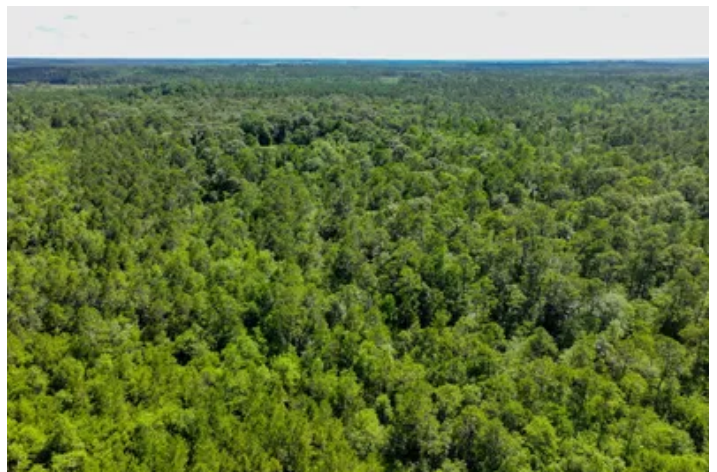
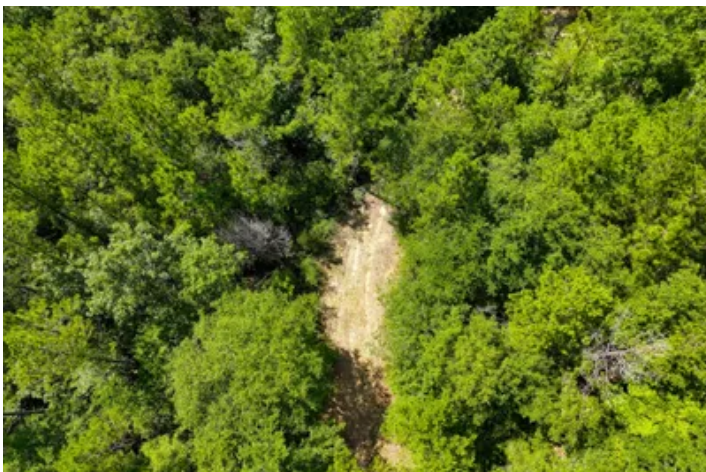


Hurricane Branch- 85 acres Washington County  
00 Ernest Everett Road  
Vinegar Bend, AL 36584

**\$225,172**  
85± Acres  
Washington County



**Hurricane Branch- 85 acres Washington County  
Vinegar Bend, AL / Washington County**

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**SUMMARY**

**Address**

00 Ernest Everett Road Null

**City, State Zip**

Vinegar Bend, AL 36584

**County**

Washington County

**Type**

Hunting Land

**Latitude / Longitude**

31.191863 / -88.417493

**Acreage**

85

**Price**

\$225,172

**Property Website**

<https://thelandcrafters.com/detail/hurricane-branch-85-acres-washington-county/washington/alabama/110762/>



## Hurricane Branch- 85 acres Washington County Vinegar Bend, AL / Washington County

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### **PROPERTY DESCRIPTION**

Located in Washington County, Alabama, this 85-acre tract offers an excellent opportunity for recreation, investment, or a future homesite. With established road frontage, power available, and a well-maintained internal road system, accessing and enjoying the property is both convenient and easy.

The land features a diverse mix of naturally regenerated hardwoods and pine timber, creating attractive wildlife habitat and a beautiful natural setting. The varied timber composition provides excellent cover and forage for deer, turkey, and other game, making this a great hunting and recreational property.

