

Marion County 115  
0 Co Rd 449  
Haleyville, AL 35565

**\$240,000**  
115± Acres  
Marion County





**Marion County 115**  
**Haleyville, AL / Marion County**

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**SUMMARY**

**Address**

0 Co Rd 449

**City, State Zip**

Haleyville, AL 35565

**County**

Marion County

**Type**

Farms, Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

34.177747 / -87.714634

**Taxes (Annually)**

211

**Acreage**

115

**Price**

\$240,000

**Property Website**

<https://www.mossyoakproperties.com/property/marion-county-115-marion-alabama/40852/>



**PROPERTY DESCRIPTION**

**For immediate assistance with this listing, contact land specialist Austin Littrell at [256.460.1875](tel:256.460.1875)!**

This Marion County property consists of 35+/- acres of mature hardwood timber in Stream Management Zones, 30+/- acres of mature, unthinned, pine timber planted in 1998, and the remaining acreage has recently been cutover! This tract benefits from a scenic, fast-moving, clearwater creek that flows east to west through the center of the property, providing a great water supply for the area's abundant wildlife. The acorn-producing hardwood (heavy to White Oak), along with the great bedding and food sources provided by the recent clearcut gives this property excellent wildlife-holding potential.

Accessed from Marion County Road 449, this tract is located just 7 miles southwest of Haleyville, Alabama, approximately 46 miles south of The Shoals, 65 miles east of Tupelo, and 86 miles northwest of Birmingham.

Shown by appointment only! Contact Austin Littrell at [256.460.1875](tel:256.460.1875) for more information.

