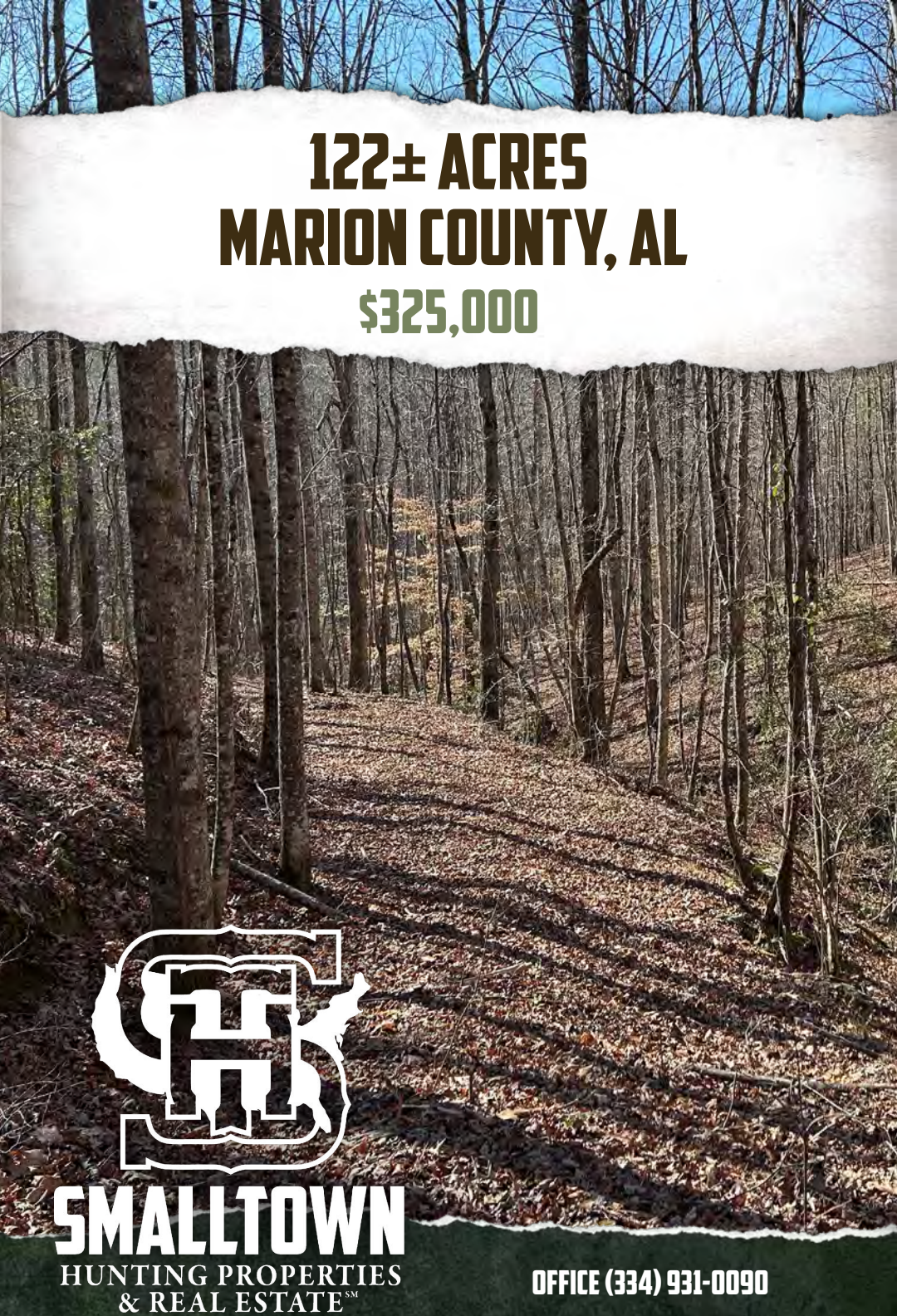




122± ACRES
MARION COUNTY, AL
\$325,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (334) 931-0090

THE MARION 122

PROPERTY PROFILE

LOCATION:

- County Road 325
Hamilton, AL 35570
- Marion County
- 8.4± Miles NW of Hamilton
- 14± Miles E of the MS State Line
- 30± Miles SW of Russellville

COORDINATES:

- 34.23592, -88.00779

PROPERTY USE:

- Hunting
- Potential Cabin/Home Site

PROPERTY INFORMATION:

- 122± Total Acres
- 75± Acres in Pine Plantation
- Diverse Terrain
- Large Hardwoods
- Frontage on Williams Creek
- Streams
- Internal Trail System
- Food Plots
- Road Frontage

TAX INFORMATION:

- 2024 – \$279.69
- Parcel: 0408330000009000
- Parcel: 0408340000004000



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TYLER CLARK

LAND SPECIALIST

C: 256-550-1554

O: 334-931-0090

tyler@smalltownproperties.com

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE MARION 122

WELCOME TO A PICTURESQUE, REMOTE PROPERTY OFFERING INCREDIBLE HUNTING POTENTIAL IN A GAME-RICH AREA OF ALABAMA. The 122± acre Marion County tract is located off County Road 325 approximately eight miles northwest of Hamilton. With 75± acres of pine plantation and the remaining balance in large mast hardwood bottoms, there is no shortage of prime game habitat on this place! Given its diversity in terrain and timber habitat coupled with how large it lies about the landscape, this one will hunt well and would be a perfect investment for a family hunting property.

