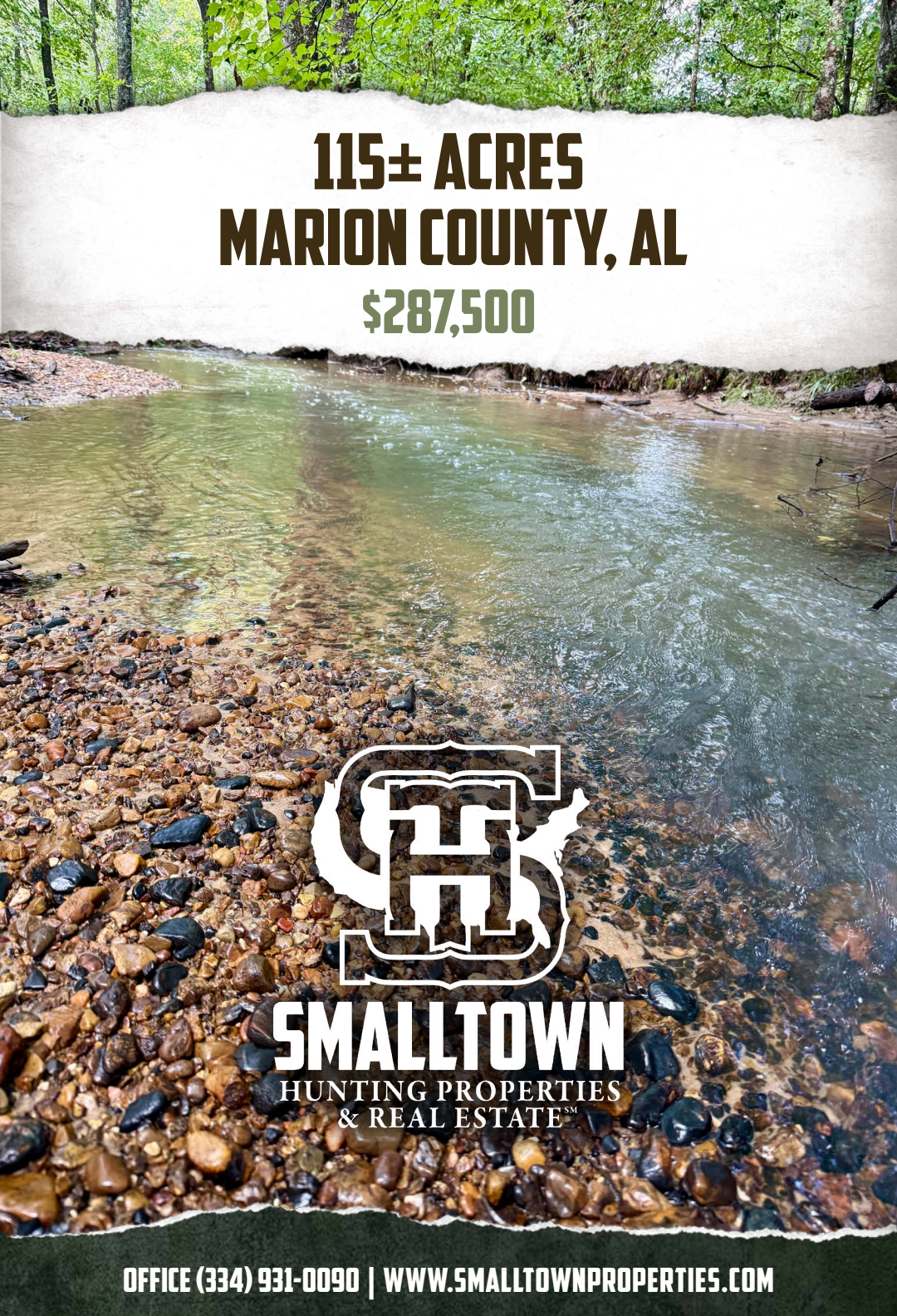




**115± ACRES**  
**MARION COUNTY, AL**  
**\$287,500**



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# THE MARION 115

## PROPERTY PROFILE

### LOCATION:

- Hayes Road  
Detroit, AL 35552
- Marion County
- 7± Miles SW of Hamilton
- 24± Miles NW of Winfield
- 29± Miles NE of Amory, MS
- 41± Miles NW of Fayette
- 48± Miles SE of Tupelo, MS

### COORDINATES:

- 34.0860, -88.0879

### PROPERTY USE:

- Hunting
- Timber Investment
- Recreational

### PROPERTY INFORMATION:

- 115± Total Acres
- 50% Mature Hardwoods
- 50% Merchantable Loblolly Pines
- 2,500'± Hayes Road Frontage
- Factory Creek Frontage
- Established Food Plots
- Gated Entrance
- Deer & Turkey
- Trail System

### TAX INFORMATION:

- Tax Code 2
- 2025 Taxes: \$216



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**SHAWN SIMPSON**

LAND SPECIALIST

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE MARION 115

**WELCOME TO THE MARION 115, RIGHT OFF AL-17 IN DETROIT, ALABAMA.** If you're looking for a property where you can come in, close the gate behind you, and enjoy some great Alabama hunting, this 115± acre Marion County tract deserves a look.

Factory Creek runs year-round through the Marion 115, creating a beautiful hardwood bottom that is one of the highlights of this tract. The creek, hardwoods, and surrounding timber provide the kind of habitat you want on a hunting property, and the amount of deer sign throughout the property backs it up. Big rubs can be found scattered across the tract, and the deer and turkey pictures tell the same story. This is an area known for producing big deer, and there are plenty of signs that the wildlife is here.



