

**Walker County Hunting and Timber**  
00 County Line Road  
Empire, AL 35063

**\$349,000**  
150± Acres  
Walker County





## Walker County Hunting and Timber Empire, AL / Walker County

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### **SUMMARY**

#### **Address**

00 County Line Road

#### **City, State Zip**

Empire, AL 35063

#### **County**

Walker County

#### **Type**

Hunting Land, Timberland, Recreational Land

#### **Latitude / Longitude**

33.7977 / -86.984

#### **Taxes (Annually)**

532

#### **Acreage**

150

#### **Price**

\$349,000

#### **Property Website**

<https://www.mossyoakproperties.com/property/walker-county-hunting-and-timber-walker-alabama/44780/>



**PROPERTY DESCRIPTION**

**For immediate assistance with this listing contact Land Specialist Austin Littrell at [256.460.1875](tel:256.460.1875) !**

A mere 30 minutes north of Birmingham lies this premier hunting and recreational sanctuary. The Corner tract boasts mature, 22+/- year old pine plantations, offering potential immediate returns or long-term timber investments. Nestled in an area celebrated for its robust deer and turkey populations, this property promises rich wildlife encounters. Complete with two picturesque greenfields, a wide powerline corridor ideal for visibility, and a small stream winding through, this is the perfect backdrop for your next outdoor adventure. Invest in the heart of Alabama's natural beauty today!

Shown by appointment only. Contact Austin Littrell at [256.460.1875](tel:256.460.1875) for more information or to schedule a private showing!