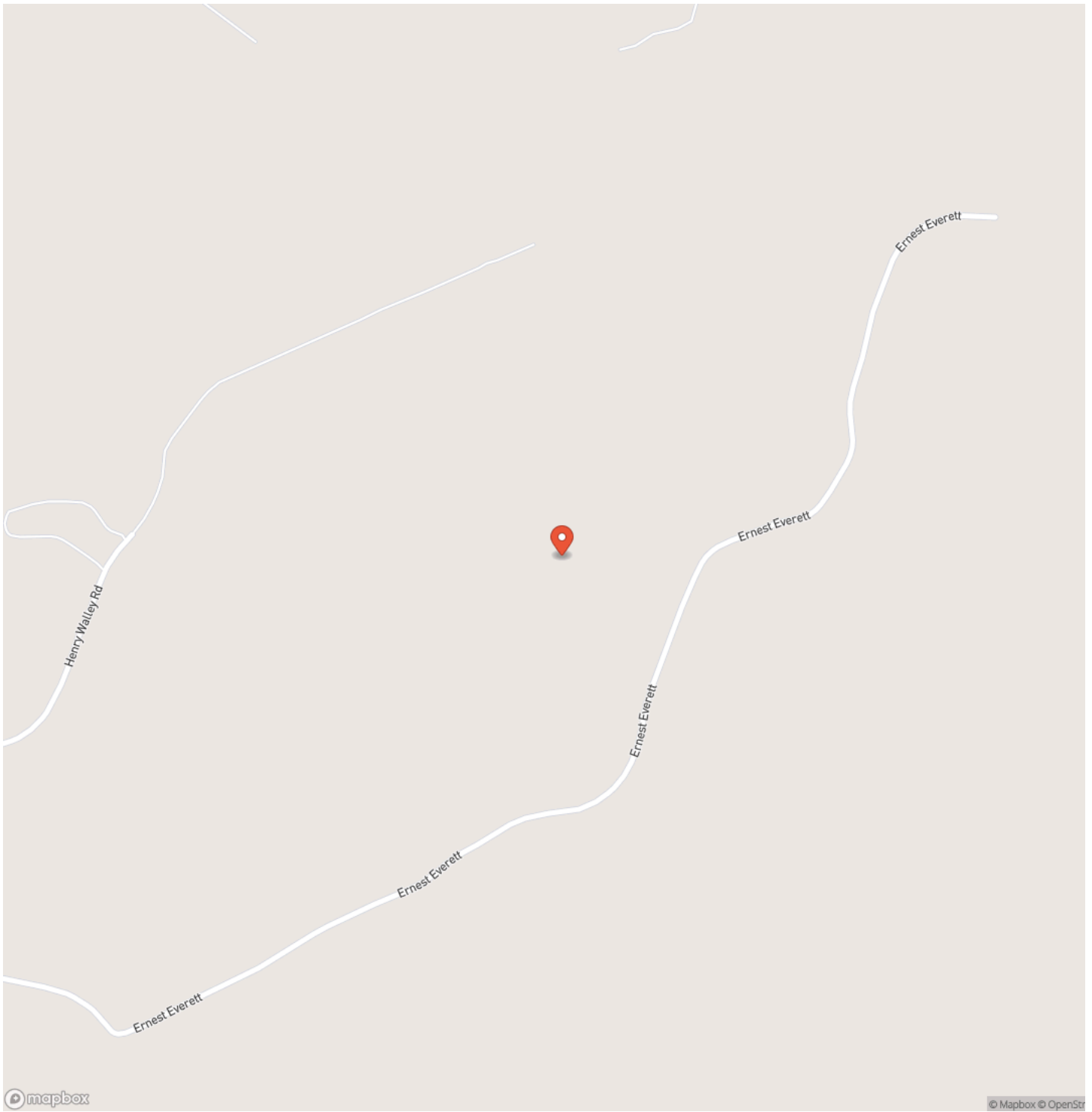
Whether you're looking to build a secluded country home, establish a weekend getaway, or invest in Alabama timberland, this versatile tract has the accessibility, utility availability, and natural character to fit a variety of uses. Opportunities like this in Washington County are becoming increasingly difficult to find.

