



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

53.58± ACRES
GENEVA COUNTY, AL
\$165,000



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

THE GENEVA 53.58

PROPERTY PROFILE

LOCATION:

- 1704 E State Highway 52
Hartford, AL 36344
- Just Outside the
Geneva City Limits
- Geneva County
- 4± Miles N of the
AL/FL State Line
- 9.3± Miles SW of Hartford
- 23± Miles S of Enterprise
- 33± Miles SW of Dothan
- 69± Miles N of
Panama City Beach, FL

COORDINATES:

- 31.0498, -85.8346

PROPERTY INFORMATION:

- 53.58± Acres
- 500'± Frontage on Highway 52
- Driveway with Culvert
- Frontage on Martin Branch
- Pond Potential
- Existing Well and Septic
(Inspection Recommended)
- Municipal Water and Power
Available at the Road

PROPERTY USE:

- Potential Home Site
- Recreational
- Deer & Turkey Hunting
- Potential Commercial Use

TAX INFORMATION:

- 2024 - \$252.31
- Parcel #180522000000200000
- Zoned SFR



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JASON PERDUE

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 GENEVA 53.58

SPANNING 53.58± ACRES JUST OUTSIDE THE GENEVA CITY LIMITS BUT WITH A HARTFORD ADDRESS, THIS VERSATILE TRACT OFFERS MULTIPLE POSSIBILITIES. With roughly 500 feet of paved frontage along Highway 52, the Geneva County location provides excellent accessibility and visibility.

A driveway with a culvert is already in place, giving convenient access from the highway. Martin Branch runs across the west side of the land, offering a natural water feature and the potential for a future pond site. A well and septic are located on-site and should be inspected for future use, while municipal water and power are already available at the road.



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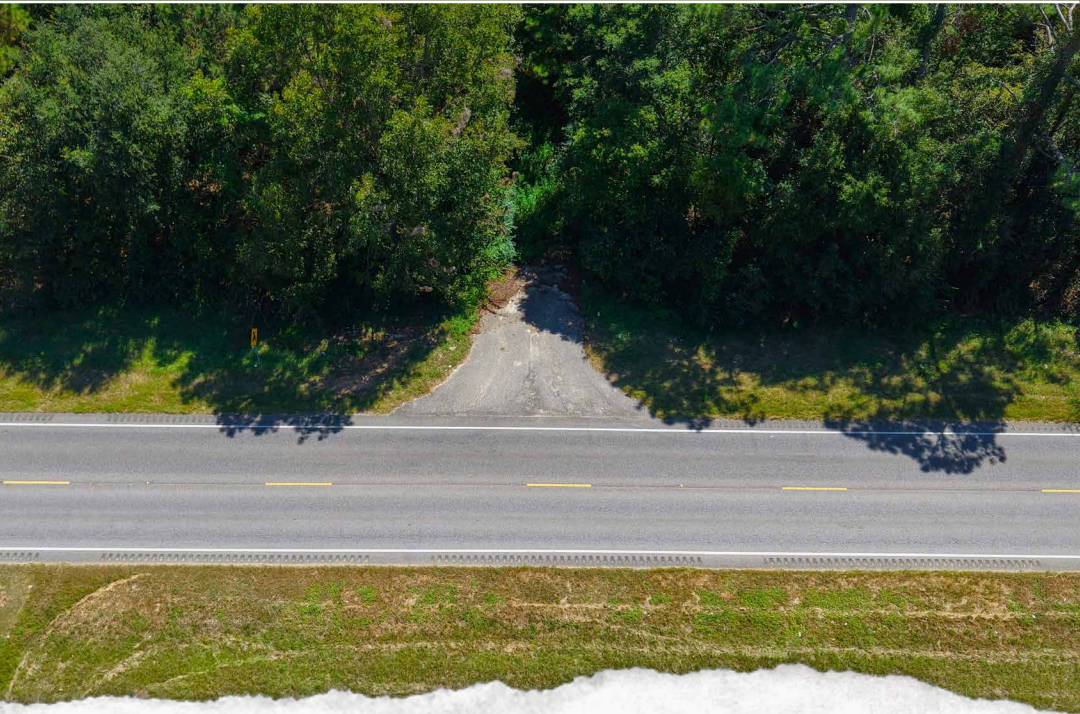
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MORE ABOUT THE GENEVA 53.58

Whether you're looking to establish a private homesite, create a recreational retreat, or pursue a commercial opportunity (rezoning would be necessary), this property has the flexibility to fit your vision.

