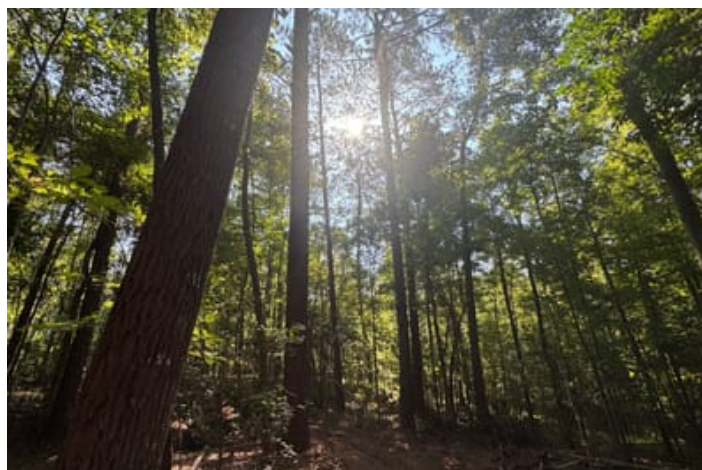


Duncanville 160+/- acres Tuscaloosa Co., AL
Co. Rd. 37
Duncanville, AL 35456

\$800,000
160± Acres
Tuscaloosa County



Duncanville 160+/- acres Tuscaloosa Co., AL
Duncanville, AL / Tuscaloosa County

SUMMARY

Address

Co. Rd. 37

City, State Zip

Duncanville, AL 35456

County

Tuscaloosa County

Type

Recreational Land, Timberland, Undeveloped Land, Hunting Land

Latitude / Longitude

33.075988 / -87.436571

Acreage

160

Price

\$800,000

Property Website

www.mossyoakproperties.com



Duncanville 160+/- acres Tuscaloosa Co., AL

Duncanville, AL / Tuscaloosa County

PROPERTY DESCRIPTION

Large wooded acreage available in Duncanville, AL minutes from downtown Tuscaloosa. This property has a deeded 30' access and utility easement to the approximately 160 +/- acres of recreational/timberland. There are several home sites and lake sites to make this a really nice secluded retreat.

Escape to a hunter's paradise with this expansive 160-acre property in Duncanville, Alabama. Perfect for those seeking a private recreational retreat, this heavily wooded parcel in Tuscaloosa County offers an exceptional opportunity to embrace the outdoors, whether you're an avid hunter, a nature enthusiast, or simply looking for a serene escape from the everyday.

Location

Nestled in the charming city of Duncanville, this property enjoys a prime location within Tuscaloosa County, Alabama. Its strategic placement provides a perfect balance of secluded wilderness and convenient access to local amenities, offering the best of both worlds for residents and visitors alike.

Land and terrain

Spanning 160+/- acres, the land is predominantly heavily wooded, creating a lush and private environment. The diverse terrain offers ample opportunities for exploration and enjoyment, providing a varied landscape that supports both robust timber and rich wildlife habitats. Buyers will appreciate the natural beauty and the potential for shaping this land to their vision.

Improvements and infrastructure

The property presents a unique opportunity for new owners to design and implement improvements that perfectly suit their needs and vision. While currently undeveloped, this blank canvas allows for the creation of custom structures, trails, or other amenities, ensuring that any future infrastructure aligns seamlessly with personal preferences and the natural surroundings.

Water and utilities

The property boasts natural water features, including a tranquil creek, enhancing its ecological value and providing a water source for local wildlife. Regarding utilities, prospective owners have the freedom to explore and establish the most suitable services for their specific development plans, ensuring modern comforts can be integrated into this natural setting.

Wildlife and vegetation

This acreage is a haven for wildlife, with a thriving population of small game, turkey, and whitetail deer, making it an ideal destination for hunting and wildlife observation. The heavily wooded landscape supports a rich ecosystem, providing ample cover and forage, and offering an immersive natural experience for all who visit.

Current and potential use

Currently utilized for hunting, recreational activities, and timber production, the property offers a versatile foundation for its next owner. The potential uses are broad, allowing for continued recreational enjoyment, further timber management, or the development of a private estate tailored to specific desires. Envision ATV trails, bird watching havens, or extensive hiking trails winding through your personal domain.

