

Marion County 111
000 County Road 13
Hamilton, AL 35570

\$299,000
111± Acres
Marion County



Marion County 111
Hamilton, AL / Marion County

SUMMARY

Address

000 County Road 13

City, State Zip

Hamilton, AL 35570

County

Marion County

Type

Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

34.131228 / -88.129392

Taxes (Annually)

285

Acreage

111

Price

\$299,000

Property Website

<https://www.mossyoakproperties.com/property/marion-county-111-marion-alabama/91736/>



PROPERTY DESCRIPTION

111± Acres – Marion County, Alabama

An exceptional 111± acre rural property offering the perfect blend of hunting, farming, and homesite potential.

This tract is both a **Certified Tree Farm** and a **Certified Stewardship Farm**, reflecting its sound management plan and long-term sustainability. The majority of the soils are classified as *Prime Farmland*, making it highly suitable for agricultural use.

The property supports thriving populations of **whitetail deer, turkey, and wood ducks**, ensuring outstanding opportunities for outdoor recreation. It features approximately **1,700 feet of paved frontage** along Marion County Road 13 and more than **half a mile of frontage along Barnesville Creek**. This large, year-round water source enhances both the recreational appeal and agricultural value.

Approximately **30± acres** are open pastureland currently used for hay production, while the remaining acreage is in **mixed hardwood timber**, offering excellent wildlife habitat and long-term timber value.

Located less than 10 minutes from I-22 and just 12 minutes from Hamilton, Alabama, this property combines peaceful rural living with convenient access to town. Whether you're looking for a productive farm, a hunting retreat, or a beautiful homesite, this one checks every box.

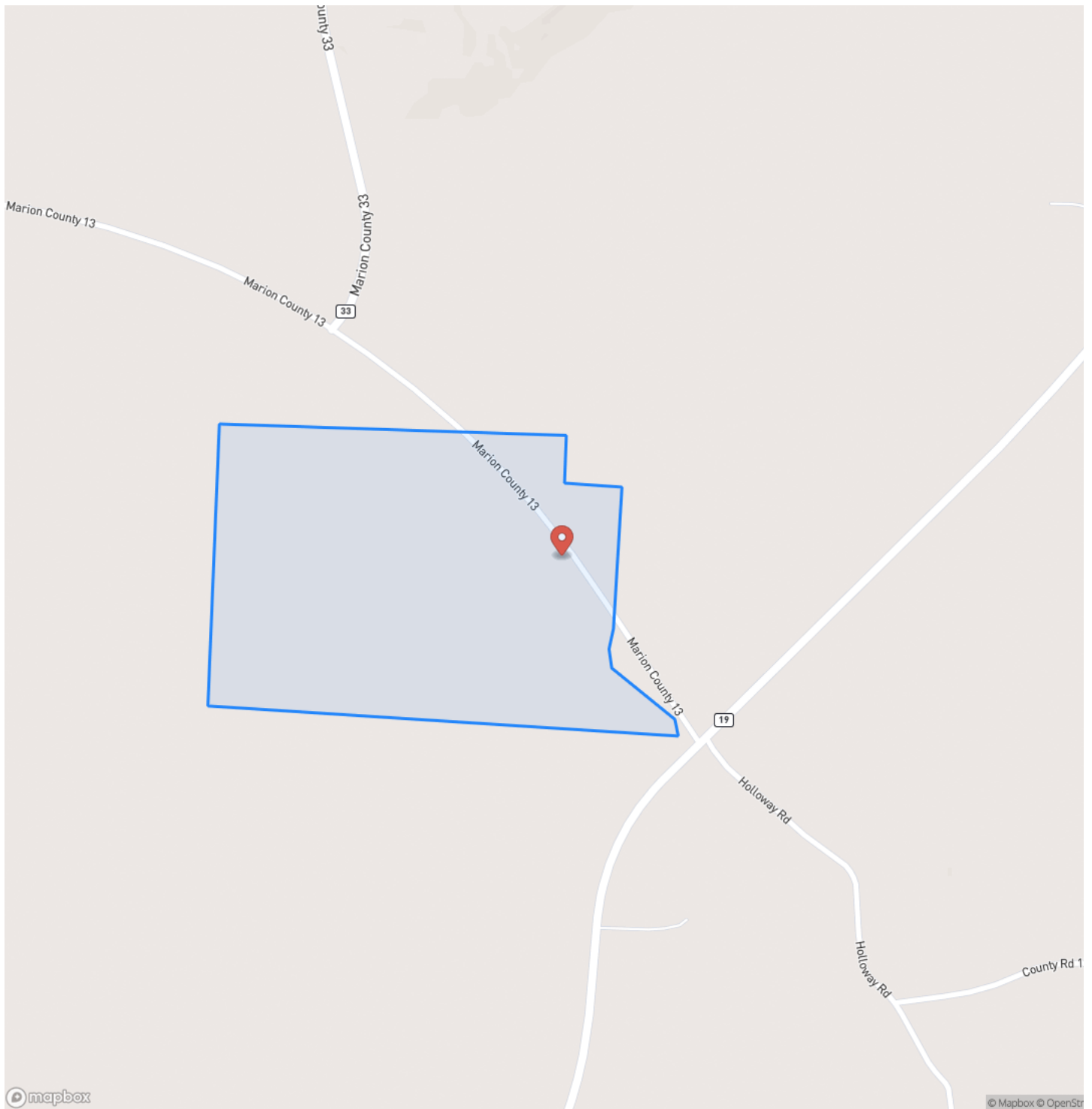
Utilities are available!

