

**194 Acres in Lamar County**  
**Mt Pleasant Rd**  
**Vernon, AL 35592**

**\$388,000**  
**194 +/- acres**  
**Lamar County**



# 194 Acres in Lamar County Vernon, AL / Lamar County

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## **SUMMARY**

### **Address**

Mt Pleasant Rd

### **City, State Zip**

Vernon, AL 35592

### **County**

Lamar County

### **Type**

Timberland, Hunting Land

### **Latitude / Longitude**

33.699275 / -88.173212

### **Taxes (Annually)**

995

### **Acreage**

194

### **Price**

\$388,000

### **Property Website**

<https://www.mossyoakproperties.com/property/194-acres-in-lamar-county-lamar-alabama/21625/>



## **PROPERTY DESCRIPTION**

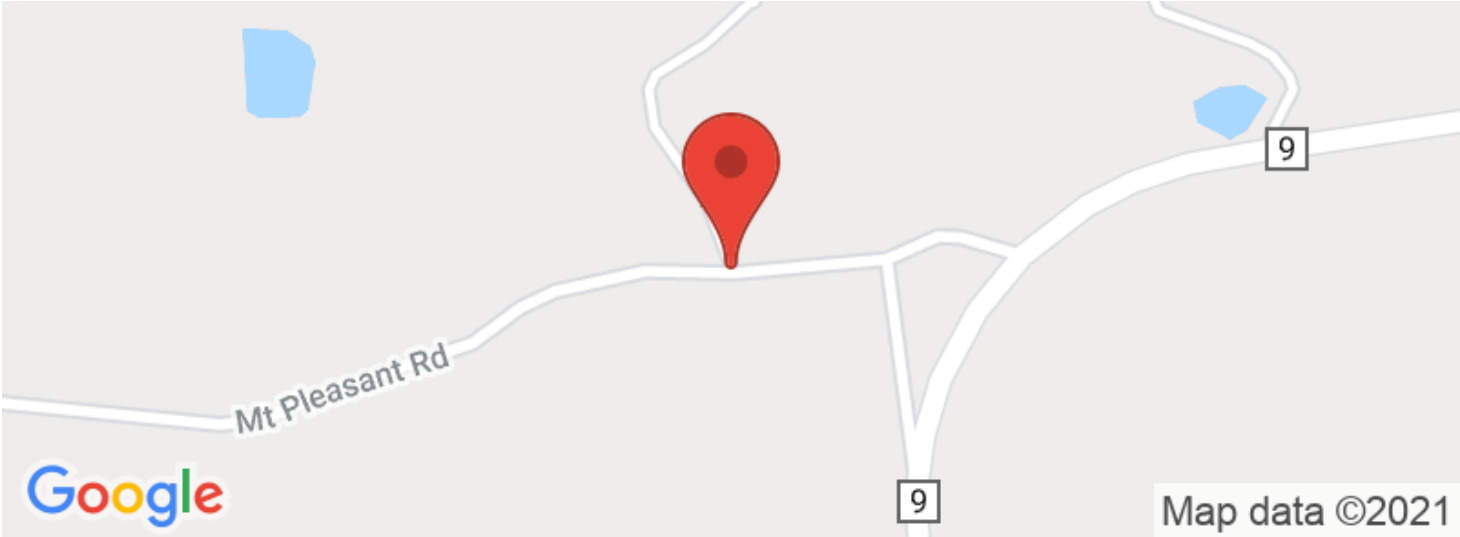
194 acres with a beautiful house site. The house unfortunately recently burned down. The garage was not attached and is currently in usable condition. The site has an unobstructed view for miles around as it is on a very high elevation point. There is a deep well for house water, power, and also a septic system. Also there is a very nice yard and driveway. The plantation pines are approximately 6 years old. Listing agent was told that they planted 540 trees per acre with 8x10 spacing. LA has not verified this information.

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Vernon, AL / Lamar County**

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# Locator Maps



## Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Wendell Giesbrecht

**Mobile**

(662) 361-8521

**Email**

wgiesbrecht@mossyoakproperties.com

**Address**

5741 Hwy 45 Alt South

**City / State / Zip**

West Point, MS 39773

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**NOTES**

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## 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.



## **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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**Mossy Oak Properties Bottomland Real Estate**

**5741 Hwy 45 Alt South**

**West Point, MS 39773**

**(662) 495-1121**

**MossyOakProperties.com**

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