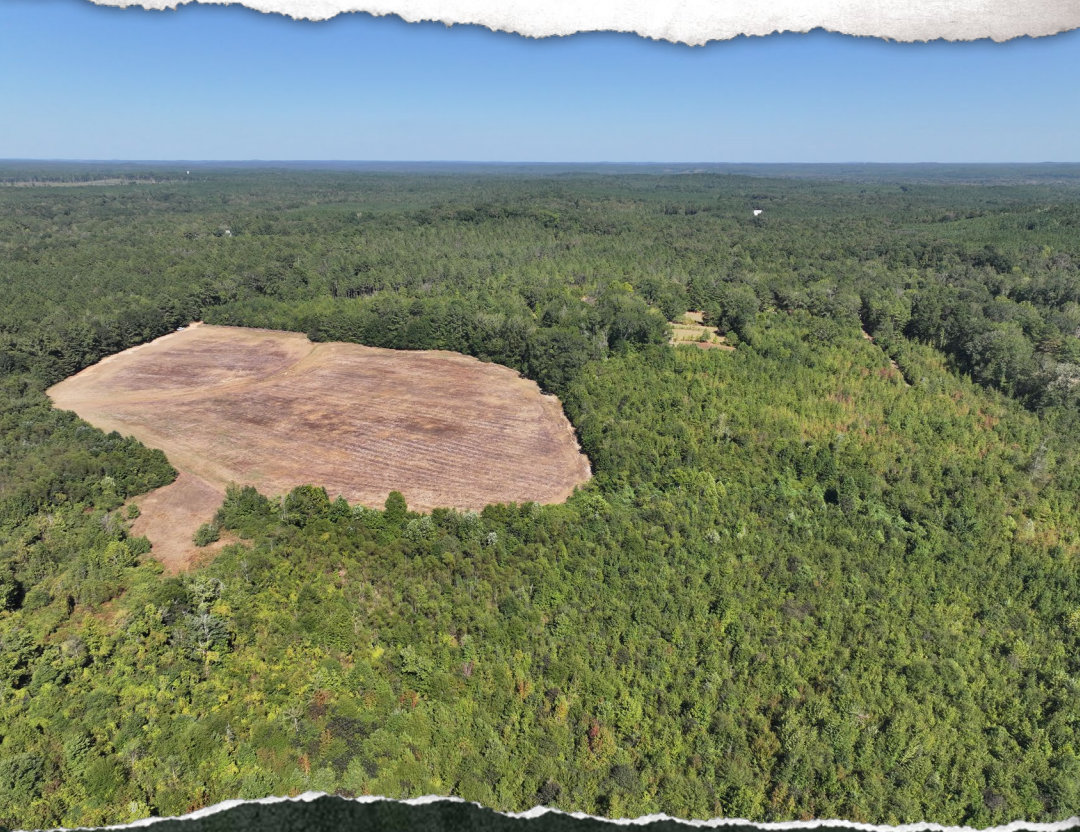




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

70± ACRES
LAMAR COUNTY, AL
\$224,000



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

THE LAMAR 70

PROPERTY PROFILE

LOCATION:

- Crossley Road
Vernon, AL 35592
- Lamar County
- 4.5± Miles NE of Caledonia, MS
- 6.9± Miles SW of Vernon, AL
- 20± Miles NW of Milport, AL

COORDINATES:

- 33.7113, -88.1997

PROPERTY INFORMATION:

- 70± Total Acres
- 15± Acres of Row Crop
- Natural Regeneration
- 3 Transmission Lines
- Small Pond

PROPERTY USE:

- Hunting & Recreation
- Potential Home/Cabin Site
- Agriculture
- Potential Mini-Farm

TAX INFORMATION:

- Tax Code Area 01
- Tax Amount \$63.55
- Tax Year 2024



KAT O'NEAL | LAND SPECIALIST
C: 334-488-8867 | kat@smalltownproperties.com



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Information is believed to be accurate but not guaranteed.



