

Moreland Property
000 County Road 3161
Houston, AL 35572

\$109,000
40± Acres
Winston County



Moreland Property
Houston, AL / Winston County

SUMMARY

Address

000 County Road 3161

City, State Zip

Houston, AL 35572

County

Winston County

Type

Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

34.243578 / -87.295874

Taxes (Annually)

73

Acreage

40

Price

\$109,000

Property Website

<https://www.mossyoakproperties.com/property/moreland-property-winston-alabama/89643/>



PROPERTY DESCRIPTION

40 Acres – Hunting Tract Joining Bankhead National Forest

This **40-acre property** offers privacy, excellent wildlife habitat, and direct access to the **Bankhead National Forest**. With a **gated entrance**, the land includes **12–15 acres of 1-year-old clearcut**, creating ideal cover for deer and turkey, while the **remaining acreage is in mature hardwoods** (oaks, poplar, and more). Two established **food plots** are in place, making this an outstanding **hunting and recreation tract**.

Perfectly located for a weekend getaway or hunting retreat:

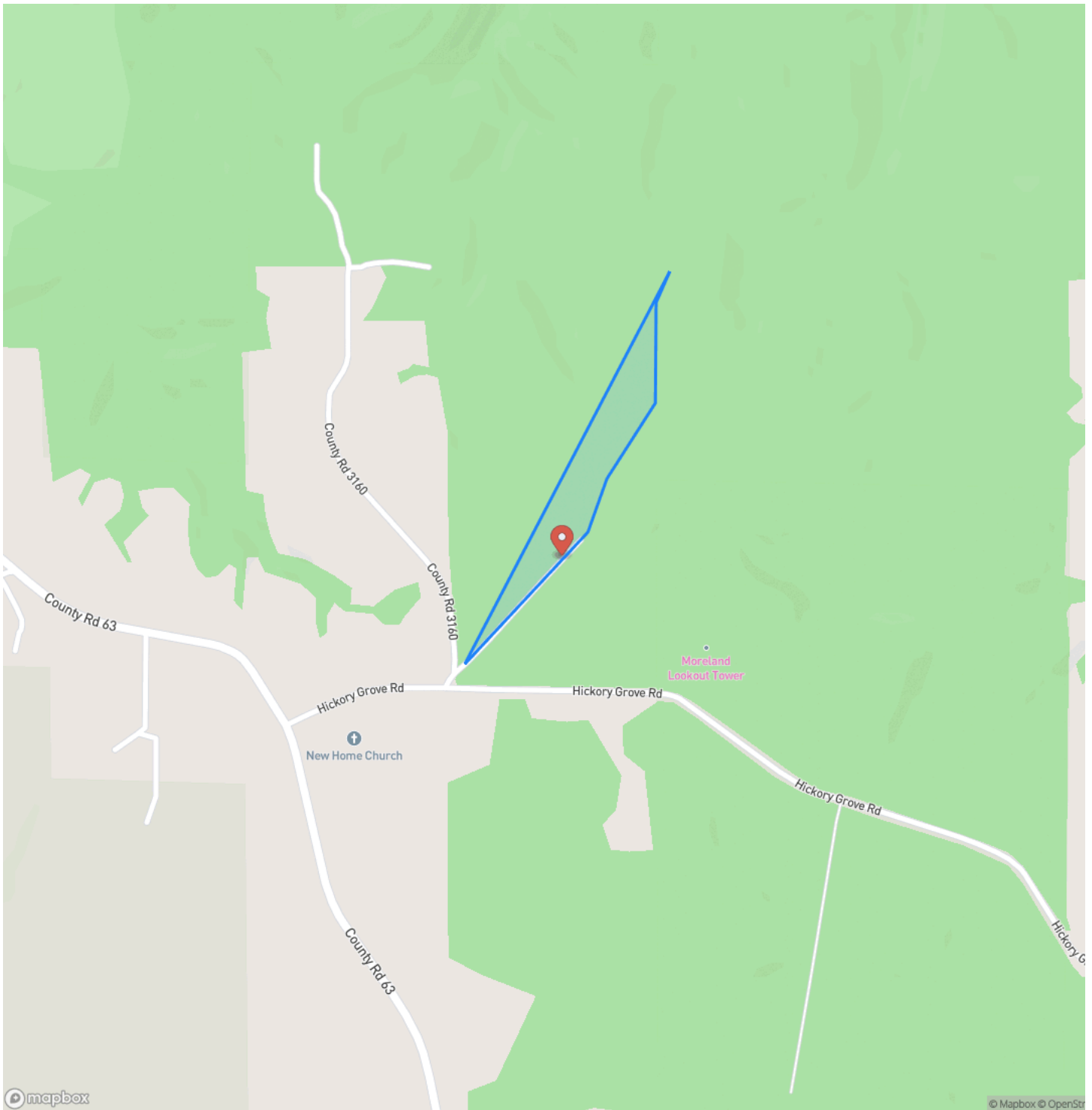
- ~25 minutes to Jasper
- ~45 minutes to Cullman
- ~1 hour to Birmingham or Huntsville