The land is conveniently positioned less than four miles north of the Florida state line and only 66 miles north of Panama City Beach. The setting combines rural space with quick access to surrounding areas.

Contact Jason Perdue today to schedule a private tour and experience #TheSmallTownWay!



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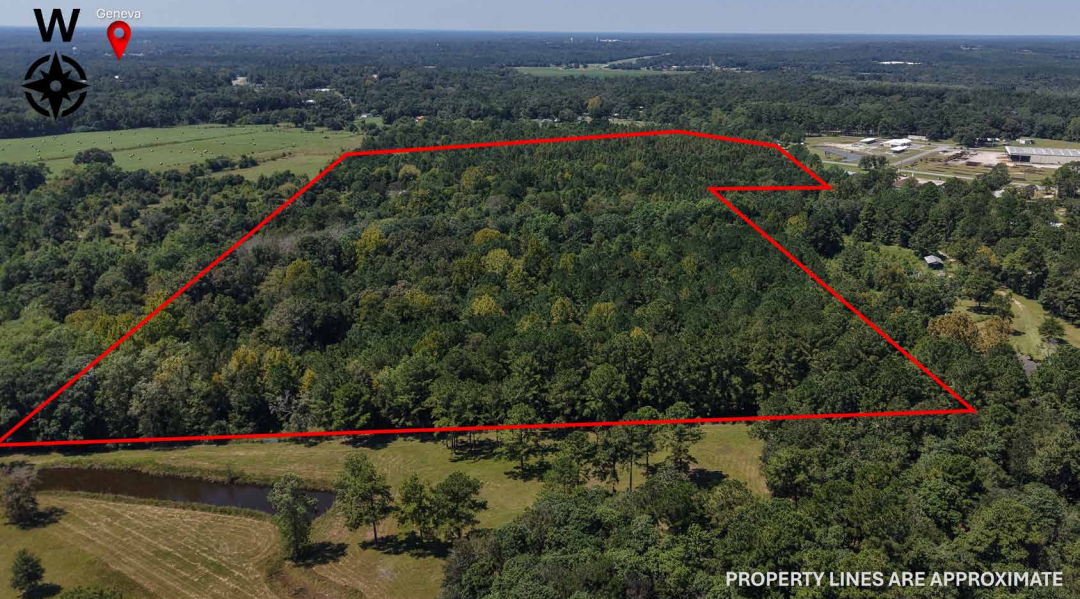
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PROPERTY LINES ARE APPROXIMATE



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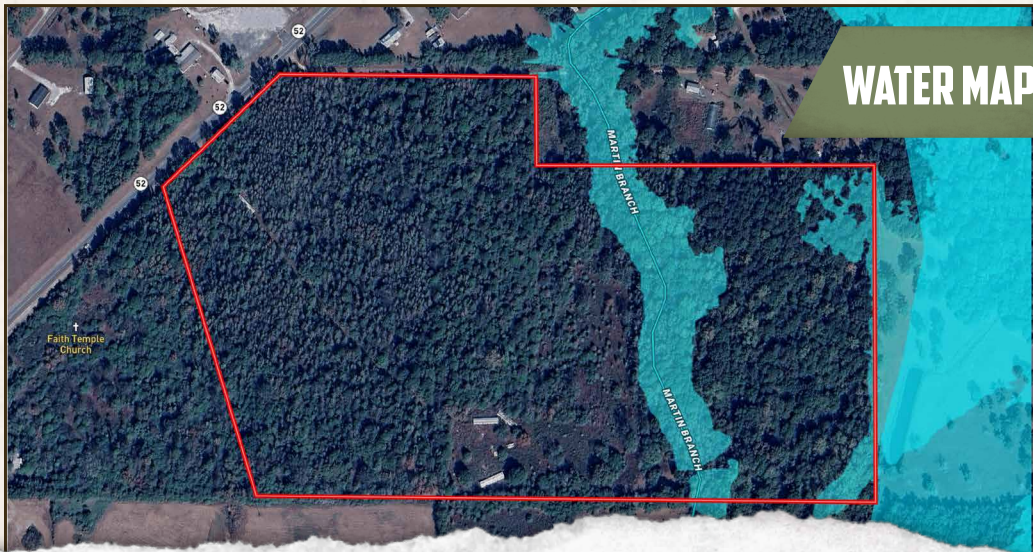
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GENEVA COUNTY, ALABAMA