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WELCOME TO THE LAMAR 70

LOCATED ON A QUIET, LOW-TRAFFIC COUNTY ROAD ROUGHLY SEVEN MILES SOUTHWEST OF VERNON IN LAMAR COUNTY, ALABAMA, IS A 70± ACRE TRACT OF SECLUDED, VERSATILE LAND. Currently, a 15± acre section is used for row crop farming, while the remaining balance is in natural regeneration with some timber. Additionally, there are three transmission lines. With multiple potential sites for cabins or homes, it's an ideal setting for a mini farm, a private retreat, or a full-time residence. Surrounding timber provides natural privacy from Crossley Road, and a small pond adds charm and utility to the landscape. This peaceful stretch of countryside offers both tranquility and convenience.

Whether you're looking to build, farm, or simply escape the noise, this land is a canvas waiting for your vision.

**Contact Kat O'Neal or Jacob Hanson today to schedule
a private tour and experience #TheSmallTownWay!**



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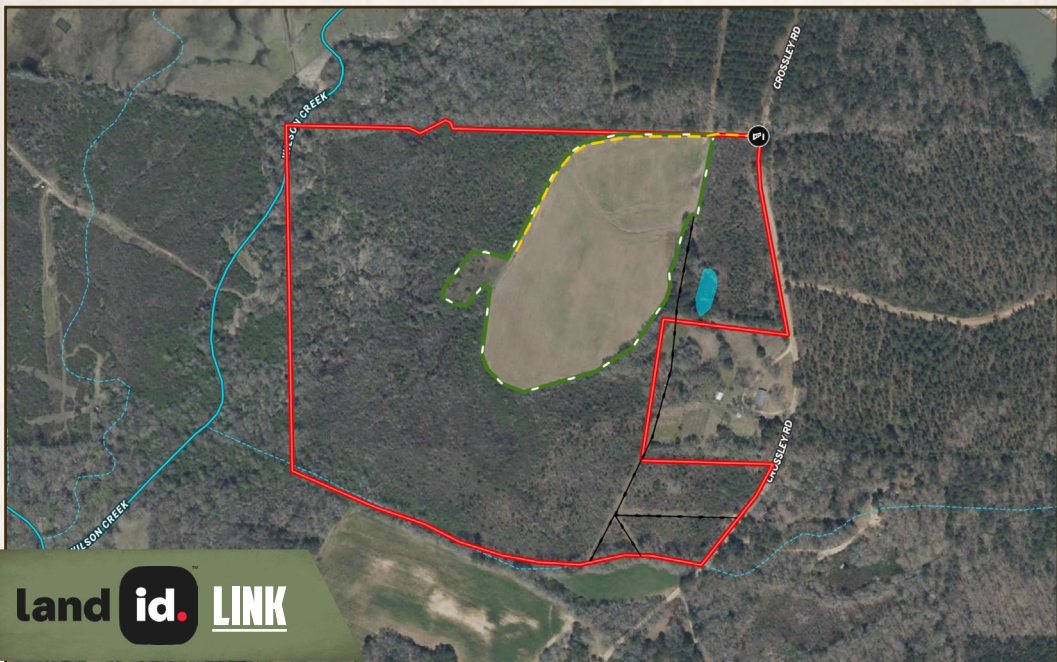
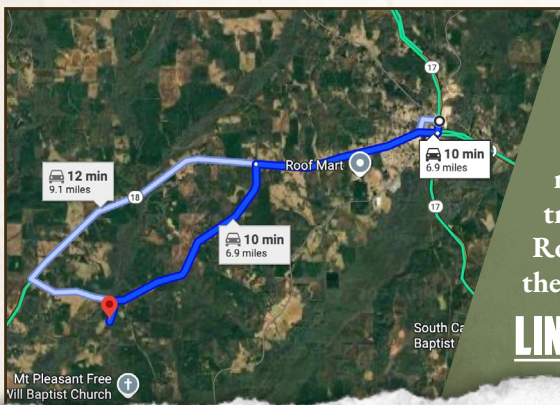
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70± ACRES**LAMAR COUNTY, ALABAMA**
land id. LINK


Directions from Vernon, Alabama:
 Travel 0.3 miles west on Columbus Avenue NE. Turn left on 2nd Street NW and continue 0.2 miles. Turn right on AL-18 W and proceed 2.7 miles. Turn left on Co Road 34 and travel 3.4 miles. Turn left on Crossley Road and in 0.3 miles you will arrive at the destination.

LINK TO GOOGLE MAP DIRECTIONS



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