If you're looking for a **secluded property with strong hunting potential and long-term timber value**, this one is worth a look.

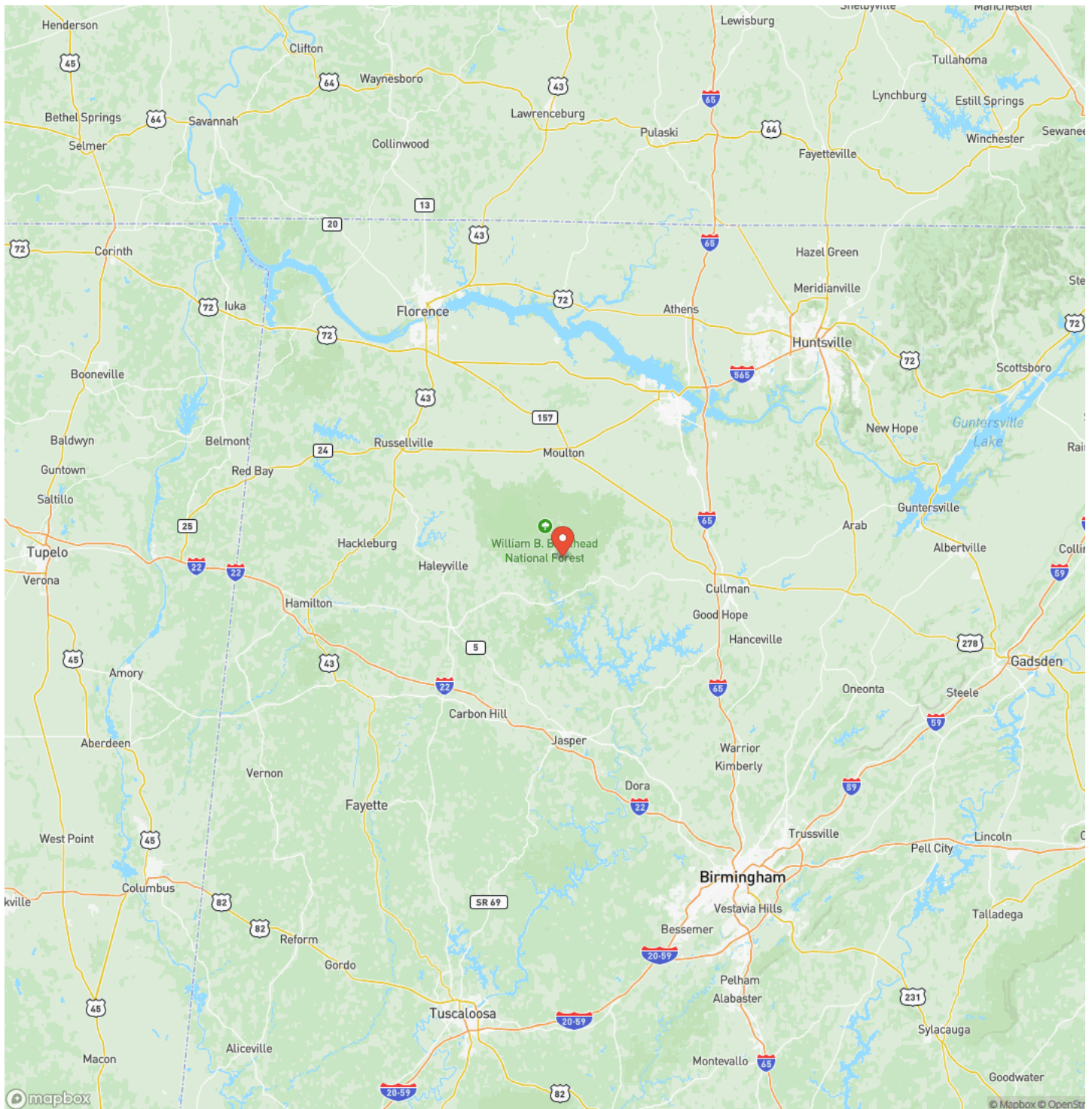
Shown by Appointment Only. For additional information, contact Nathan McCollum @ [256-345-0074](tel:256-345-0074) or nmccollum@mossyoakproperties.com.



