

**Private Home With Acreage in Roanoke, Alabama**  
1440 County Road 26  
Roanoke, AL 36274

**\$289,900**  
9.49± Acres  
Randolph County





## Private Home With Acreage in Roanoke, Alabama

### Roanoke, AL / Randolph County

#### **SUMMARY**

**Address**

1440 County Road 26 null

**City, State Zip**

Roanoke, AL 36274

**County**

Randolph County

**Type**

Residential Property, Single Family

**Latitude / Longitude**

33.17904 / -85.414077

**Taxes (Annually)**

\$718

**Dwelling Square Feet**

2,352

**Bedrooms / Bathrooms**

4 / 2.5

**Acreage**

9.49

**Price**

\$289,900

**Property Website**

<https://www.garrettlandcompany.com/property/private-home-with-acreage-in-roanoke-alabama/randolph/alabama/111242/>



## Private Home With Acreage in Roanoke, Alabama

### Roanoke, AL / Randolph County

---

#### **PROPERTY DESCRIPTION**

Welcome to 1440 County Road 26 in Roanoke, Alabama, where peaceful country living meets comfort and functionality. Situated on 9.49± private acres, this well-maintained ranch-style home offers 2,352± square feet with 4 bedrooms, 2 full bathrooms, and 1 half bathroom.

Built in 1965, the home features a spacious open floor plan with the kitchen flowing seamlessly into the living room, creating an inviting space for everyday living and entertaining. The kitchen offers abundant cabinetry, generous counter space, and overlooks the main living area. A large laundry room provides additional storage and convenience.

Enjoy the outdoors from the expansive covered front porch or relax on the covered back porch, complete with a sliding glass door for easy access to the home. The picturesque property features a beautiful pond, mature trees, and a long gravel driveway that offers privacy as you approach the home.

Additional improvements include a metal carport, five storage buildings, two of which are equipped with electricity, providing excellent space for hobbies, equipment, workshops, or extra storage. The home is serviced by well water and includes two electric HVAC systems and two electric water heaters for added efficiency and comfort.

Whether you're looking for a private homestead, room for gardening and outdoor recreation, or simply a quiet place to call home, this beautiful property offers the space, privacy, and country setting you've been searching for.

Closing attorney to be Wilson, Dillon, Pumroy & James, L.L.C., Attorneys at Law in Anniston.

