



11.39± ACRES
PICKENS COUNTY, AL
\$68,340



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 338-2027

THE PICKENS 11.39

PROPERTY PROFILE

LOCATION:

- Highway 82
Ethelsville, AL 35461
- Pickens County
- 2.3± Miles E of the MS State Line
- 7± Miles SE of Columbus, MS
- 12± Miles SE of MUW
- 35± Miles E of MSU
- 48± Miles NW of the
University of Alabama

COORDINATES:

- 33.4741, -88.2465

PROPERTY USE:

- Recreational
- Hunting
- Potential Home Site/Development
- Investment

PROPERTY INFORMATION:

- 11.39± Acres
- 450'± of Road Frontage
- Hardwood/Pine Mix
- Creek Frontage
- County Water on Site
- Electricity Close By

TAX INFORMATION:

- Tax Code Area 12
- Tax Amount \$64.79
- Tax Year 2024
- Parcel ID: 409300000001004



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JACOB HANSON

LAND SPECIALIST

C: 662-386-3814

O: 662-338-2027

jacob@smalltownproperties.com

501 Hwy 12 W, Ste 150B - Starkville, MS 39759

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PICKENS 11.39

THIS 11.39± ACRE PICKENS COUNTY PROPERTY, LOCATED ON HIGHWAY 82 IN ETHELSVILLE, ALABAMA, OFFERS INCREDIBLE POTENTIAL. With county water on-site and electricity conveniently close by, the property is ready for your vision. The land boasts a mix of hardwood and pine timber, enhancing its natural beauty, and features approximately 450 feet of frontage on Highway 82 for convenient accessibility. Additionally, creek frontage adds to its charm, making it perfect for recreational use and nature enthusiasts. Whether you're considering it for one or multiple home sites, a business venture, or simply as an investment, properties like this along Highway 82 are truly a rare find.

Contact Jacob Hanson today to schedule a personal tour.



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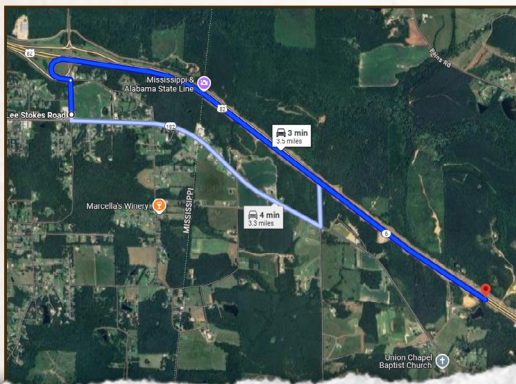
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Directions From the Shell Gas Station off Hwy 82 in Columbus, MS: Travel 5 miles east on Hwy 82 to the property on the right.

**LINK TO GOOGLE
MAP DIRECTIONS**



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