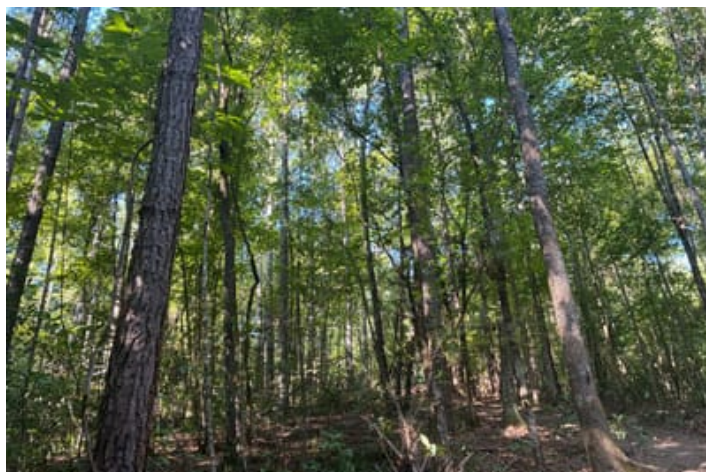
Access and easements

Access to the property is via a 30' easement to the property off of County Road 37 also known as Curry Road. Access through the property is dirt, and gravel roads, complemented by an existing easement.

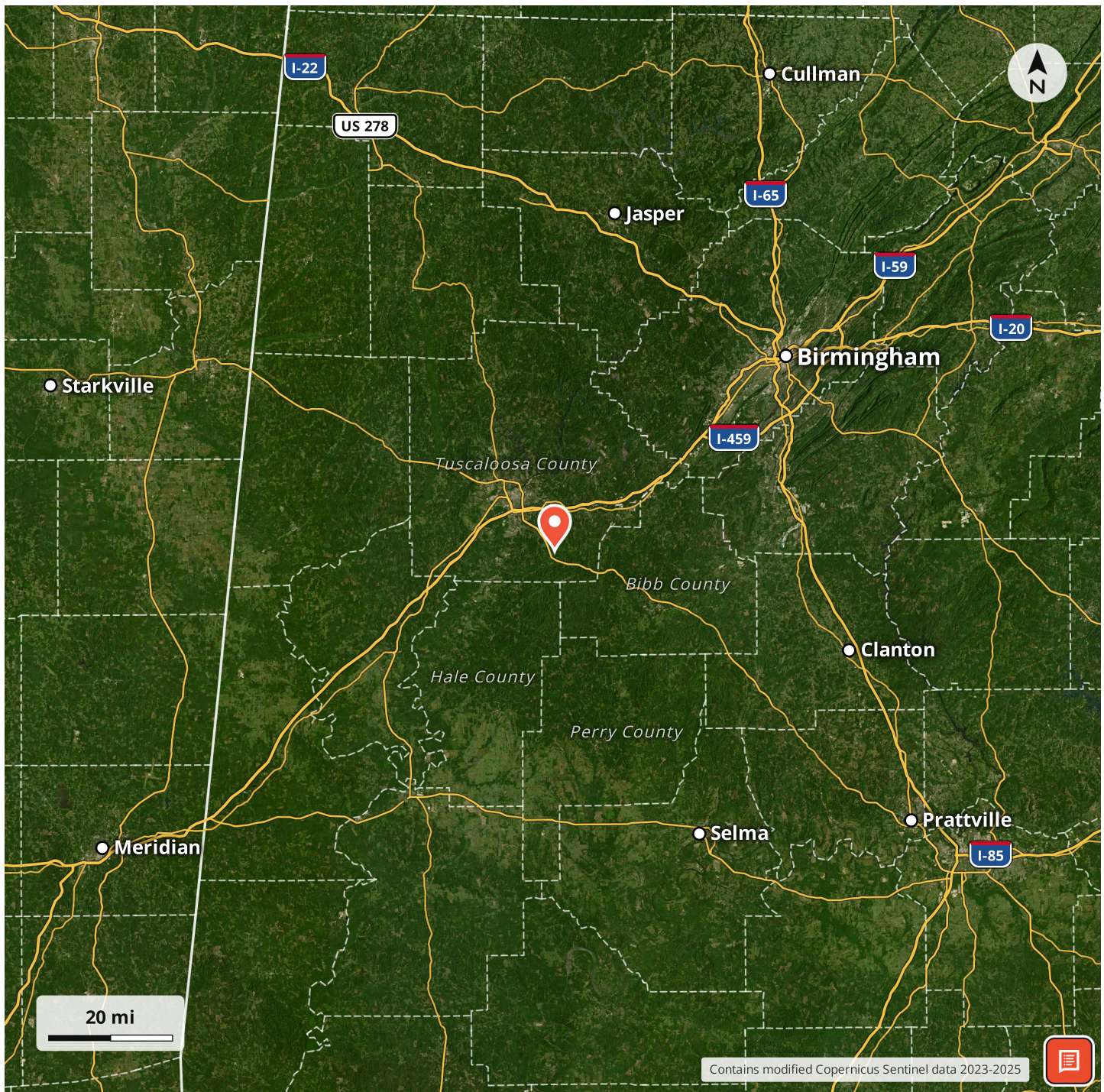
Contact us today to learn more or to schedule a visit.



