



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

80± ACRES WITH A HOME
GREENE COUNTY, AL
\$689,000



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

THE GREENE 80

PROPERTY PROFILE

LOCATION:

- 5671 County Road 220
Knoxville, AL 35469
- Accessed via Deeded Easement
- Greene County
- 5.6± Miles W of I-20
- 21± Miles SE of Aliceville
- 28± Miles SW of the
University of Alabama

COORDINATES:

- 33.028768, -87.857768

PROPERTY USE:

- Residential/Homestead
- Hunting
- Timber
- Investment

PROPERTY INFORMATION:

- 80± Total Acres
- 68± Acres of Hardwoods
- 12± Acres of Open Pasture
- 2,000± SqFt Home
 - 2 Bedrooms/2 Baths
 - Two Stone Fireplaces
 - Tongue & Groove Throughout
- Covered Porch & Open Porch
- In-Ground Saltwater Pool
- Metal Roof
- On-Demand Generator
- Storm Shelter
- Creek Frontage

TAX INFORMATION:

- Tax Code Area 01
- Tax Year 2024: \$1107.66



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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 GREENE 80

WELCOME TO AN EXCEPTIONAL 80± ACRE HARDWOOD ESTATE IN GREENE COUNTY, TUCKED PRIVATELY OFF HWY 220 IN KNOXVILLE, ALABAMA. Just 30 minutes from Tuscaloosa and accessed by an automatic gated entrance, this property is a rare find, offering the perfect blend of natural beauty, modern convenience, and country charm. Enjoy unlimited recreation, homesteading, and the peace of country living.

Accessed by a deeded easement, you will find a well-crafted 2,000± square foot single-level home at the heart of the property. With two bedrooms and two baths, the home is warm and inviting. The interior showcases tongue-and-groove wood throughout, complemented by two stunning stone fireplaces that create a cozy lodge-like atmosphere. A metal roof adds durability and low maintenance, while the generous living spaces provide a comfortable flow.

The outdoor living is equally impressive. Appreciate your mornings on the large screened-in porch, relax on the open porch, or unwind beside the in-ground, saltwater swimming pool surrounded by nature. A large attached garage and an additional metal equipment garage offer ample space for vehicles, farm equipment, and ATVs. For added peace of mind, the property includes a storm shelter, a security system, and a whole-house generator.



[CLICK HERE](#) TO TAKE A VIRTUAL TOUR



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MORE ABOUT THE GREENE 80

For the avid outdoorsman, the land is truly remarkable. Approximately 68 acres are covered in hardwoods—white oak, red oak, yellow poplar, and more—along with a beautiful mix of large pines that add diversity and value to the timber stand. A creek meanders through the property, enhancing both its beauty and wildlife habitat. About 12 acres of tillable pastureland provide the perfect setting for green fields, horses, cattle, a dove field, or future development. The entire tract is abundant with wildlife—loaded with whitetail deer and turkey, making it an exceptional hunting or recreational retreat.

Whether you're looking for a peaceful country haven or a recreational hunting property with a beautiful home already in place, this hardwood estate is a strong choice. Properties with this level of seclusion, privacy, timber quality, and natural diversity are increasingly hard to find.

Contact Shawn Simpson today to schedule a personal tour and experience #TheSmallTownWay!



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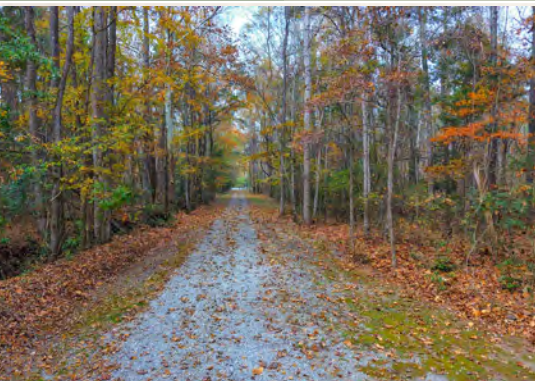
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PROPERTY LINES ARE APPROXIMATE



