

Hale Co Holdings, LLC 306 acre Sawyerville Tract
County Road 17
Sawyerville, AL 36776

\$1,725,000
306± Acres
Hale County



Hale Co Holdings, LLC 306 acre Sawyerville Tract
Sawyerville, AL / Hale County

SUMMARY

Address

County Road 17

City, State Zip

Sawyerville, AL 36776

County

Hale County

Type

Recreational Land, Hunting Land, Farms

Latitude / Longitude

32.759373 / -87.723852

Dwelling Square Feet

1,560

Bedrooms / Bathrooms

3 / 2

Acreage

306

Price

\$1,725,000

Property Website

<https://www.mossyoakproperties.com/property/hale-co-holdings-llc-306-acre-sawyerville-tract-hale-alabama/118465/>



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PROPERTY DESCRIPTION

This 306+/- acre is located in the Sawyerville community in Hale County, AL. It is located only 35 +/- miles south of the University of Alabama and Bryant Denny Stadium in Tuscaloosa, AL. Access is just north of Highway 14 on County Road 17 just minutes west of Greensboro, AL. This is rare opportunity to own an excellent recreational/timber tract with a camphouse and two bass and bream lakes that have been managed for proper balance. One lake features 22 +/- acres and the other is approximately 10 acres and also has duck hunting opportunities. There is also several food plots and a nice dove field that has been productive in the past. The diverse timber stands and open fields on this property lends itself to excellent whitetail deer, turkey, and dove hunting. There are different age pine plantations and also a good mix of merchantable pine and hardwoods.

Escape to the heart of Alabama's Blackbelt region with this 306 +/- acre Sawyerville Tract, a sprawling 306-acre estate offering a unique blend of recreational opportunity and agricultural potential. This expansive property, featuring a comfortable 3-bedroom, 2-bathroom dwelling, presents an exceptional chance to own a significant piece of Hale County, perfect for those seeking a private retreat, a hunting paradise, or a working farm.

Location

Nestled in the charming community of Sawyerville, Alabama, this property enjoys a prime position within Hale County. Its convenient address on County Road 17, with a zip code of 36776, ensures accessibility while maintaining a sense of rural tranquility. The area is known for its natural beauty and community spirit, offering a desirable setting for both permanent residence and weekend getaways.

Land and terrain

Encompassing a substantial 306 acres, the land offers a diverse and engaging topography. Buyers will appreciate the variety of landscapes, which provide a rich canvas for outdoor pursuits and potential development. The expansive acreage allows for considerable freedom in shaping the property to suit individual visions, whether that involves cultivating crops, enhancing wildlife habitats, or simply enjoying the vast open spaces.

Improvements and infrastructure

The property features a comfortable dwelling with 3 bedrooms and 2 full bathrooms, providing a solid foundation for immediate occupancy or further customization. While specific architectural styles or construction details are left to the buyer's imagination, the existing structure offers a welcoming living space. The potential for additional improvements is vast, allowing new owners to tailor the infrastructure to their specific needs and desires.

Water and utilities

The availability of essential utilities ensures a comfortable living experience, allowing for modern conveniences within a rural setting. Specific details regarding water sources and utility providers are readily available for interested parties, promising a seamless transition for new ownership.

Wildlife and vegetation

The diverse landscape of this 306-acre tract creates an ideal habitat for a variety of local wildlife. The natural timber, open wildlife fields and pine plantations present on the property contributes to a thriving ecosystem, offering excellent opportunities for hunting, wildlife observation, or simply enjoying the serene natural environment. Imagine the possibilities for creating food plots or enhancing existing cover to further attract and support local game.

Current and potential use

Currently serving as a versatile canvas, this property is ideally suited for recreational land use, hunting, and farming. Its extensive acreage and natural attributes make it perfect for big game hunting, general recreation, or cultivating crops. The potential for diversification is significant, allowing owners to explore various agricultural ventures or develop it into a premier recreational destination.

