



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

70 FIELD SPRING ROAD
REFORM | PICKENS COUNTY, AL
A HOME ON 6.68± ACRES | \$238,400



OFFICE (334) 931-0090 | WWW.SMALLTOWNPROPERTIES.COM

THE PICKENS 6.68

PROPERTY PROFILE

LOCATION:

- 70 Field Spring Road
Reform, AL 35481
- Pickens County
- 3± Miles SE of Reform
- 5± Miles NW of Gordo
- 13± Miles NE of Carrollton
- 26± Miles W of Northport
- 31± Miles SE of Columbus, MS

COORDINATES:

- 33.366699, -87.965990

PROPERTY USE:

- Residential
- Investment
- Mini-Farm

PROPERTY INFORMATION:

- 6.68± Acres
- 3,493± SqFt Home
 - 3 Large Bedrooms/2.5 Baths
 - 10' x 14' Storm Room
 - 2-Vehicle Garage
- 1,750± SqFt Shop
- 622'± Road Frontage
- 2 Small Rustic Barns
- Above-Ground Pool
- Open Pastureland
- Sold As-Is

TAX INFORMATION:

- Tax Code 12
- 2025 Taxes: \$1,155.62



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SHAWN SIMPSON

LAND SPECIALIST

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2121 5th Street, Ste 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PICKENS 6.68

WELCOME TO THE PICKENS 6.68 LOCATED AT 70 FIELD SPRING ROAD IN REFORM, ALABAMA. If you're looking for country living with plenty of room to spread out, this 6.68± acre property in Pickens County offers endless possibilities. The 3,493± square foot home features three bedrooms and two and a half bathrooms with large 19' x 14' bedrooms, plenty of living space, and a built-in 10' x 14' storm room.

Outside is where the property really starts to shine, especially if you're someone looking for a little more room and the opportunity to have a mini farm. There is open pastureland that would be well suited for horses or other livestock, along with two small rustic barns and a 1,750± square foot shop that provides plenty of room for equipment, projects, storage, or hobbies. There is also an above-ground swimming pool for enjoying those warm Alabama days.



PROPERTY LINES ARE APPROXIMATE



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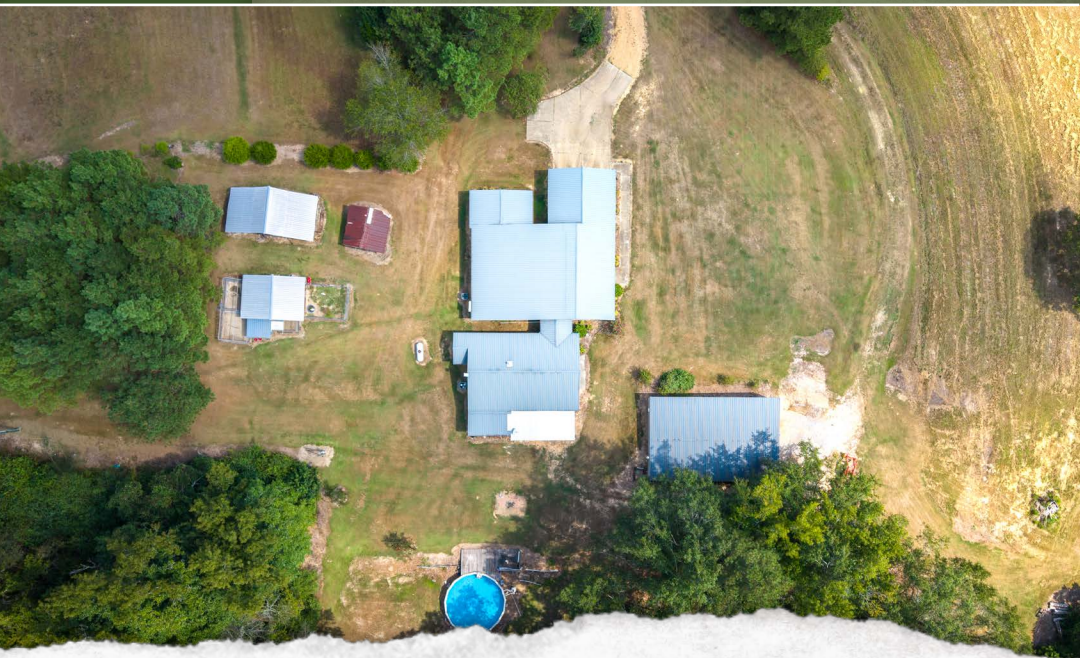
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MORE ABOUT THE PICKENS 6.68

The property offers approximately 622 feet of road frontage along Field Spring Road and has the space and setup to make a great country homeplace, hobby farm, or mini farm. The home and improvements are being offered in their current condition and will need some attention and updating, which is reflected in the asking price. This is an opportunity for someone willing to put in a little work and make the property their own while enjoying the acreage, pasture, outbuildings, and privacy that are already here.

If you've been looking for a place in the country with room for horses, a shop, barns, and plenty of acreage, come take a look at the Pickens 6.68 and make 70 Field Spring Road your new address.

**Call Shawn Simpson today to schedule a private showing
and experience #TheSmallTownWay!**



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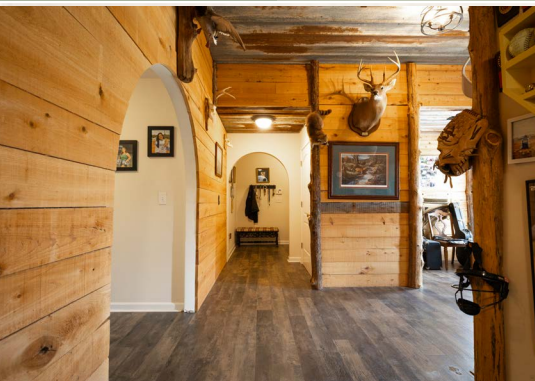
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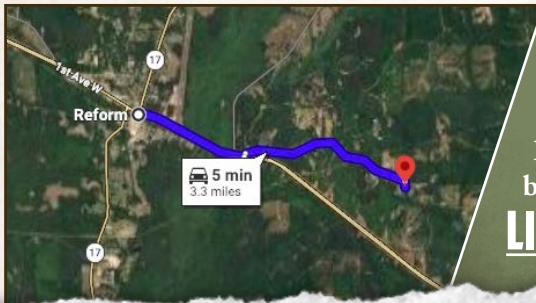
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land id. LINK



Directions From Reform, AL:
Travel west on US-82 for 1.3 miles.
Turn left onto Reform Gordo Road
and then immediately take a slight
right to stay on Reform Gordo Road for
1.9 miles. Turn right onto Field Spring
Road, and the property will immediately
be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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