Hurricane Branch- 85 acres Washington County  
Vinegar Bend, AL / Washington County

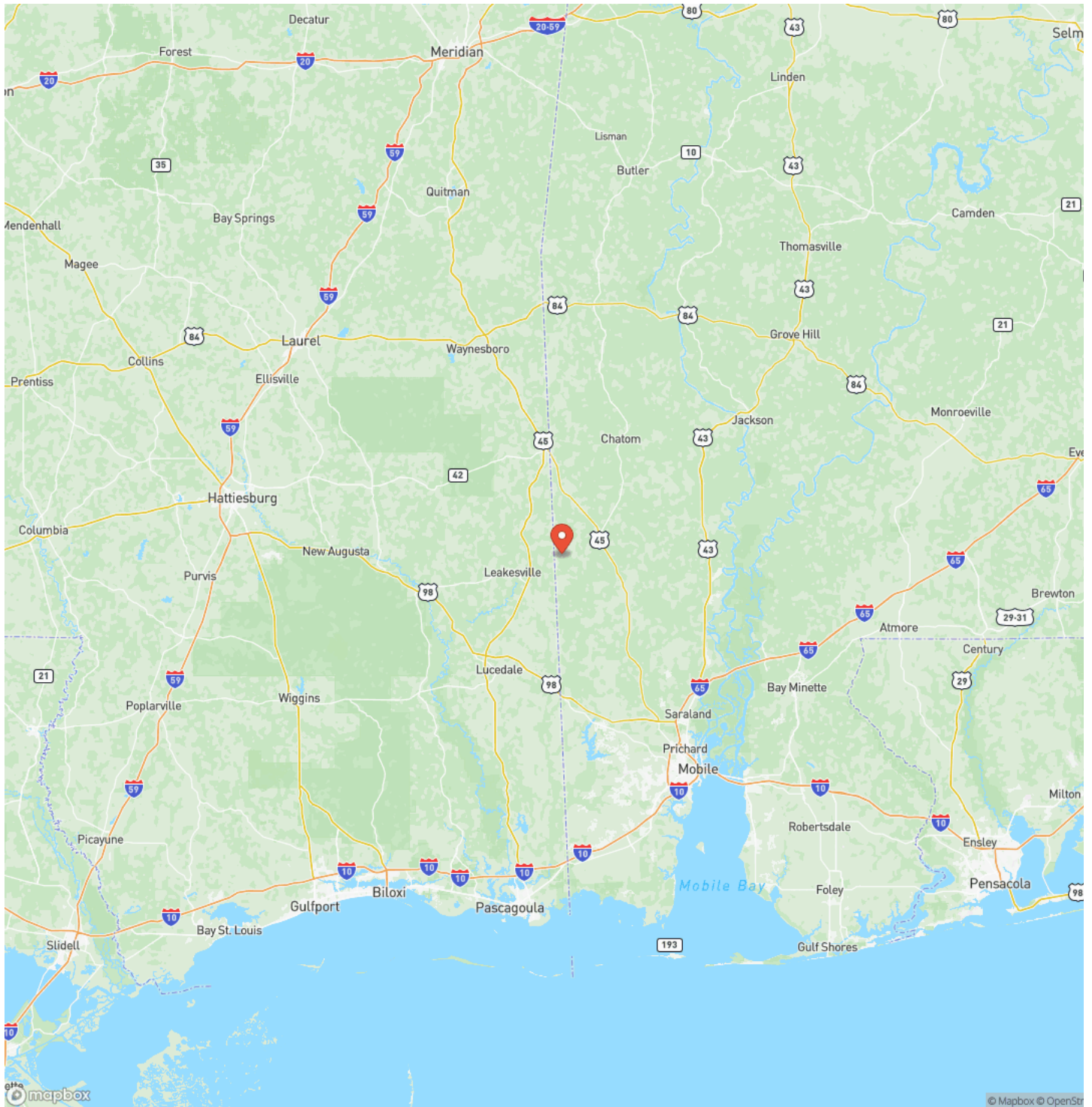
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