

Moulton Alabama Development Tract
Court St
Moulton, AL 35650

\$69,000
20.700± Acres
Lawrence County



Moulton Alabama Development Tract
Moulton, AL / Lawrence County

SUMMARY

Address

Court St

City, State Zip

Moulton, AL 35650

County

Lawrence County

Type

Undeveloped Land, Recreational Land, Farms, Ranches,
Commercial, Business Opportunity

Latitude / Longitude

34.4837 / -87.2974

Taxes (Annually)

35

Acreage

20.700

Price

\$69,000

Property Website

<https://www.mossyoakproperties.com/property/moulton-alabama-development-tract-lawrence-alabama/38770/>



PROPERTY DESCRIPTION

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

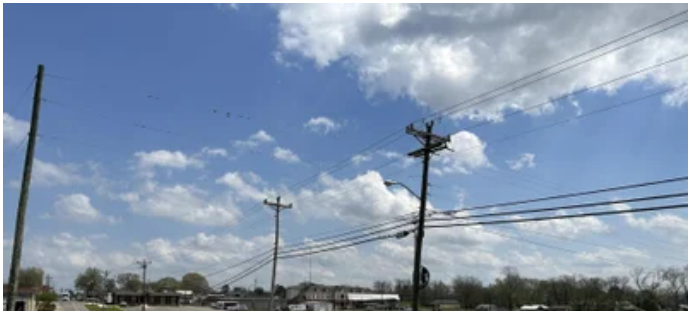
This is a great investment/development opportunity!! These 20.7 acres are located near downtown Moulton, Alabama, and less than 0.5 miles from Lawrence County High School as well as H.A. Alexander Park. The property has direct road access to Court Street and access to utilities including water, power, and sewer. The majority of the land is currently used as productive pastureland that is cut annually for hay. The north end of the property has a few acres of standing hardwood timber and whitetail deer are often seen along the edges of the field. This tract is bordered by Crow Branch to the East and Almon Branch to the West.

Most of this property is in the FEMA Floodplain but approximately one acre of the road frontage has been brought up with fill dirt.

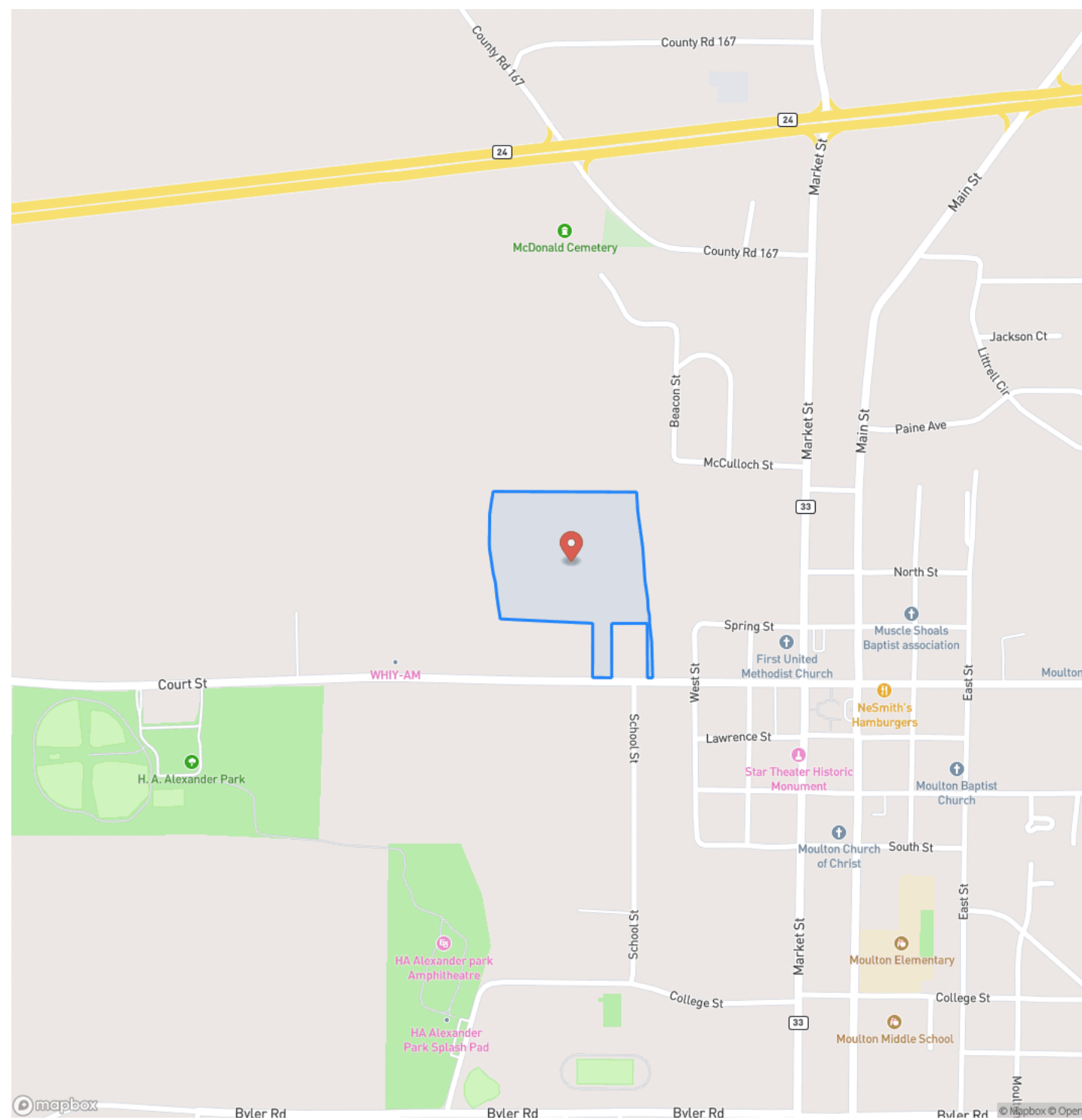
For more information or to schedule a private showing contact Austin Littrell today!



