

Pickens County 100 Hwy 17 Reform
100 Hwy 17 N
Reform, AL 35481

\$240,000
100± Acres
Pickens County



Pickens County 100 Hwy 17 Reform Reform, AL / Pickens County

SUMMARY

Address

100 Hwy 17 N

City, State Zip

Reform, AL 35481

County

Pickens County

Type

Hunting Land, Recreational Land, Residential Property,
Undeveloped Land, Horse Property, Single Family

Latitude / Longitude

33.400346 / -88.005938

Taxes (Annually)

478

Dwelling Square Feet

100

Bedrooms / Bathrooms

1 / 1

Acreage

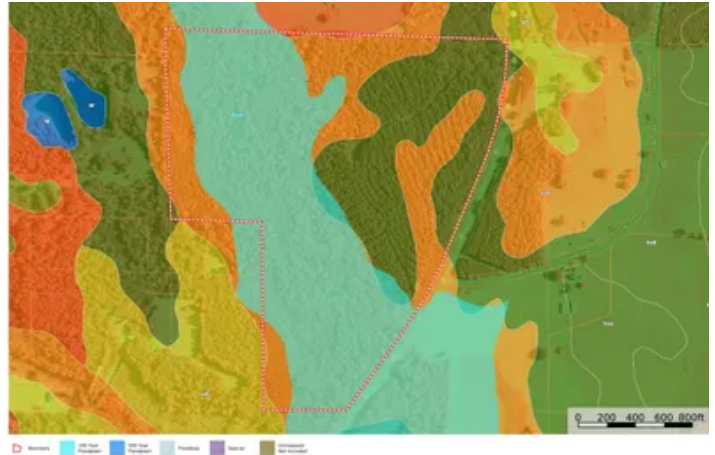
100

Price

\$240,000

Property Website

<https://www.mossyoakproperties.com/property/pickens-county-100-hwy-17-reform-pickens-alabama/84639/>



PROPERTY DESCRIPTION

100 +/- Acres with Excellent Development Potential – Prime Location on Alabama Highway 17

This expansive 100 +/- acre property offers endless possibilities for residential, recreational, or investment opportunities. Situated in a highly desirable area with over 2,800 feet of frontage on Alabama Highway 17, this property's strategic location makes it ideal for subdivision, development, or as a private retreat.

Property Highlights:

- **Prime Development Potential:**
 - Over 2,800 front feet on Alabama Highway 17, providing exceptional access and visibility
 - Paved road frontage and access to utilities make this property ready for development
 - Easily subdivided into several nice-sized tracts for residential or recreational purposes
- **Beautiful, Gently Rolling Terrain:**
 - 101 +/- acres of gently rolling hills, perfect for home sites, hunting camps, or recreational use
 - Recently planted Loblolly Pines (approximately 2 years ago) enhance both the aesthetic appeal and future timber value
 - Frontage on Langdon Branch Creek, offering scenic views and a natural water source
- **Excellent Hunting and Outdoor Recreation:**
 - High populations of deer and turkey make this property ideal for hunters and nature enthusiasts
 - Located just west of the Lubbub Creek Bottom, a prime wildlife habitat
- **Ideal Location:**
 - Just north of the busy Highway 82 corridor, offering convenient access to both the Golden Triangle area and the University of Alabama, each just 30 miles away
 - A perfect balance between rural tranquility and proximity to economic and educational hubs
- **Unlimited Potential:**
 - Whether you're looking to build your dream home, establish a hunting camp, or develop multiple residential tracts, the potential here is endless

Take advantage of this incredible opportunity to own a versatile piece of land in a rapidly growing area. Whether for personal use or investment, this property offers a rare combination of convenience and future potential.