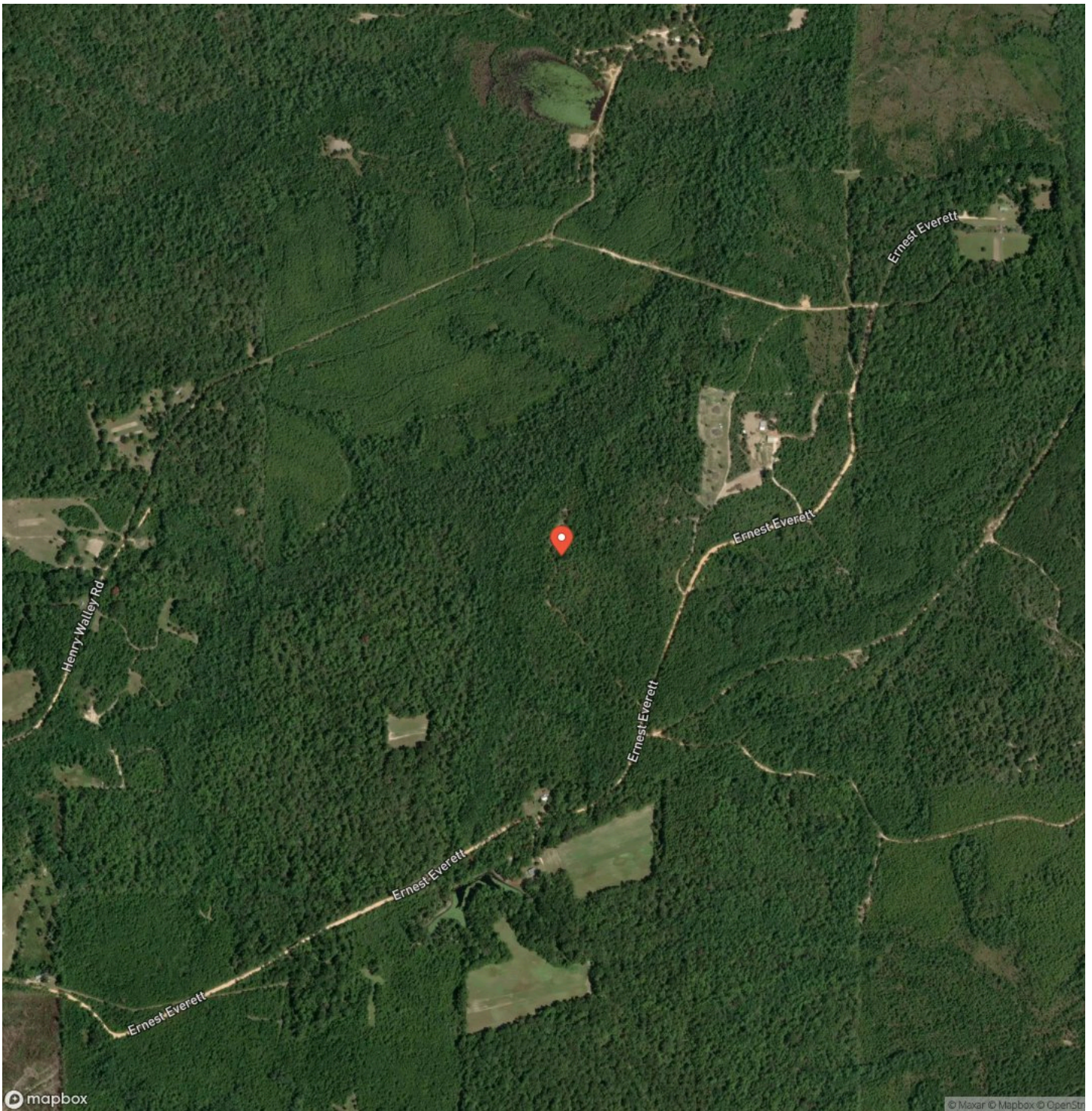
## Locator Map



# 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.

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