land id. LINK



WATER MAP



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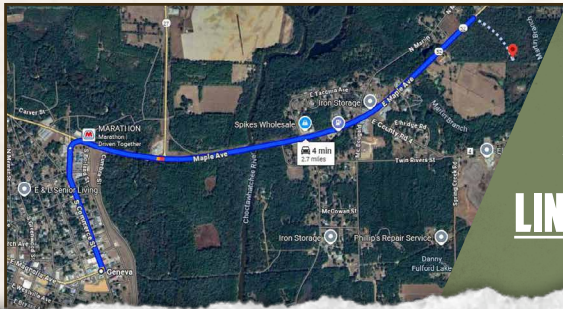
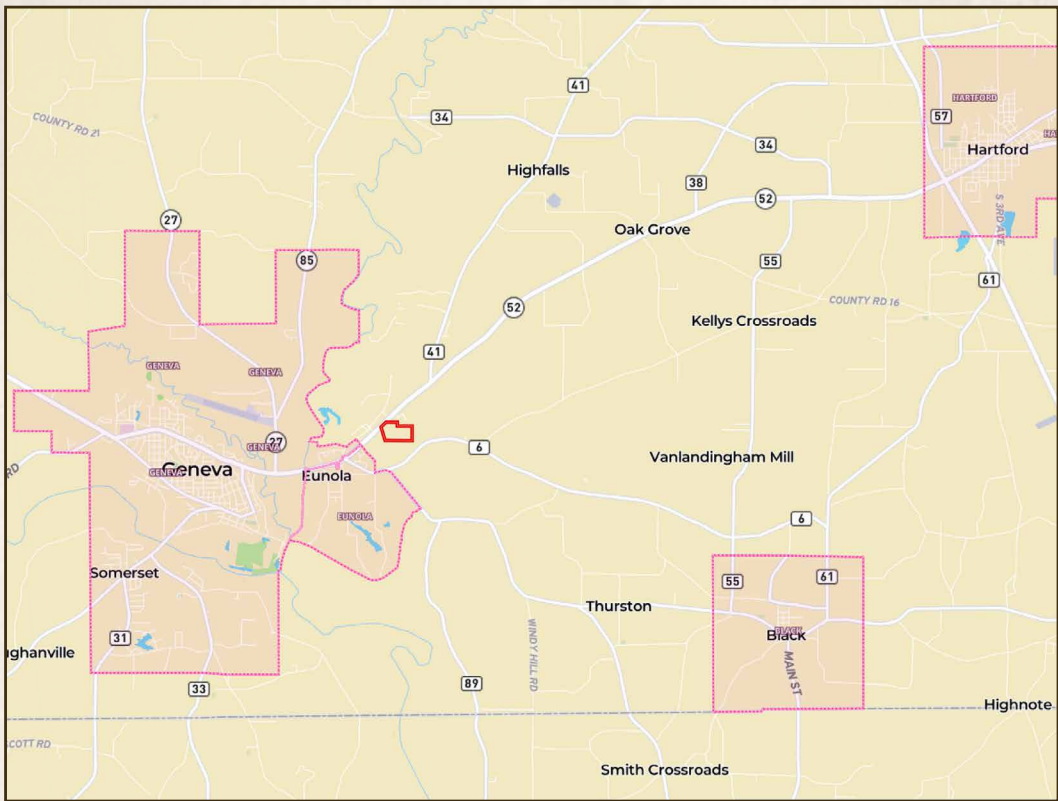
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Directions From Geneva, AL:
Travel 2 miles east on Hwy 52 to the
property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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