A current survey is also available!

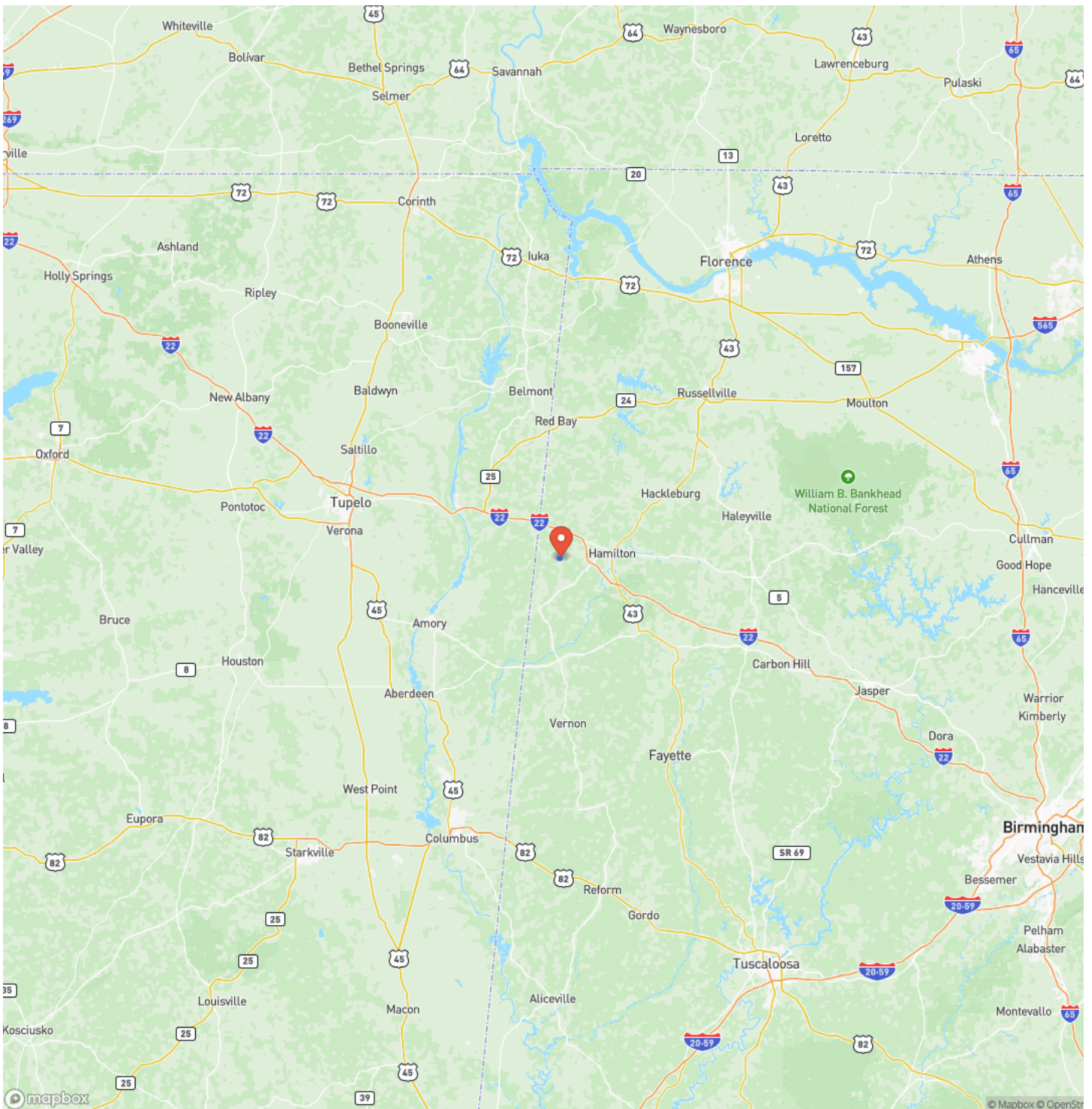
For more information or to schedule a private showing, contact Austin Littrell at 256.460.1875 or email alittrell@mossyoakproperties.com



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Austin Littrell

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(256) 460-1875

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Address

1229 Hwy 72 East

City / State / Zip

NOTES

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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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