A peaceful county road, surrounded by large land holdings, leads to the gated entrance where you are greeted with a nice clearing that could serve well as a camping location or home/cabin site. From there, you will find a network of internal trail systems that reaches throughout. Utilize the trails for that minimalist approach to target those wary old bucks and gobblers, and you have a recipe for success.

Property Boundaries are Approximate.



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MORE ABOUT THE MARION 122

Following the eastern trail, you will traverse the pine timber and decrease in elevation into an expansive hardwood bottom, filled with large mast-producing oaks—no doubt offering some great hunting. There are two food plot openings, ready to be planted. The southwestern corner of the property converges with Williams Creek, a crystal-clear, year-round creek. Situated along the ridge top overlooking this picturesque bottom are some unique rock formations covered in mountain laurel. Many well-traveled game trails and rubs from frustrated bucks searching for does were found along the transition.

From thick pine plantation timber to expansive hardwood bottomland with streams, this property is worth considering. The Marion 122 features everything you need in a prime hunting property to offer countless years of enjoyment. **DISCLAIMER:** Mineral rights do not convey.

Contact Tyler Clark to arrange your private showing of this beautiful property and experience #TheSmallTownWay!



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Main Entrance



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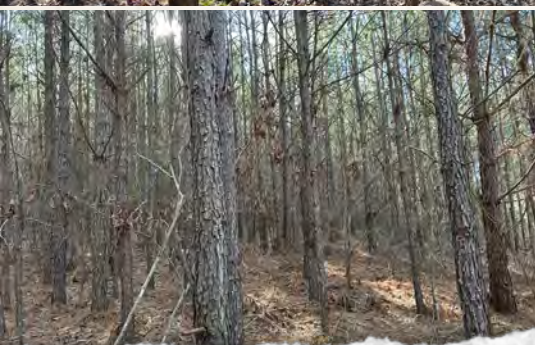
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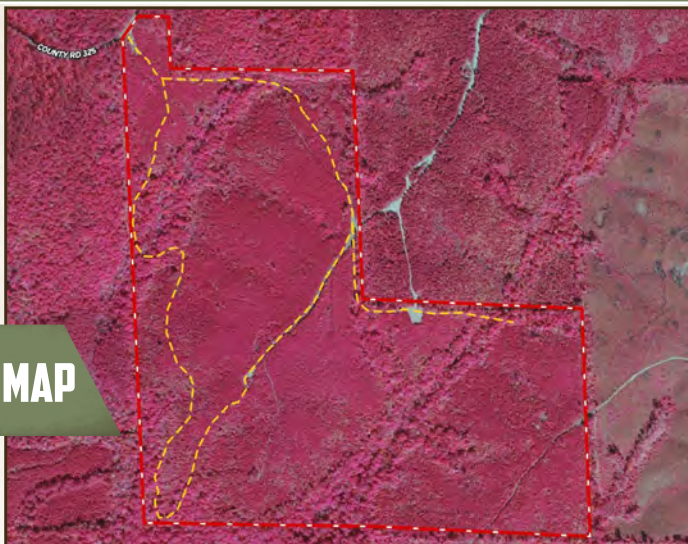
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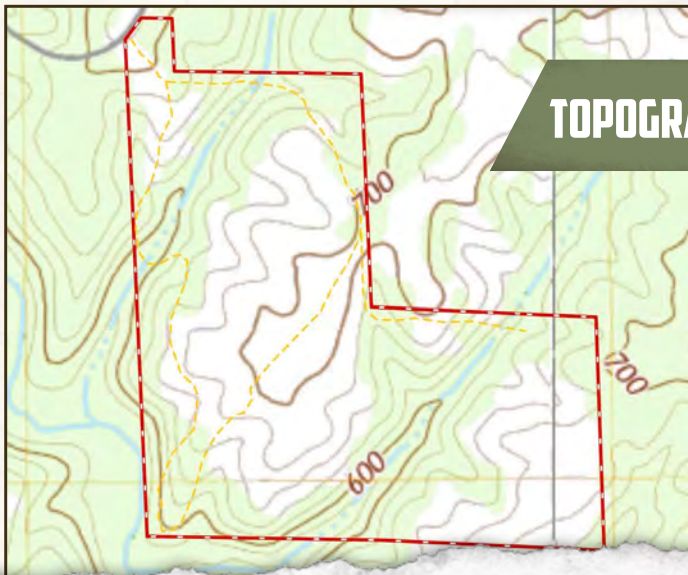
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INFRARED MAP



TOPOGRAPHY MAP



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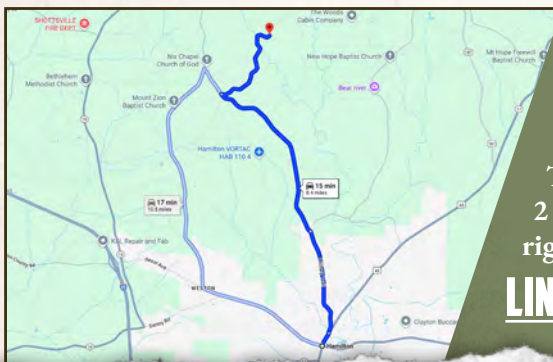
MARION COUNTY, ALABAMA

land id. LINK

COUNTY RD 325

Directions From Hamilton, AL:
Travel 0.3 miles on Military Street N. Make a slight left on Military Trail and continue 2.2 miles. Turn left on County Road 75 and proceed 3.8 miles. Turn right on County Road 325 and in 2 miles the gated entrance will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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