

Otto Farm
Marion, AL 36756

\$3,800,000
1,160± Acres
Perry County



SUMMARY

City, State Zip

Marion, AL 36756

County

Perry County

Type

Farms

Latitude / Longitude

32.575816 / -87.40851

Acreage

1,160

Price

\$3,800,000

Property Website

<https://www.landleader.com/property/otto-farm-perry-alabama/37981>



PROPERTY DESCRIPTION

The Otto Farm is a Quality Row Crop Farm & Investment Property located in the heart of the Alabama blackbelt region of Perry County. The property is located 6 miles Southwest of Marion, AL and is divided by Hwy 183. Per the Farm Service Agency, of the approximately 1160 acres, the Otto farm consist of 993 acres of cropland with the balance of acreage in lakes, timber, roads, and creeks.

These productive soils are capable of top yields of Cotton, Corn, and Soybeans. The land is currently under a farm lease to a local tenant that would continue to lease under new ownership if desired. The water on the farm consists of 2 active wells, 2 lakes, 13 acres and 8 acres as well as frontage along Washington Creek for approx. 3/4 mile. A house exist on the South side of Hwy 183 that could be renovated into a nice farmhouse.

There is recreational value to the farm with good deer, hog, and duck hunting along the eastern property line. It is a very rare opportunity to find an operating row crop farm of this size anywhere in this farming community of the west part of the Alabama blackbelt.

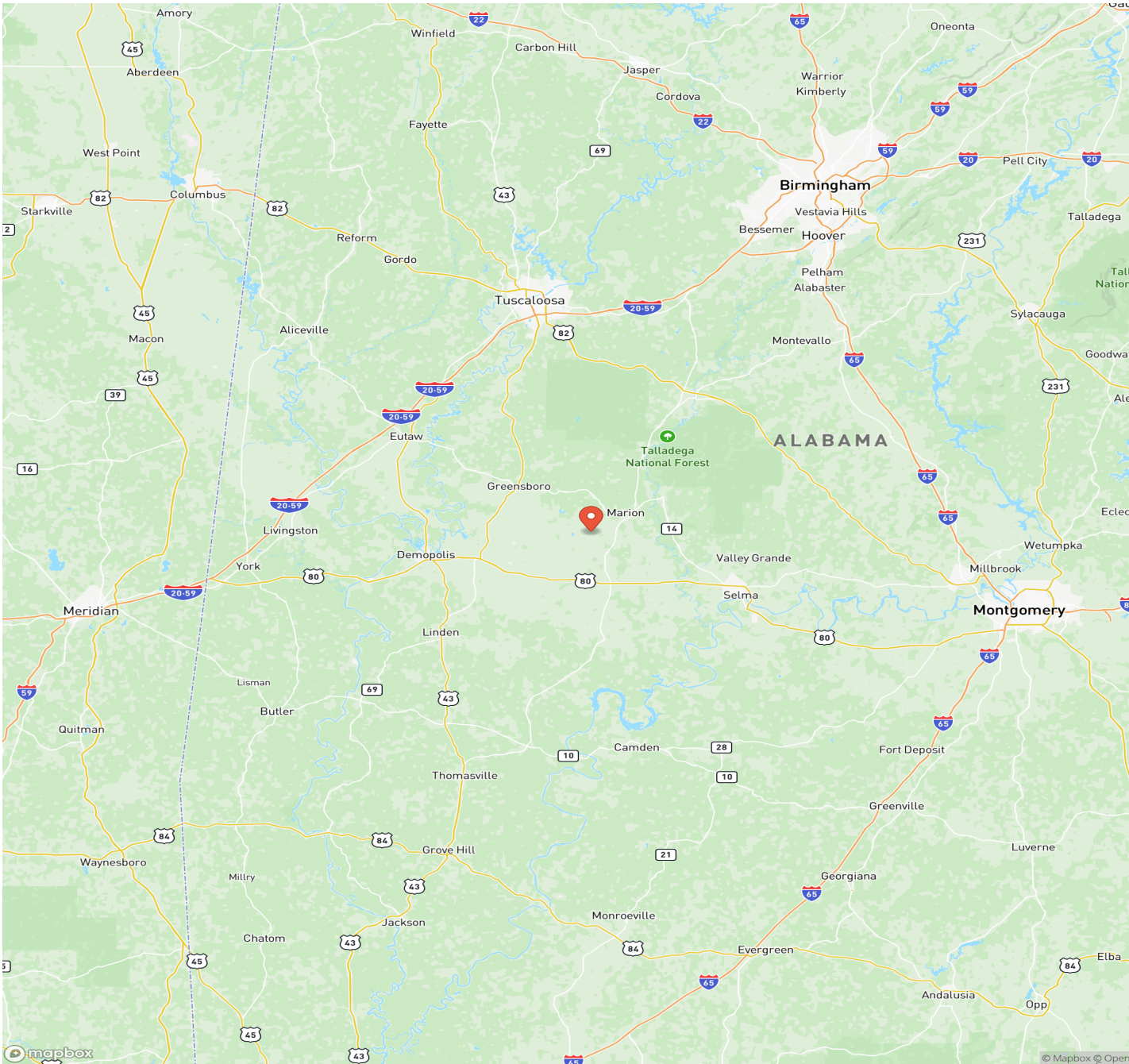
For more information, please contract Tim James, Jr. [.- 334-652-4517](tel:334-652-4517)



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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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.

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MORE INFO ONLINE:

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