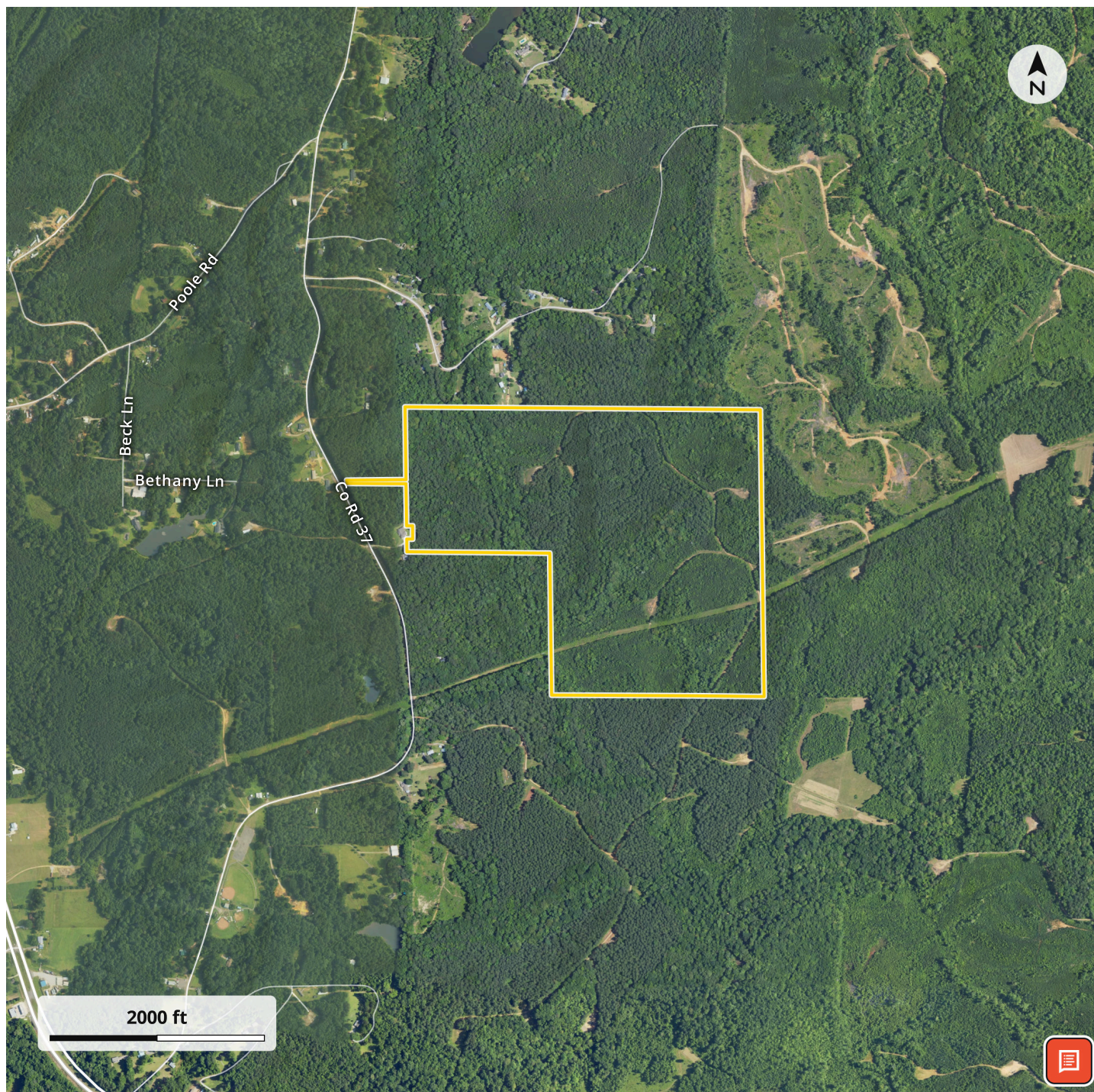
Duncanville 160+/- acres Tuscaloosa Co., AL
Duncanville, AL / Tuscaloosa County