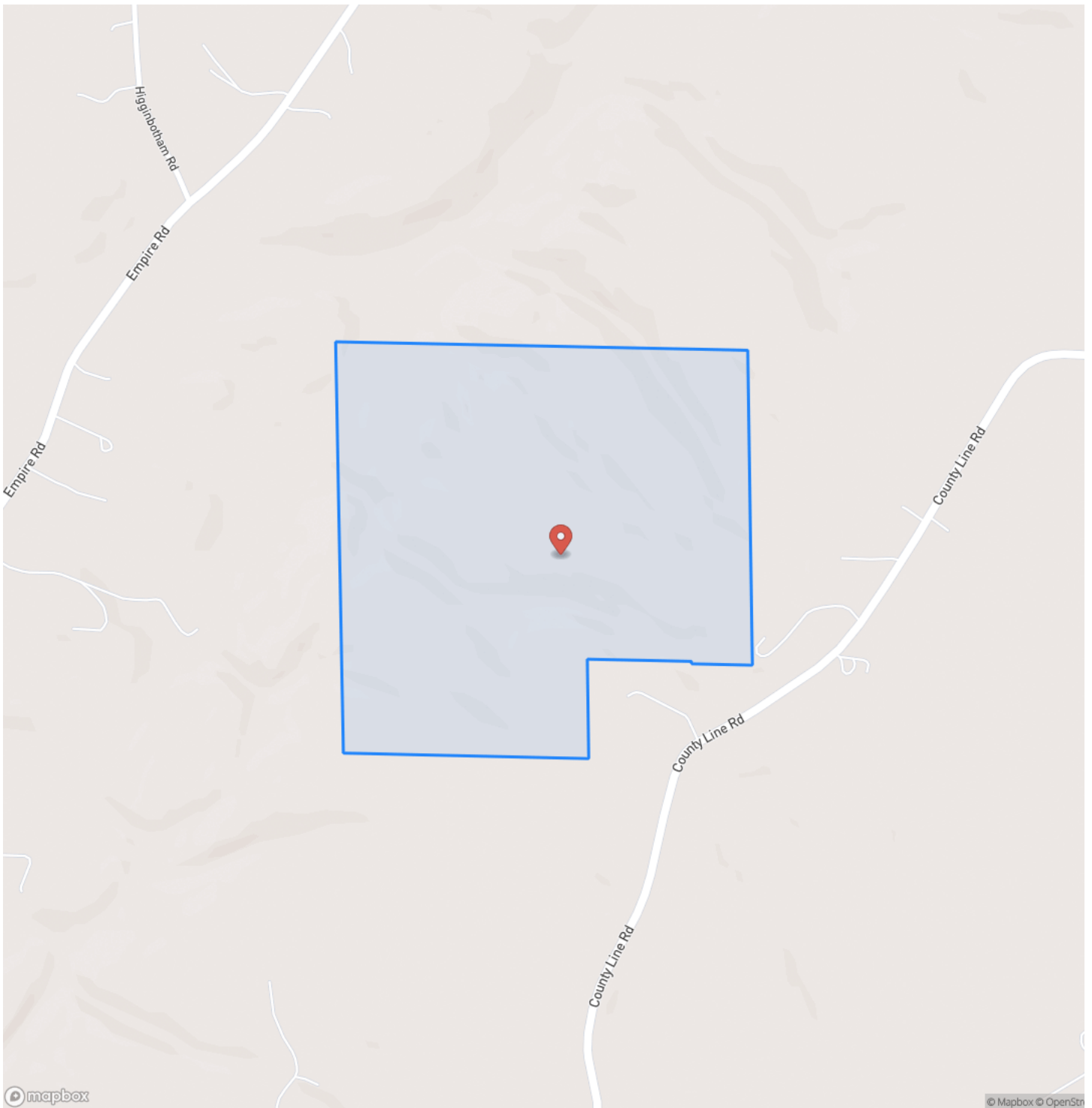


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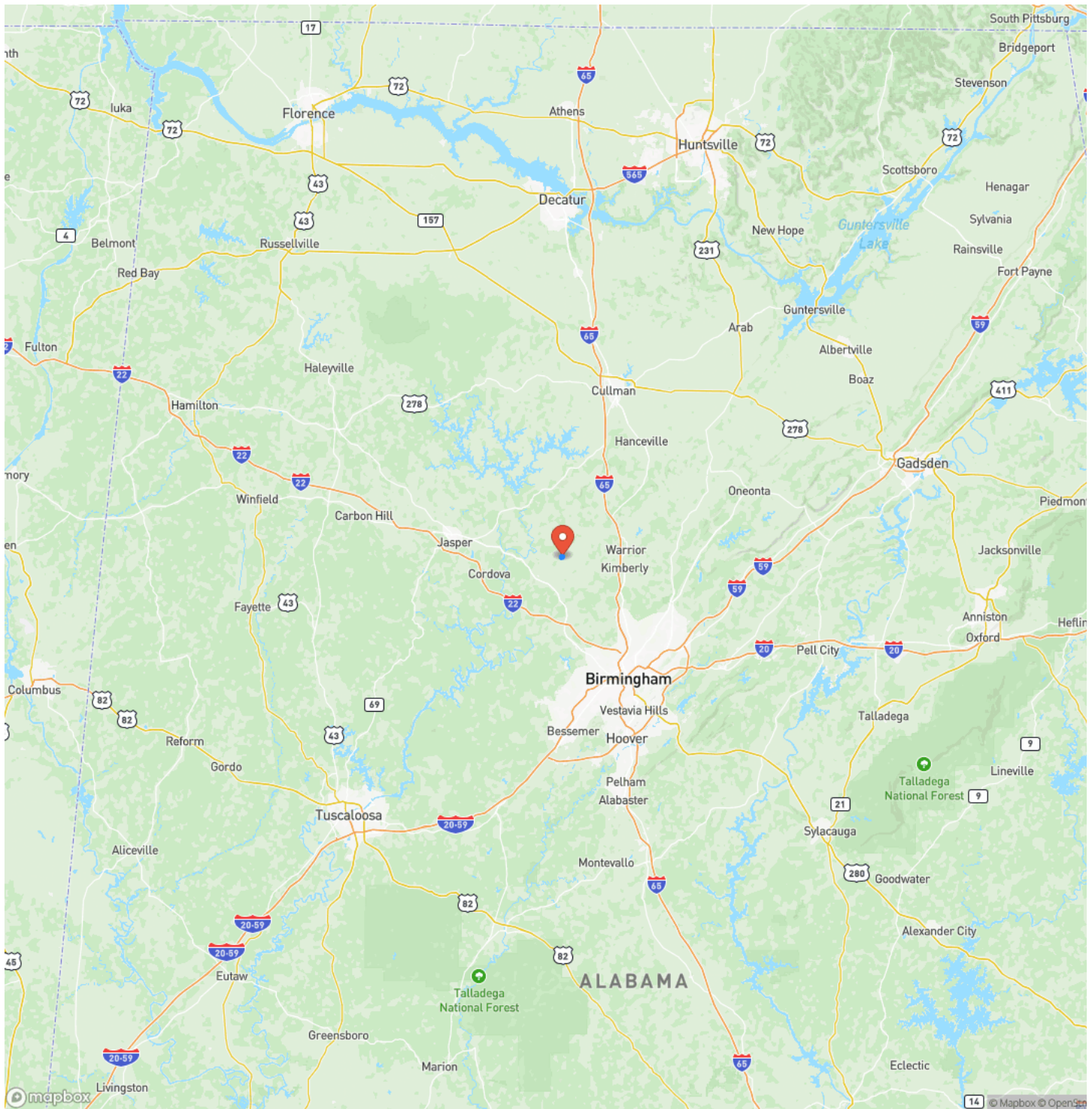


