

Arley Alabama 17.6
140 County Road 3951
Arley, AL 35541

\$90,000
17.600± Acres
Winston County



Arley Alabama 17.6
Arley, AL / Winston County

SUMMARY

Address

140 County Road 3951

City, State Zip

Arley, AL 35541

County

Winston County

Type

Undeveloped Land, Recreational Land, Lakefront

Latitude / Longitude

34.021316 / -87.198528

Taxes (Annually)

282

Acreage

17.600

Price

\$90,000

Property Website

<https://www.mossyoakproperties.com/property/arley-alabama-17-6-winston-alabama/82151/>



PROPERTY DESCRIPTION

+/- 17.6 Acres Near Smith Lake – Prime Land in Winston County, Alabama

Don't miss this rare opportunity to own approximately 17.6 acres of land near Arley, Alabama, nestled in a peaceful and well-established lakehouse community adjacent to the renowned Smith Lake. Known for its stunning scenery, and endless recreational opportunities, Smith Lake is the ideal setting for year-round family enjoyment—boating, fishing, swimming, and more.

Property Highlights:

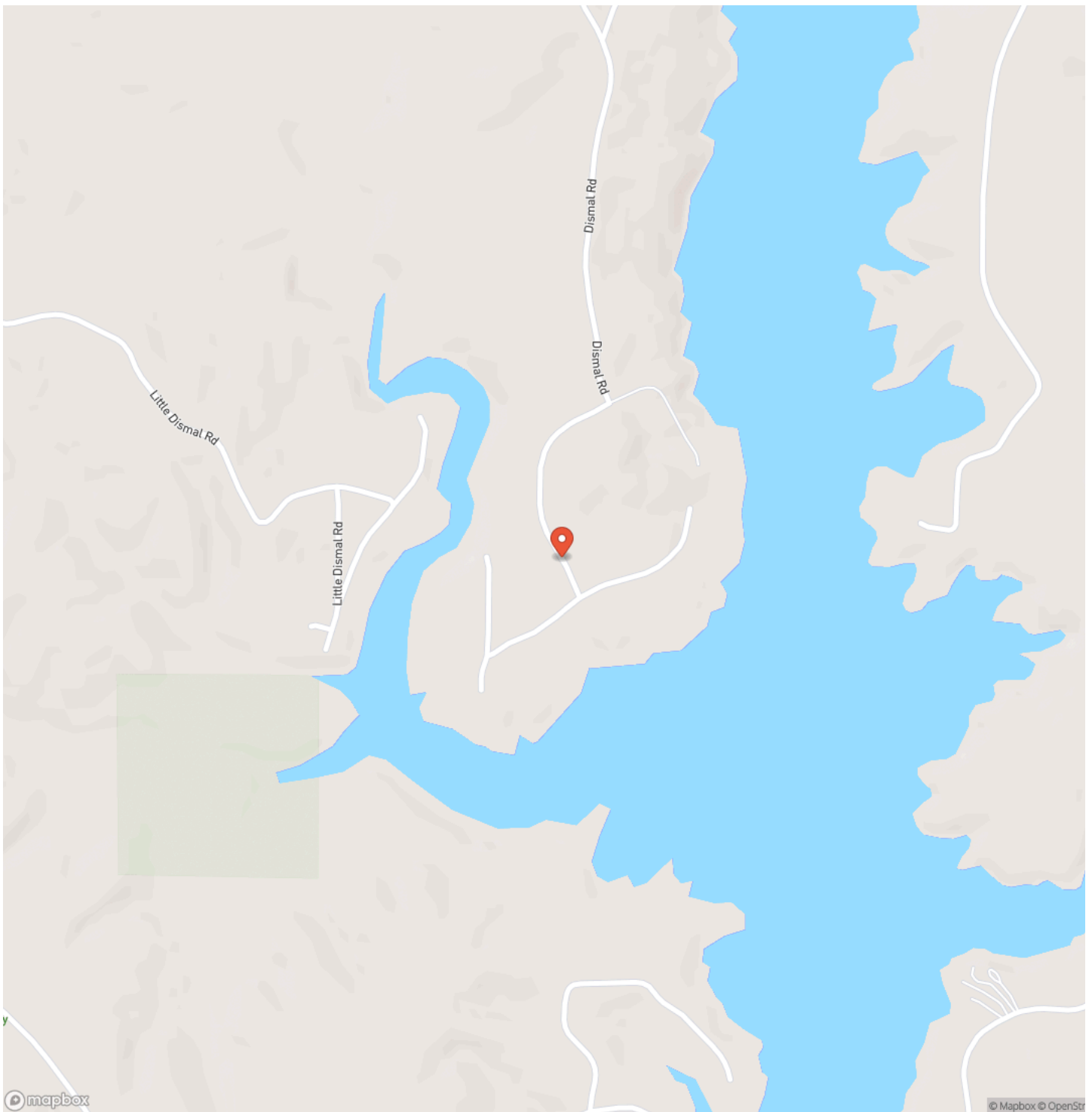
- **Size:** ±17.6 acres in Winston County, AL
- **Location:** Just minutes from Arley and only 6.5 miles from Duncan Bridge Public Boat Ramp
- **Scenic Setting:** Quiet, well-kept lakehouse community with beautiful surroundings
- **Lake Access:** Views of Smith Lake can be seen from the property, ideal for a family retreat or vacation getaway
- **Utilities:** Power and water available along the property's road frontage
- **Development Potential:** Approximately 70% of the land features buildable topography, perfect for multiple homes or cabins
- **Natural Beauty:** Covered with mature hardwood timber for privacy and appeal
- **Low Taxes:** Estimated 2025 property taxes are just \$282
- **Accessibility:** Conveniently located 1 hour from Birmingham and 1.5 hours from Huntsville

Whether you're seeking a serene escape, planning a family retreat, or looking to invest in a property with development potential, this tract offers it all. For a private showing of this outstanding property, please reach out to Matt Thrasher at 662.603.4987 or via email at mthrasher@mossyoakproperties.com.