Wendell Giesbrecht

Licensed in MS & AL

Office: [662-495-1121](tel:662-495-1121)

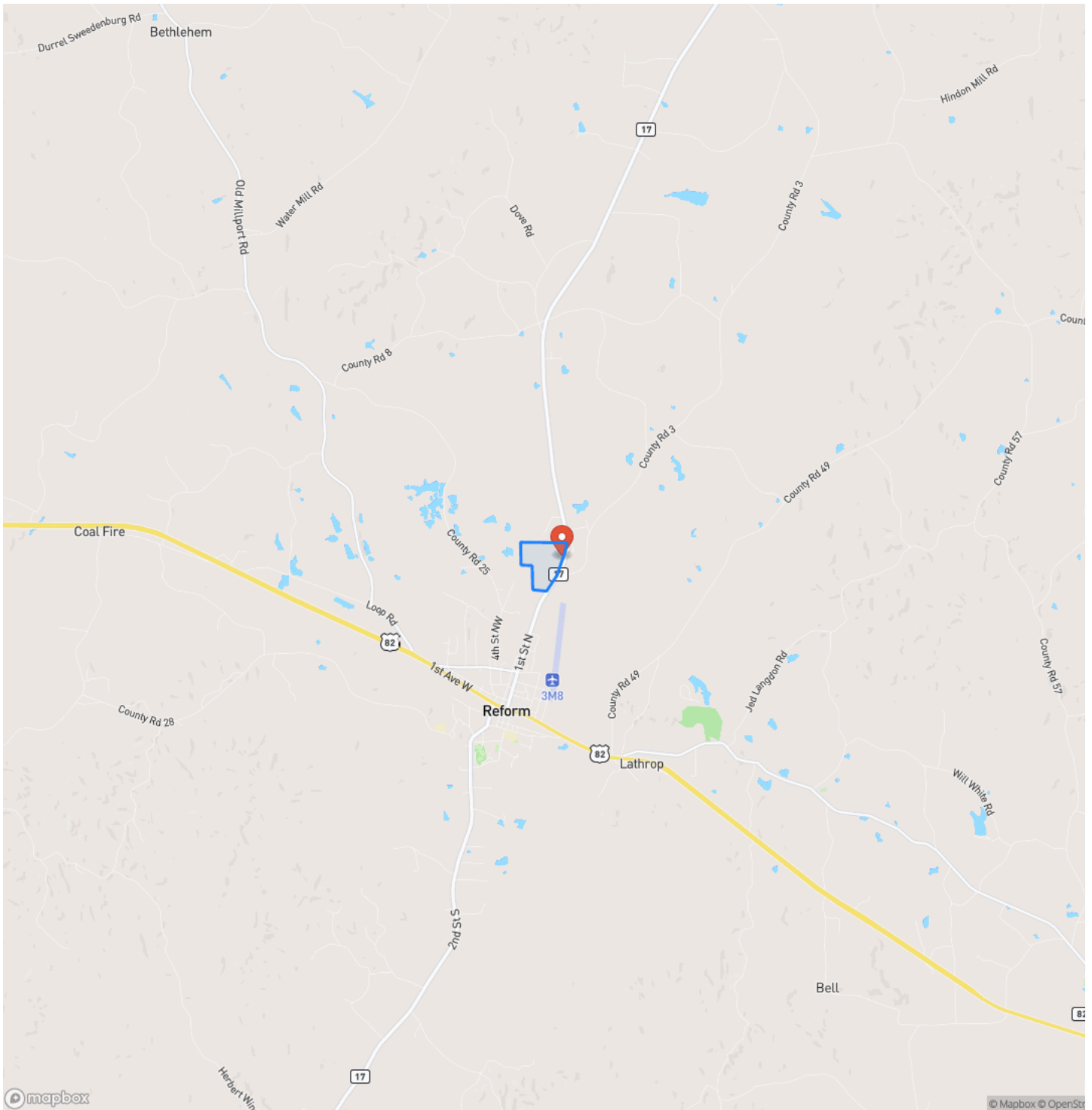
Cell: [662-361-8521](tel:662-361-8521)