## Locator Map



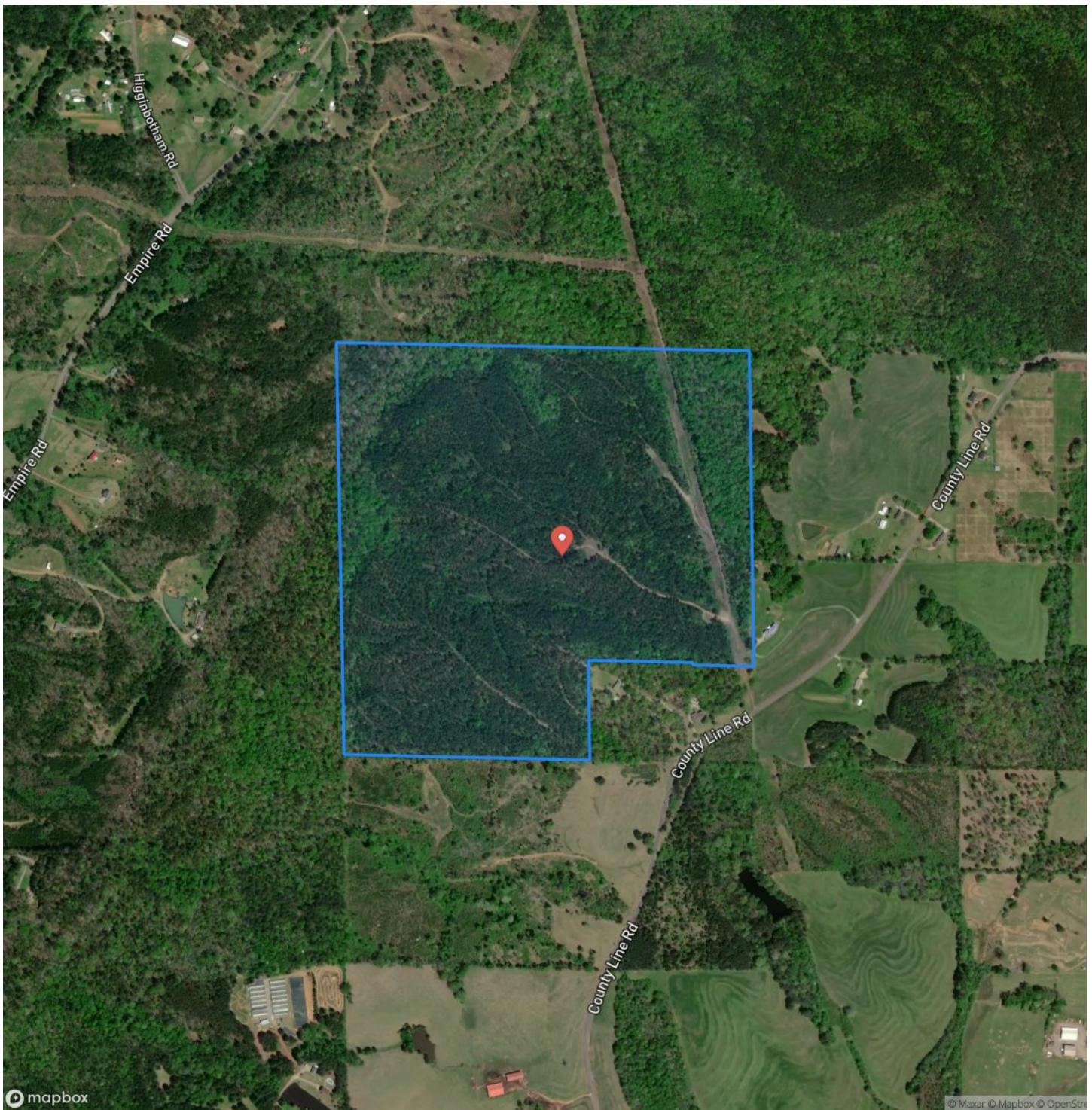


## Locator Map





## Satellite Map



## Walker County Hunting and Timber Empire, AL / Walker County

## 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

Tuscumbia, AL 35674

## NOTES

[illegible]

**MORE INFO ONLINE:**

**MossyOakProperties.com**



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## **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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1229 Hwy 72 East  
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(256) 345-0074  
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