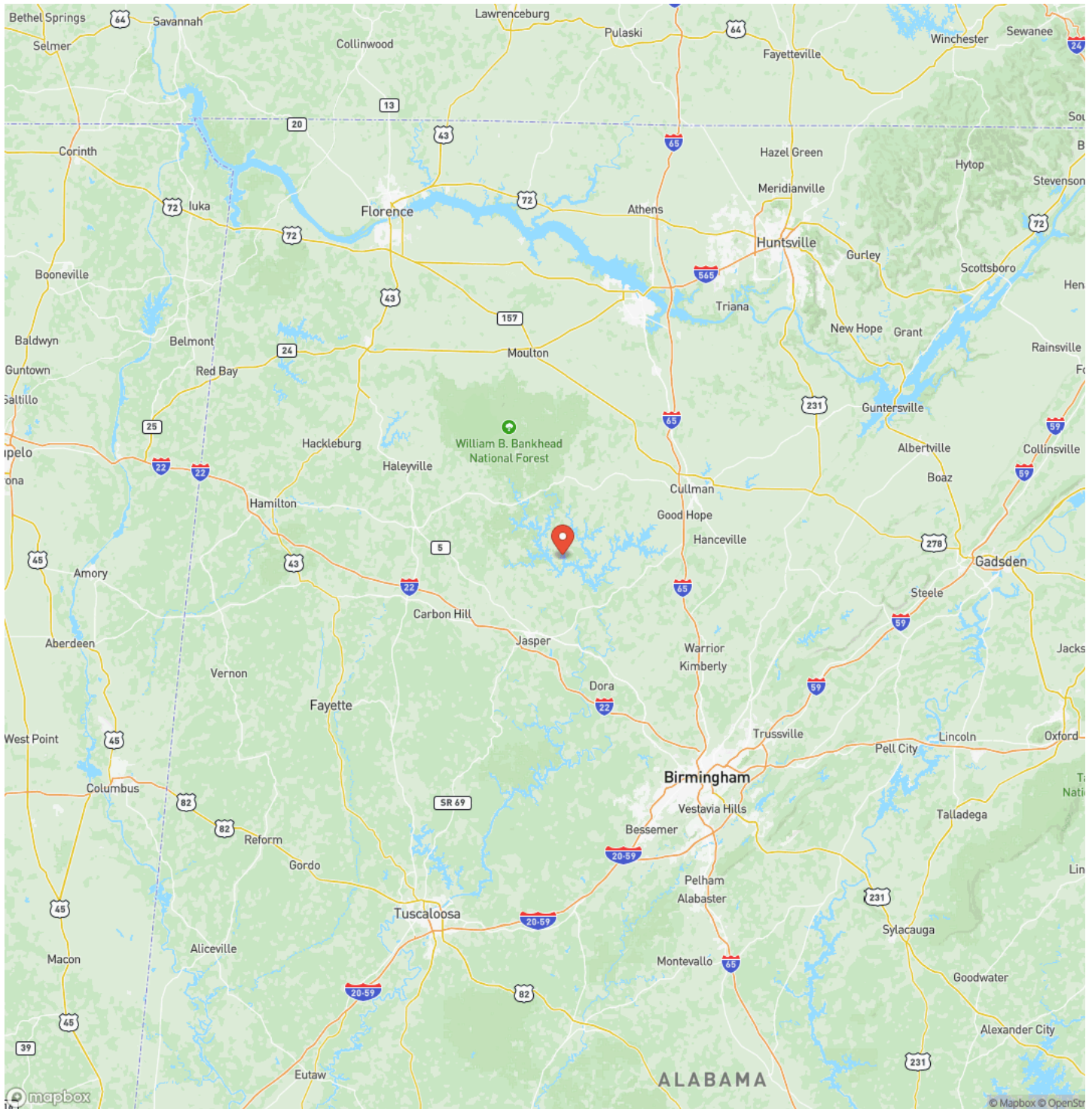
Arley Alabama 17.6
Arley, AL / Winston County



Locator Map



Locator Map



Satellite Map



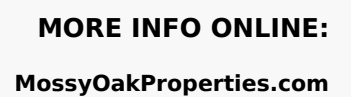
LISTING REPRESENTATIVE
For more information contact:



Representative
Matt Thrasher
Mobile
(662) 603-4987
Office
(662) 603-4987
Email
mthrasher@mossyoakproperties.com
Address
1229 Highway 72
City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.

[illegible]

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.

Mossy Oak Properties Southeast Land & Wildlife, LLC
1229 Hwy 72 East
Tuscumbia, AL 35674
(256) 345-0074
MossyOakProperties.com