Email: wgiesbrecht@mossyoakproperties.com

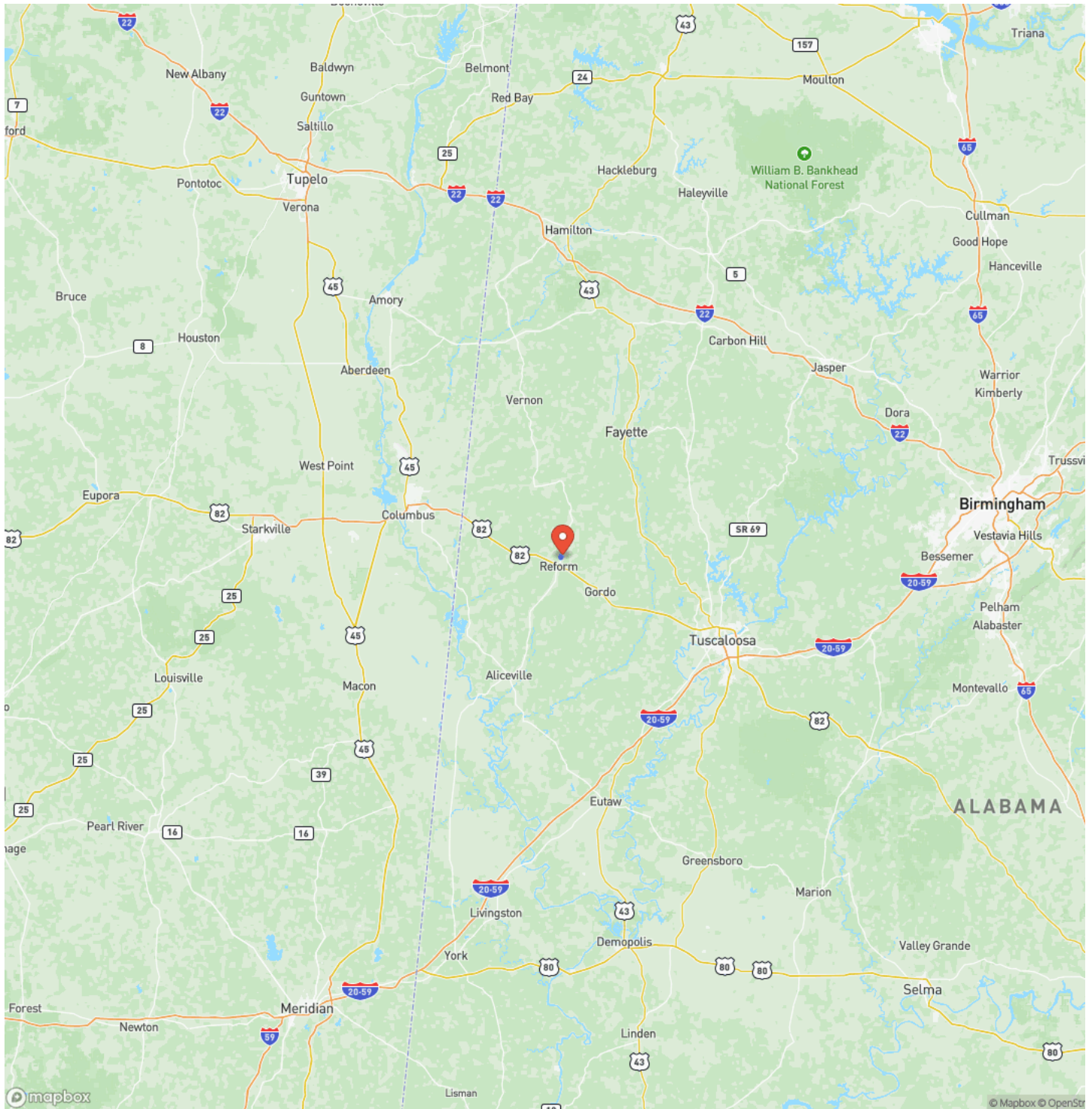
Pickens County 100 Hwy 17 Reform
Reform, AL / Pickens County