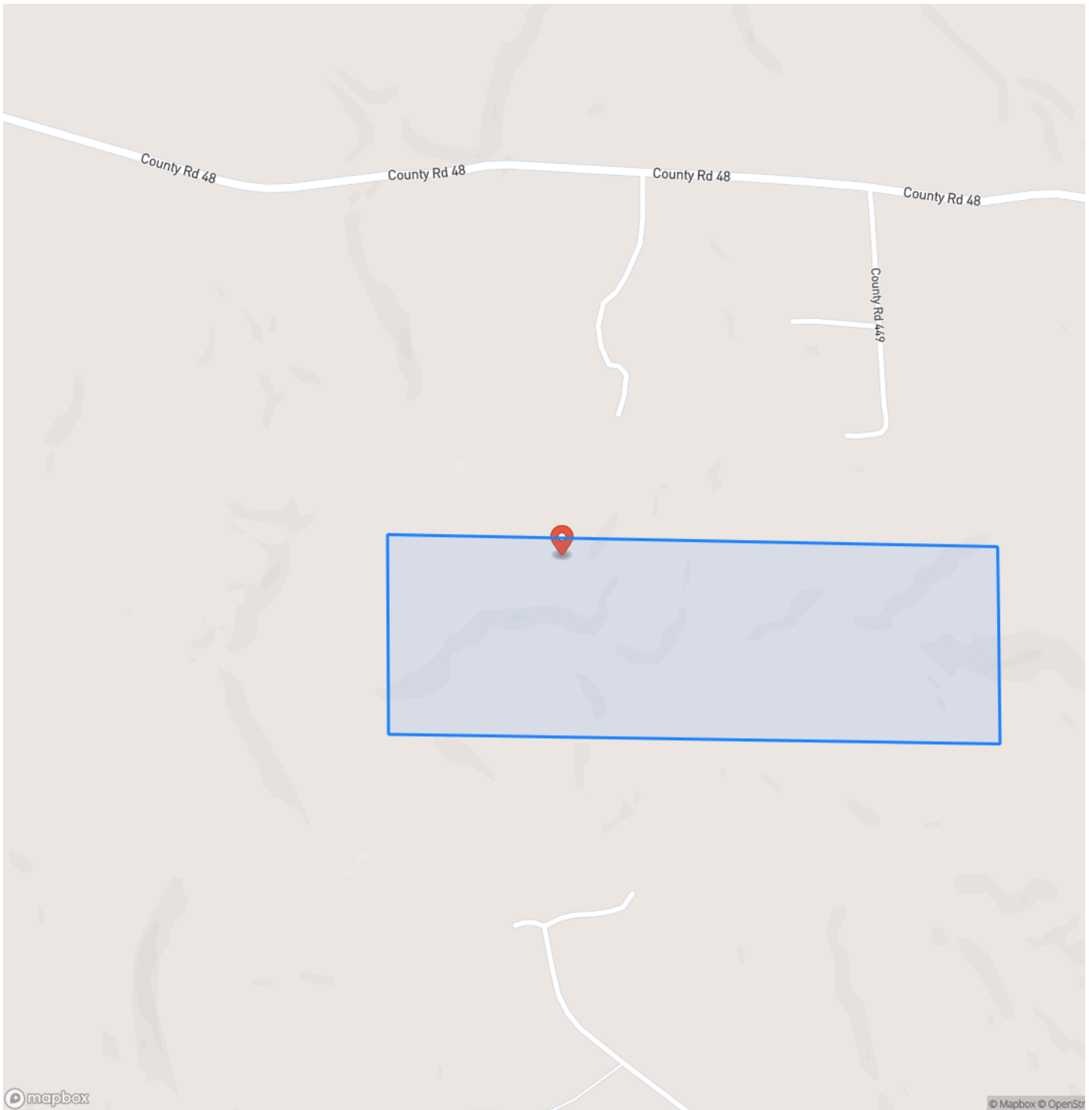


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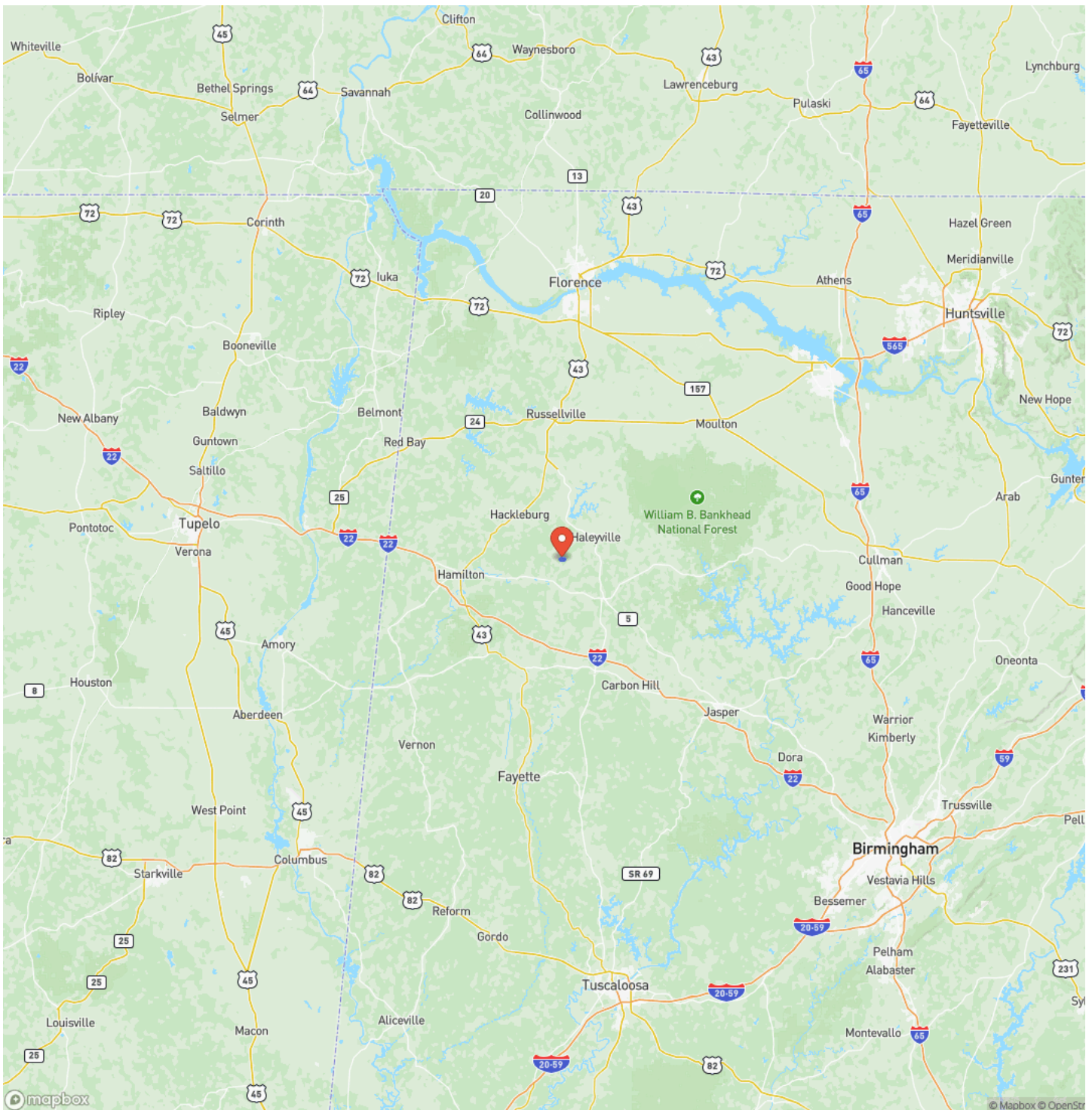