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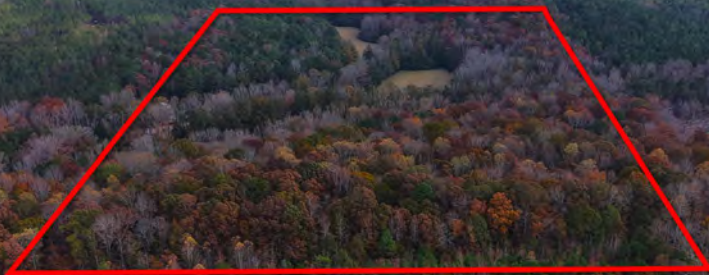
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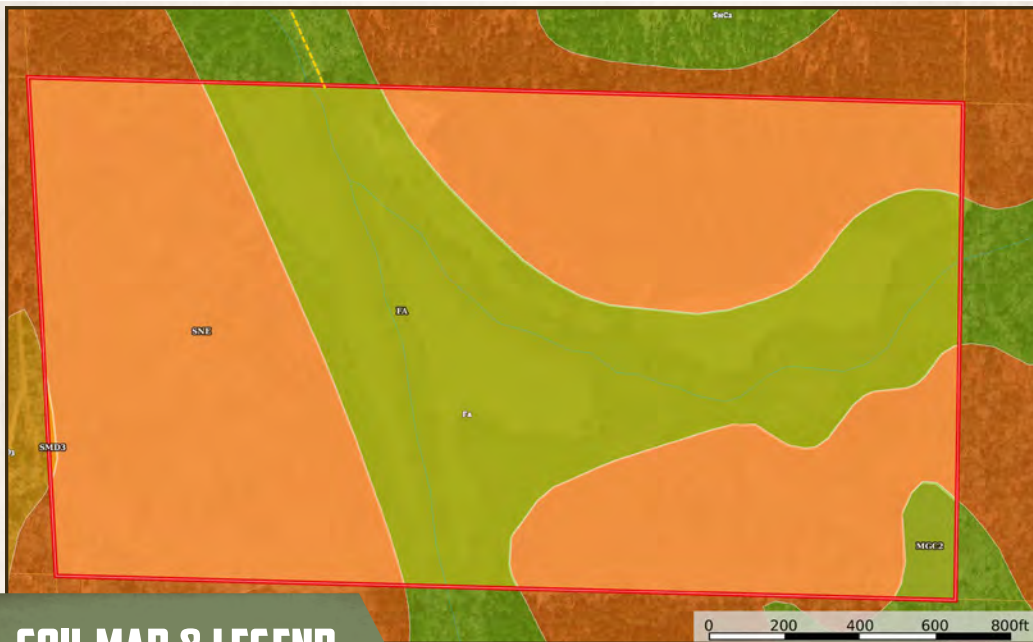
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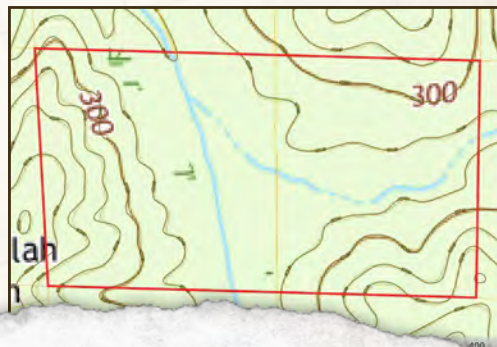
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SOIL MAP & LEGEND

Code	Description	Acres	%	CPI	NCCPI	CAP
SNE	Shubuta-Magnolia-Falaya association, hilly	46.28	62.68%	-	68	7e
FA	Falaya fine sandy loam	26.52	35.92%	-	74	3w
MgC2	Magnolia fine sandy loam, 5 to 8 percent slopes, eroded	0.96	1.3%	-	68	3e
SMD2	Shubuta-Boswell complex, 8 to 12 percent slopes, severely eroded	0.09	0.12%	-	56	6e
Totals		73.84 ac		0 CPI Average	70.15 NCCPI Average	5.51 Cap. Average

TOPOGRAPHY MAP



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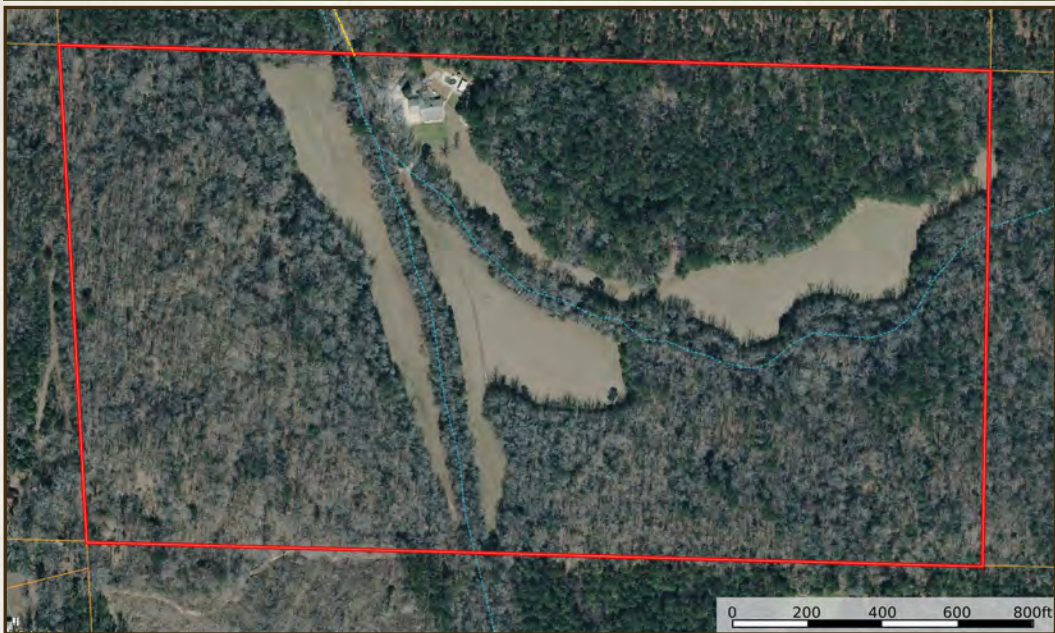
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land id. LINK



Directions From Exit #52 off I-20 South in Knoxville, AL: Turn right on US-11 N/US-43 N and continue 0.2 miles. Turn left on County Road 220 and proceed 5.6 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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