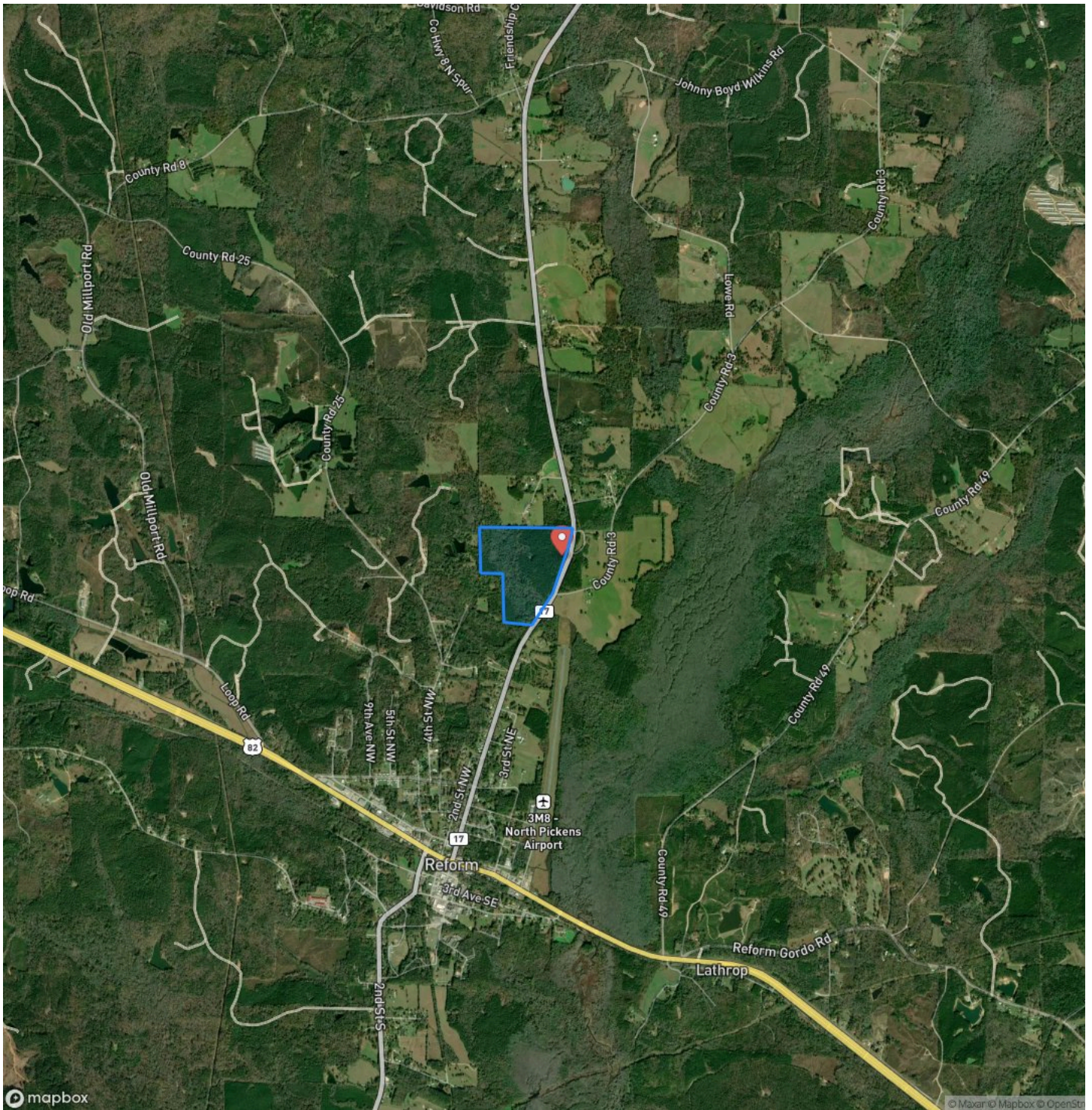
Locator Map



Locator Map



Satellite Map



Pickens County 100 Hwy 17 Reform
Reform, AL / Pickens County

LISTING REPRESENTATIVE

For more information contact:



Representative

Wendell Giesbrecht

Mobile

(662) 361-8521

Email

wgiesbrecht@mossyoakproperties.com

Address

5795 Hwy 45 Alt South

City / State / Zip

NOTES

[illegible]

[illegible]

MossyOakProperties.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.

Mossy Oak Properties Bottomland Real Estate

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

MossyOakProperties.com