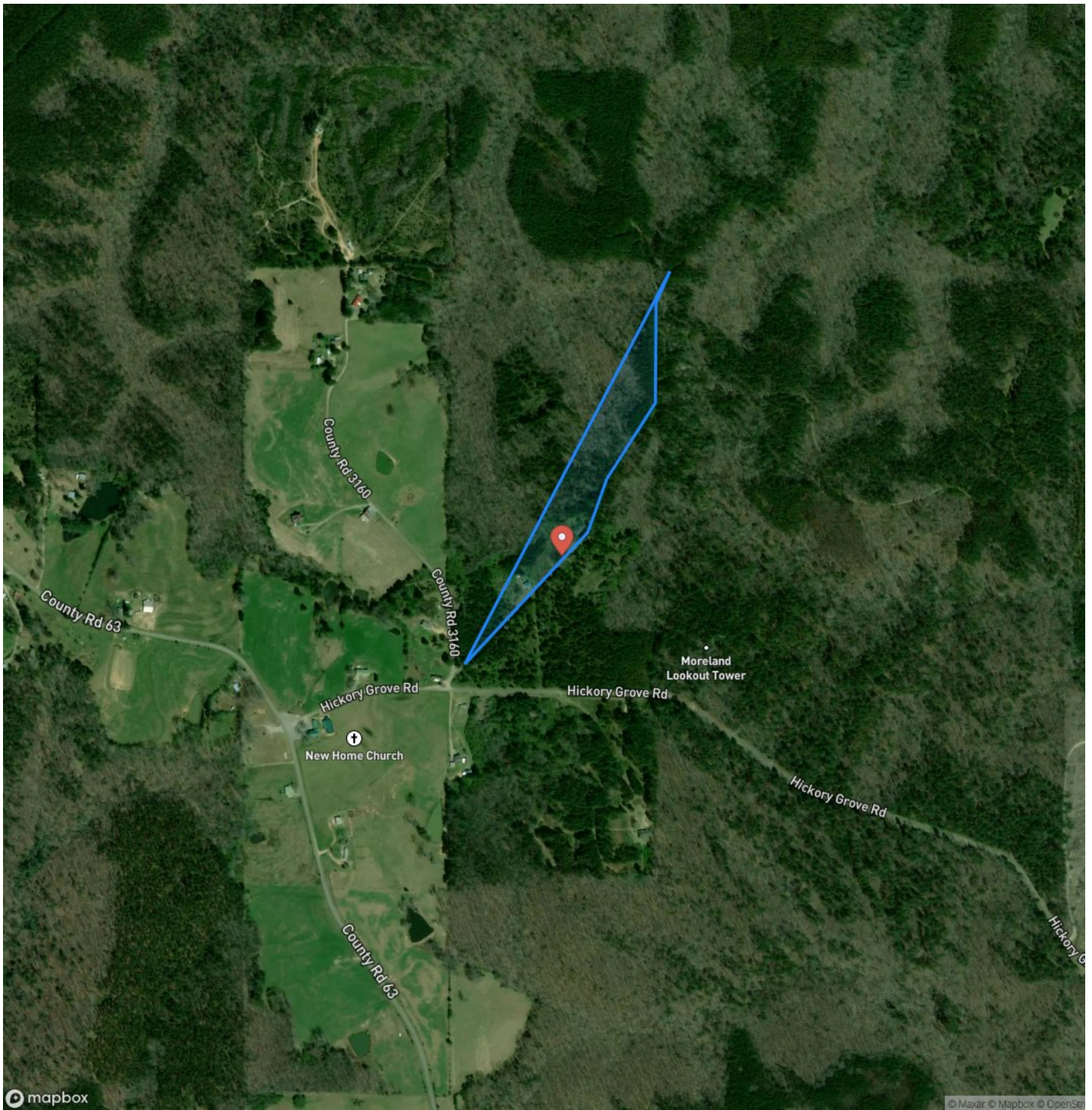
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Nathan McCollum

Mobile

(256) 345-0074

Email

nmccollum@mossyoakproperties.com

Address

1229 Hwy 72 East

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MossyOakProperties.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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