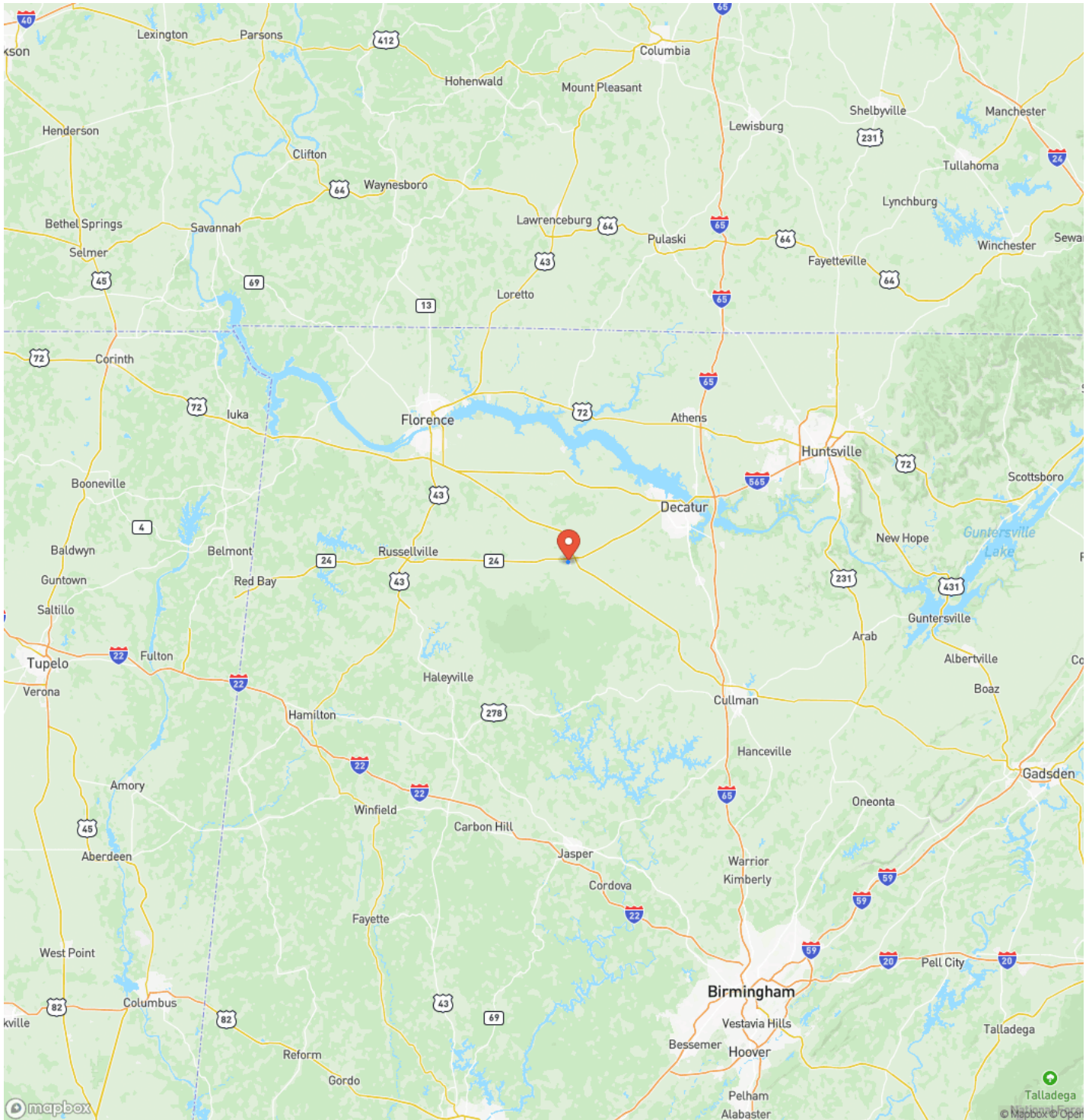
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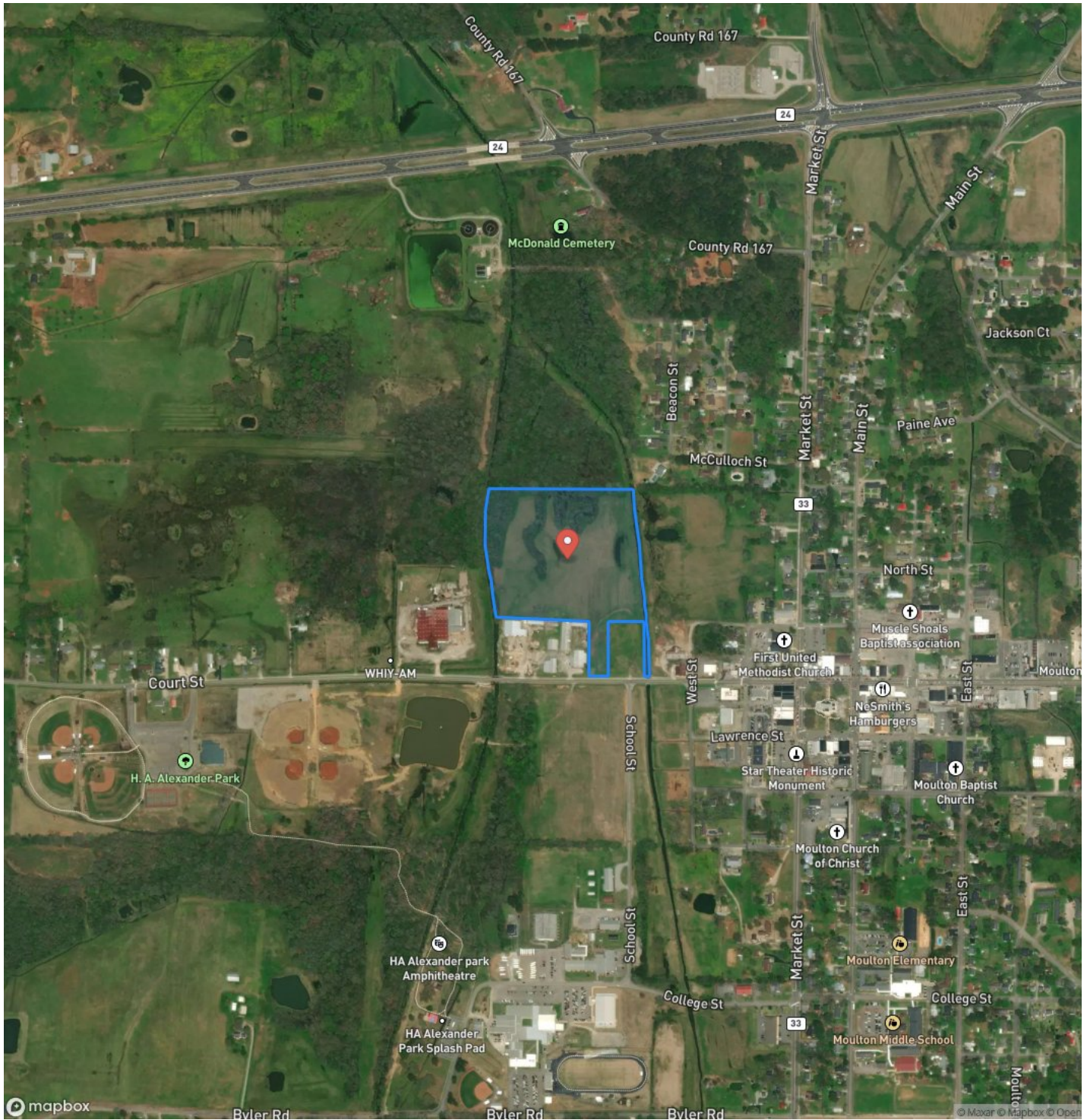
Locator Map



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

Tuscumbia, AL 35674

NOTES



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.

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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