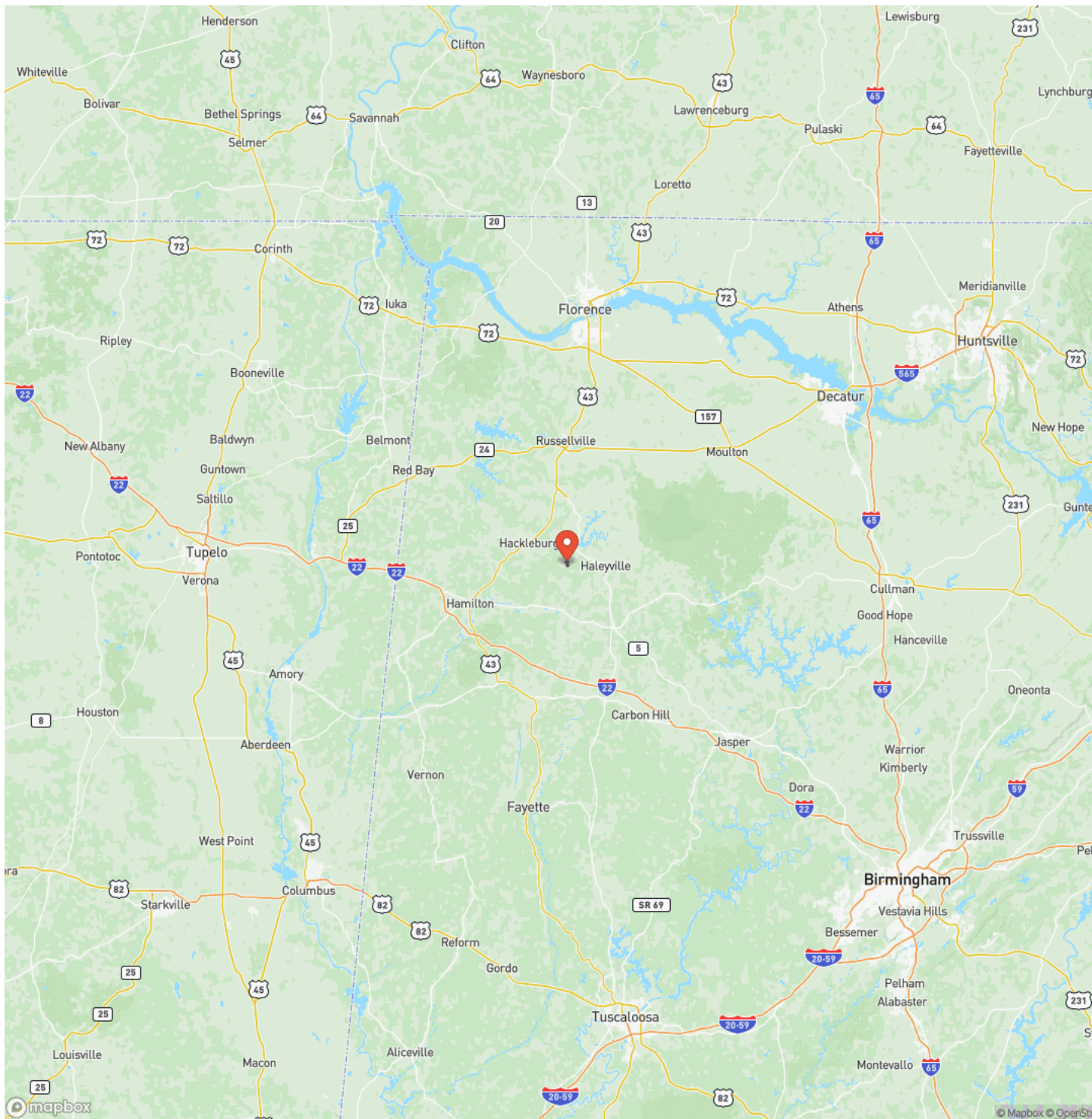
Marion County Homesite and Recreation
Bear Creek, AL / Marion County



Locator Map



Locator Map



Satellite Map



Marion County Homesite and Recreation

Bear Creek, AL / Marion County

LISTING REPRESENTATIVE

For more information contact:



Representative

Austin Littrell

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(256) 460-1875

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(256) 460-1875

Email

alittrell@mossyoakproperties.com

Address

1229 Hwy 72 East

City / State / Zip

Tuscumbia, AL 35674

NOTES

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.

This image shows a single 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.



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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