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# MORE ABOUT THE MARION 115

Approximately half of the property is hardwood timber, including the beautiful bottom along Factory Creek. The other half is merchantable loblolly pine that has already received one thinning. So while the hunting is the main attraction, there is also a good timber investment component.

The property has established food plots and a good trail system and is accessed through a locked gate. With approximately 2,500 feet of paved road frontage on Hayes Road, getting in and out is easy while still giving you the privacy you want once you're behind the gate. Whether you're looking for a place to chase big Alabama whitetails, spend time in the woods with family and friends, or simply want a property you can enjoy for years to come, the Marion 115 checks a lot of boxes.

**Call Shawn Simpson today to schedule a private showing of this great tract just off Highway 17 in Detroit, Alabama.**



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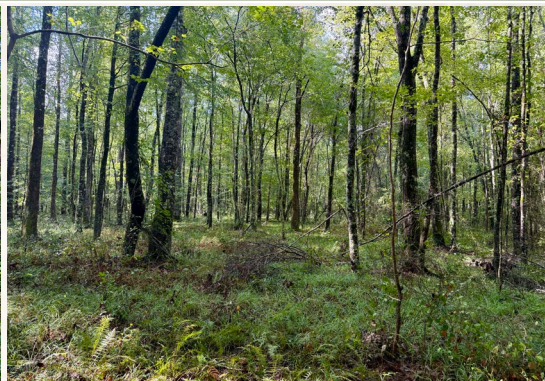
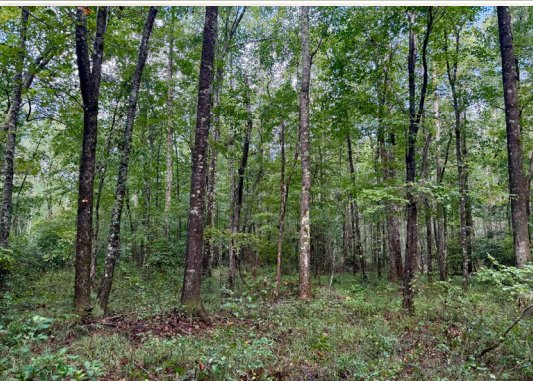
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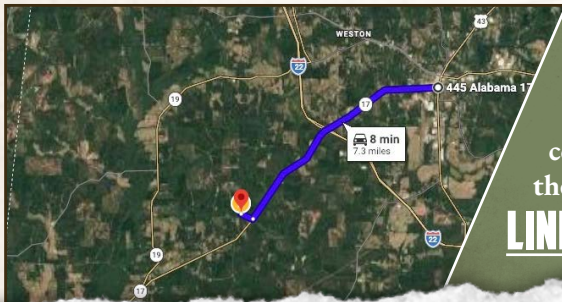
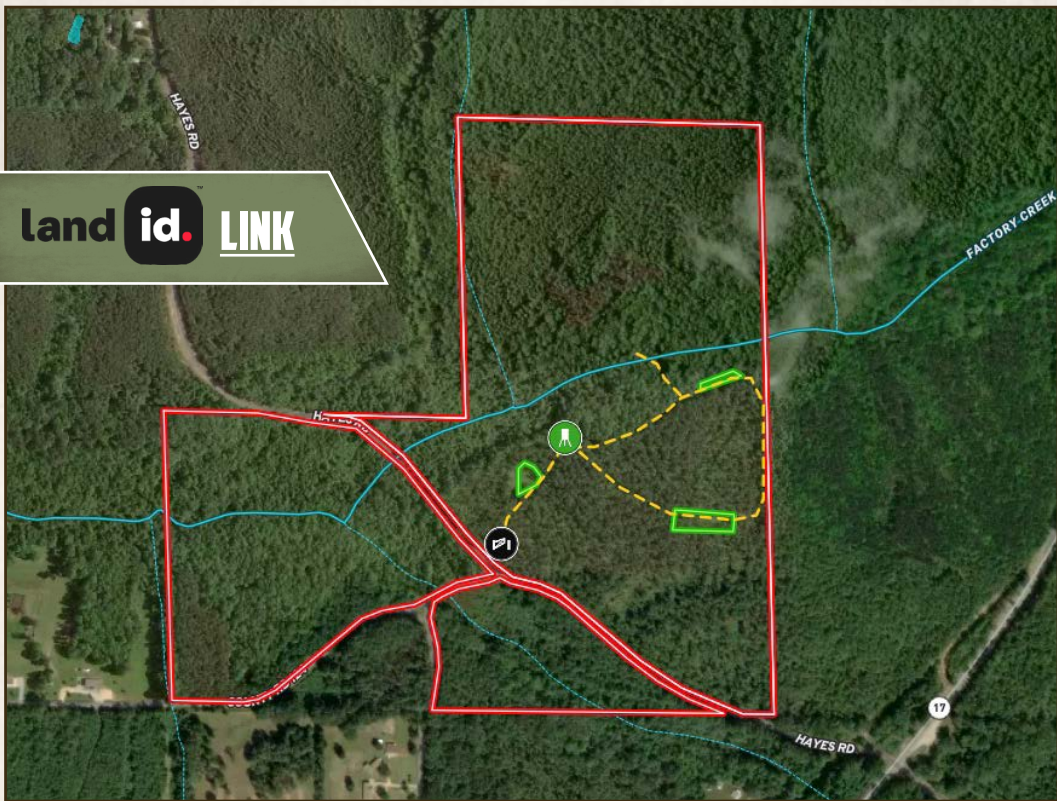
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115± ACRES

MARION COUNTY, ALABAMA

land id. LINK



Directions From Hamilton, AL:  
Travel south on AL-17 for 6.9 miles.  
Turn right onto Hayes Road and  
continue for 0.4 miles to the property on  
the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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