

Athens Tillable/Development Property
HWY 72 W
Athens, AL 35611

\$1,922,000
124± Acres
Limestone County



Athens Tillable/Development Property
Athens, AL / Limestone County

SUMMARY

Address

HWY 72 W

City, State Zip

Athens, AL 35611

County

Limestone County

Type

Farms, Recreational Land, Undeveloped Land

Latitude / Longitude

34.795593 / -87.202875

Acreage

124

Price

\$1,922,000

Property Website

<https://arrowheadlandcompany.com/property/athens-tillable-development-property/limestone/alabama/94107/>



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PROPERTY DESCRIPTION

Take a look at this 124 +/- acres of highly productive tillable farmland in one of the fastest-growing regions of North Alabama! Located in Limestone County, this property offers an unbeatable combination of agricultural productivity along with being in a great location which brings the potential for development! Positioned less than 15 +/- minutes from Athens, AL—a city growing at over 5% +/- annually—this tract sits in the heart of one of the state's most sought-after growth corridors. It's also just 40 +/- minutes from Huntsville, AL, the state's fastest-growing MSA, and roughly 30 +/- minutes from Florence, AL. The property features over 250 +/- yards of frontage on Highway 72, a vital east-west road that spans North Alabama, ensuring excellent visibility, access, and future development flexibility. Despite being only one mile from the Tennessee River, the land is not in a flood zone and offers excellent drainage. The tract is naturally very flat, with productive soils well-suited for row-crop farming. A 6 +/- acre timber stand in the southeast corner provides habitat diversity and potential recreational value. The remainder of the acreage is open and tillable, making this an efficient and highly usable farm. Currently, the property is leased year-to-year to a local farmer, generating approximately \$20,000–\$25,000 in net annual income, offering immediate return for investors or seamless continuity for owner-operators. With its combination of high-quality farmland, major highway frontage, and proximity to some of Alabama's fastest-growing cities, this 124 +/- acre tract stands out as an exceptional agricultural, investment, or future development opportunity! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Riley Hurst at [\(256\) 616-9081](tel:2566169081).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

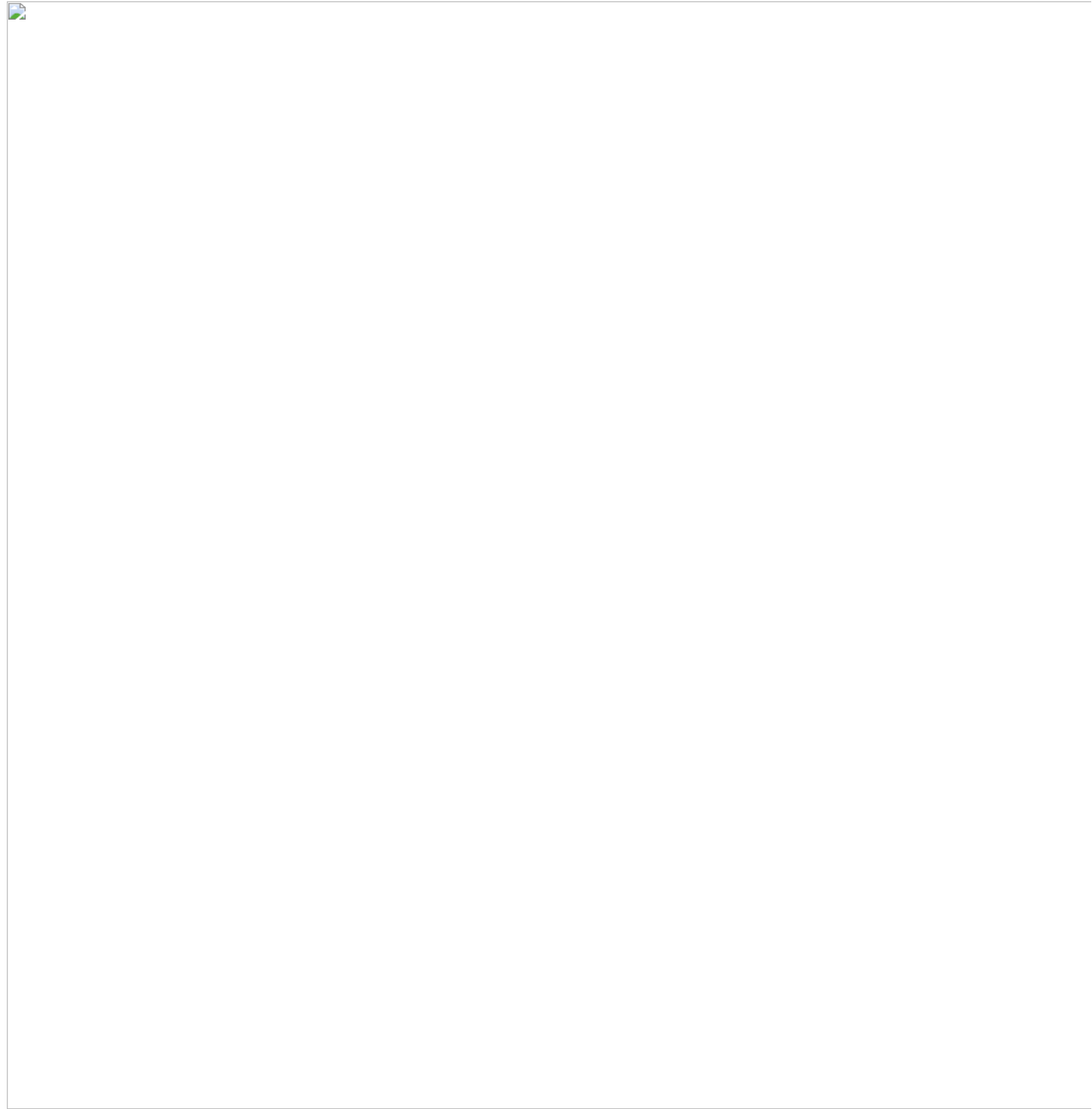
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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