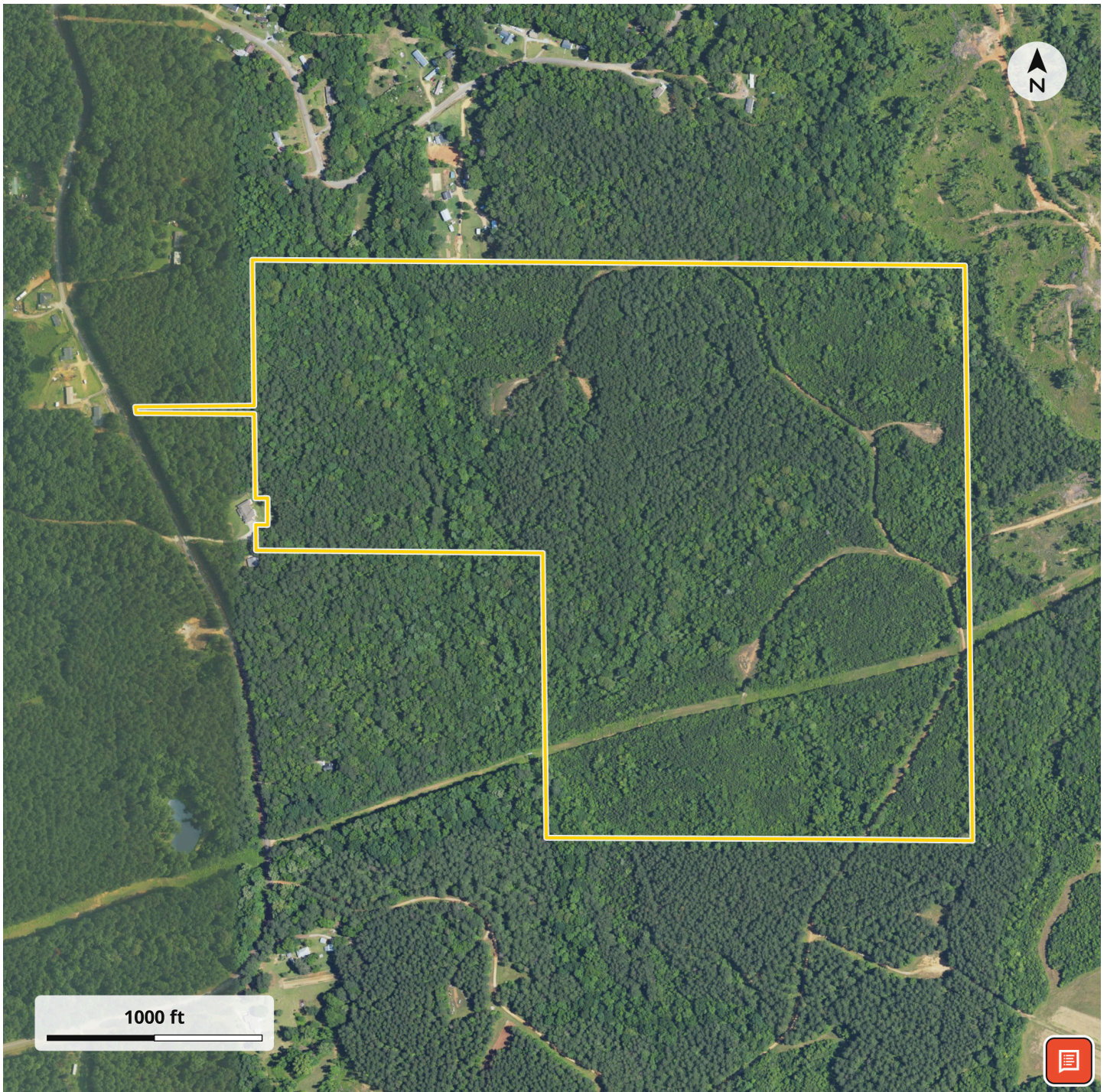
Regional Map



Locator Map



Aerial Map



Duncanville 160+/- acres Tuscaloosa Co., AL
Duncanville, AL / Tuscaloosa County

LISTING REPRESENTATIVE

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City / State / Zip

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NOTES



MORE INFO ONLINE:

<https://www.loganforestry.com/>

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.loganforestry.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.



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