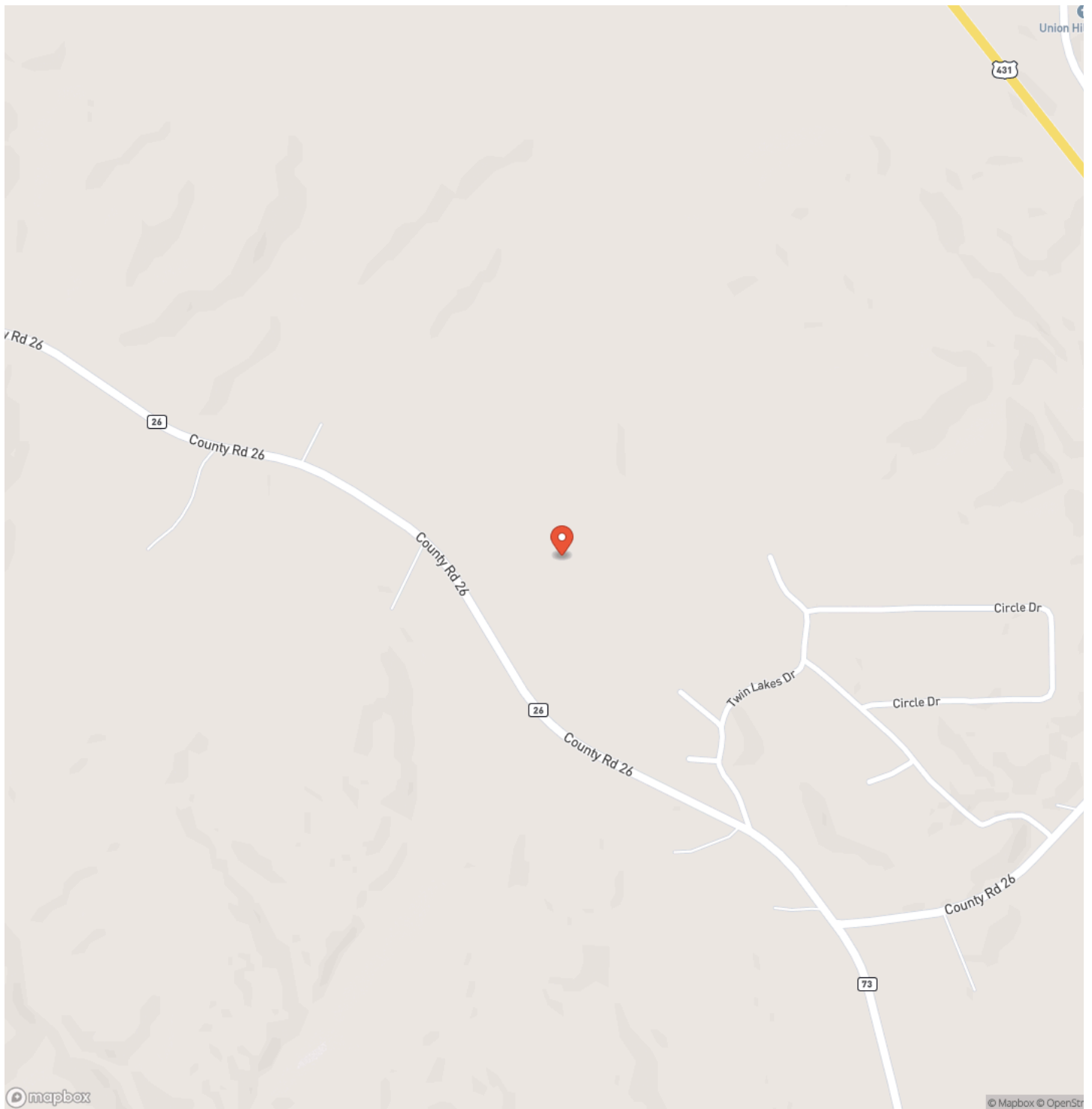




**Private Home With Acreage in Roanoke, Alabama**  
**Roanoke, AL / Randolph County**

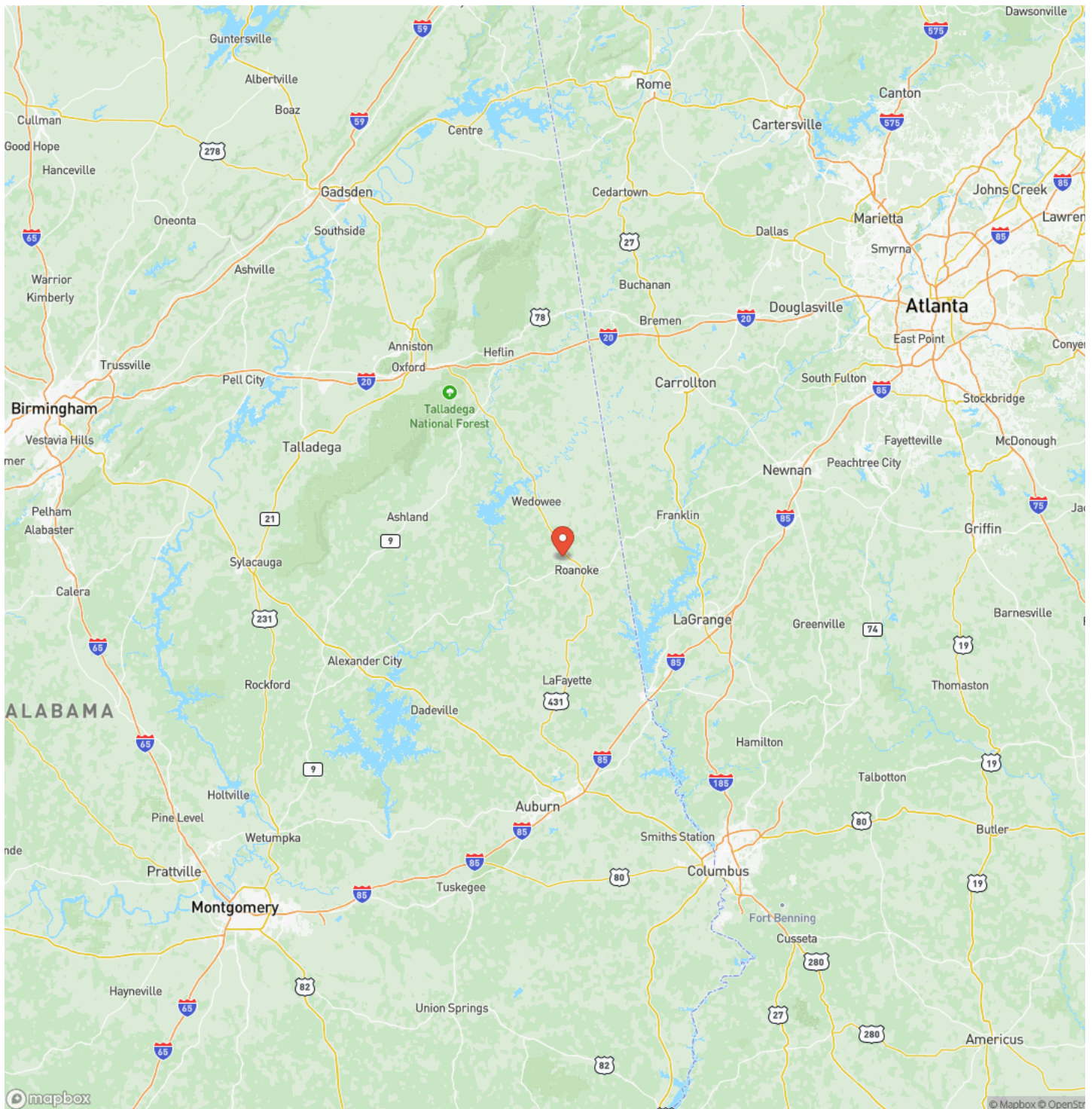


## Locator Map



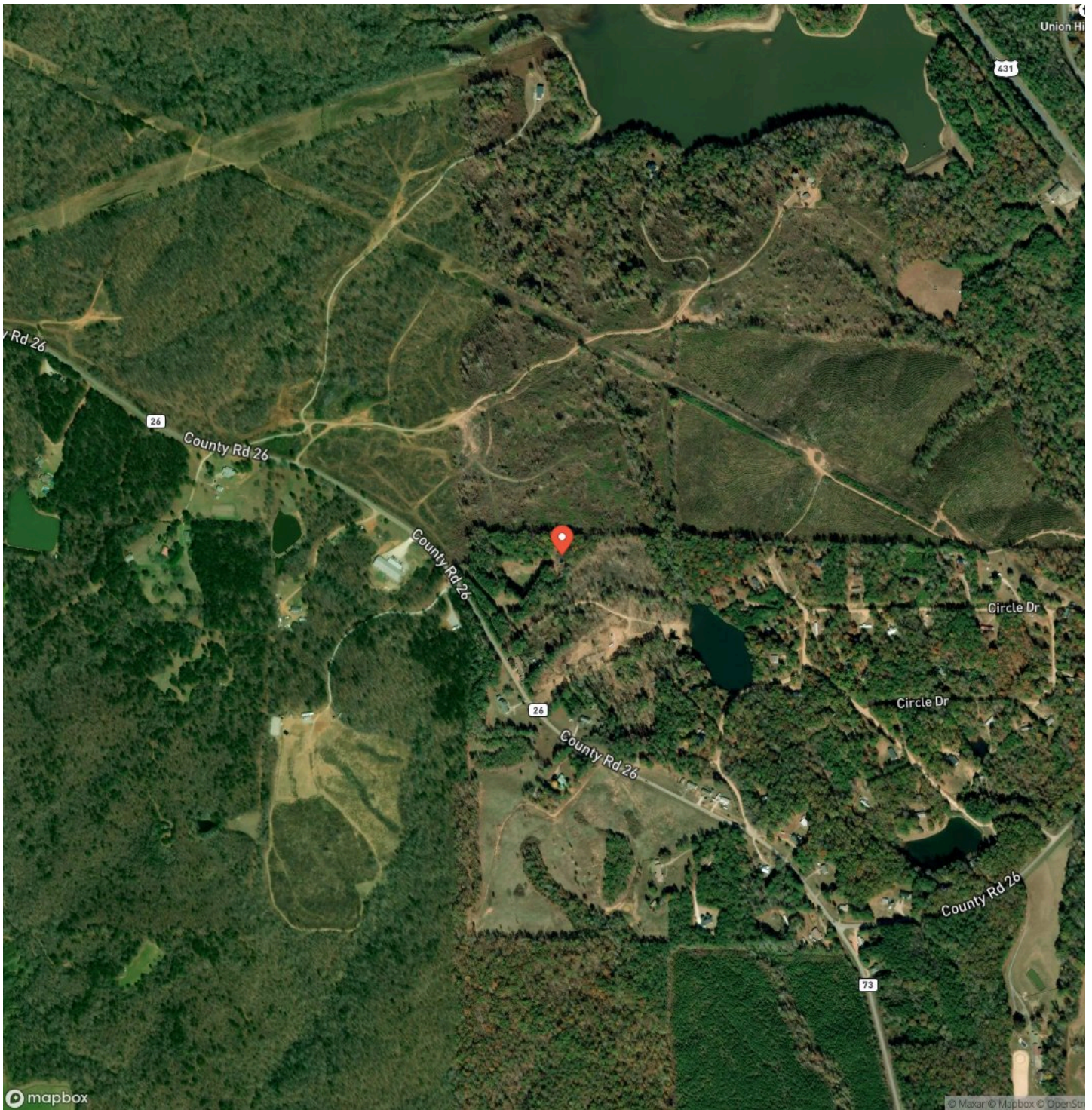


## Locator Map





## Satellite Map



## Private Home With Acreage in Roanoke, Alabama

### Roanoke, AL / Randolph County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Casey Garrett

## Mobile

(678) 628-3301

## Office

(678) 628-3301

## Email

casey@garrettlandco.com

### Address

119 Felton Dr

## City / State / Zip

Rockmart, GA 30153

## NOTES





## 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.



**<https://www.garrettlandcompany.com/>**

## **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.





---

**Garrett Land Company**  
119 Felton Dr  
Rockmart, GA 30153  
(678) 628-3301  
<https://www.garrettlandcompany.com/>

---