## Locator Map



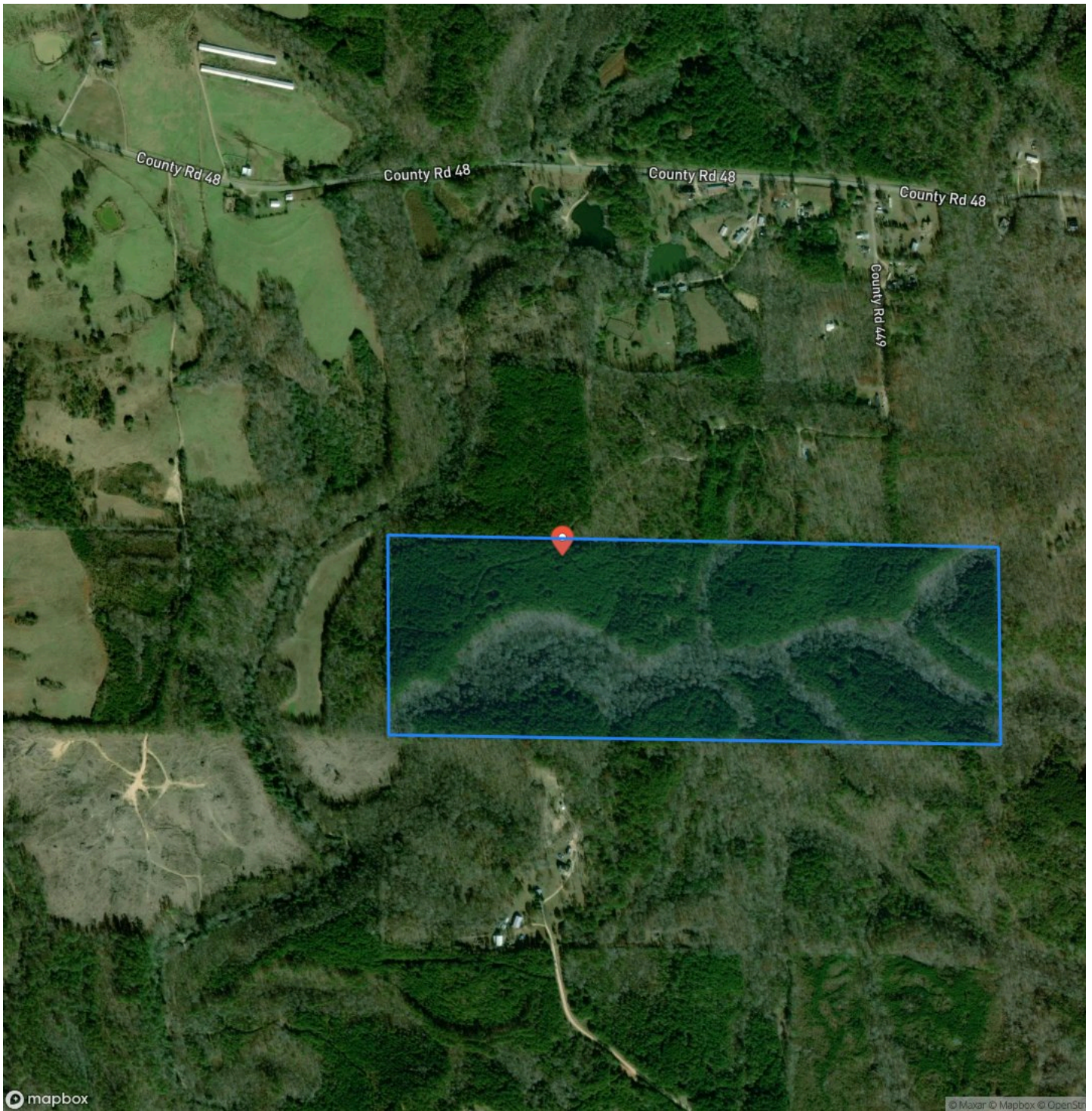


## Locator Map





## 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

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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**

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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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