

55 Acre Recreational/Livestock Farm
59 Acres Carnes Chapel Rd
Attalla, AL 35954

\$359,000
55.57± Acres
Etowah County



**55 Acre Recreational/Livestock Farm
Attalla, AL / Etowah County**

SUMMARY

Address

59 Acres Carnes Chapel Rd

City, State Zip

Attalla, AL 35954

County

Etowah County

Type

Hunting Land, Undeveloped Land, Recreational Land, Ranches,
Farms

Latitude / Longitude

34.040566 / -86.162686

Taxes (Annually)

\$63

Acreage

55.57

Price

\$359,000

Property Website

<https://www.mossoakproperties.com/property/55-acre-recreational-livestock-farm/etowah/alabama/94029/>



55 Acre Recreational/Livestock Farm Attalla, AL / Etowah County

PROPERTY DESCRIPTION

Located approximately 8 minutes from Attalla, this beautiful 55.57-acre farm is full of features for immediate use as a cattle farm or whatever you would like to make of it! The land features fenced and cross fenced open pastures and a small amount of mixed hardwood, perfect shade for livestock. Healthy populations of deer and turkey are present on the property. Historically the property has been a cattle farm, however, with the wildlife you could make it a hunting retreat or whatever you wanted!

The property **can be bought as a larger 185 total acre tract.**

About the area:

[Noccalula Falls](#) is only 11 miles East of the property. Noccalula Falls Park and Campground is a must-see destination in Northeast Alabama. Created by the City of Gadsden and managed by the Noccalula Falls Park staff, the original park opened in 1953 and has since become the destination of Hikers, Campers and families from all over the world.

55 Acre Recreational/Livestock Farm
Attalla, AL / Etowah County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Mossy Oak Properties Southeast Land & Wildlife, LLC
1229 Hwy 72 East
Tuscumbia, AL 35674
(256) 345-0074
MossyOakProperties.com