Access and easements

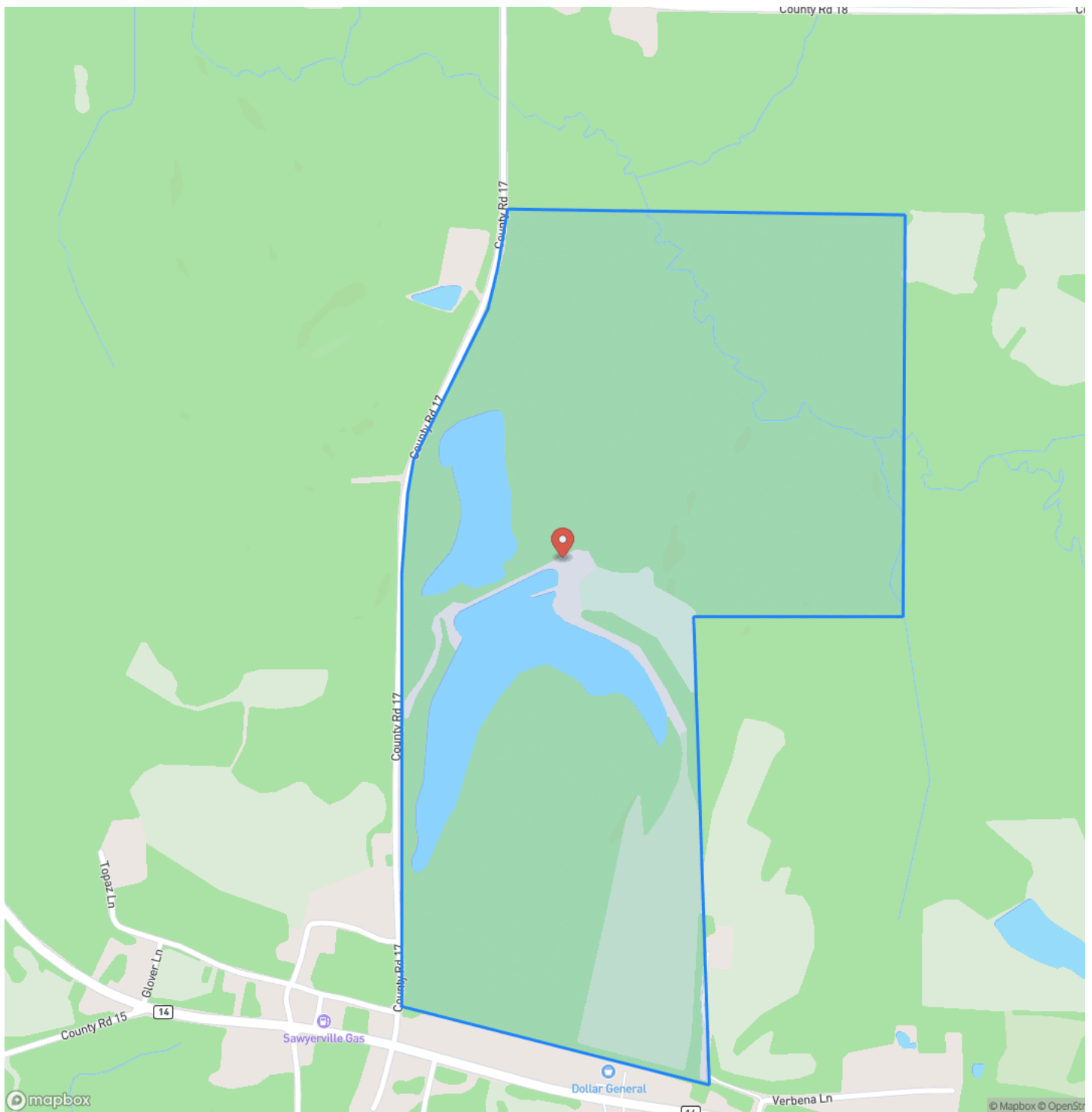
Direct access to County Road 17 ensures convenient entry and exit from the property. All necessary access points and any existing easements are clearly defined, providing clarity and ease of use for the new owner. This straightforward access simplifies property management and enhances the overall functionality of the tract. Contact us today to learn more or to schedule a visit.



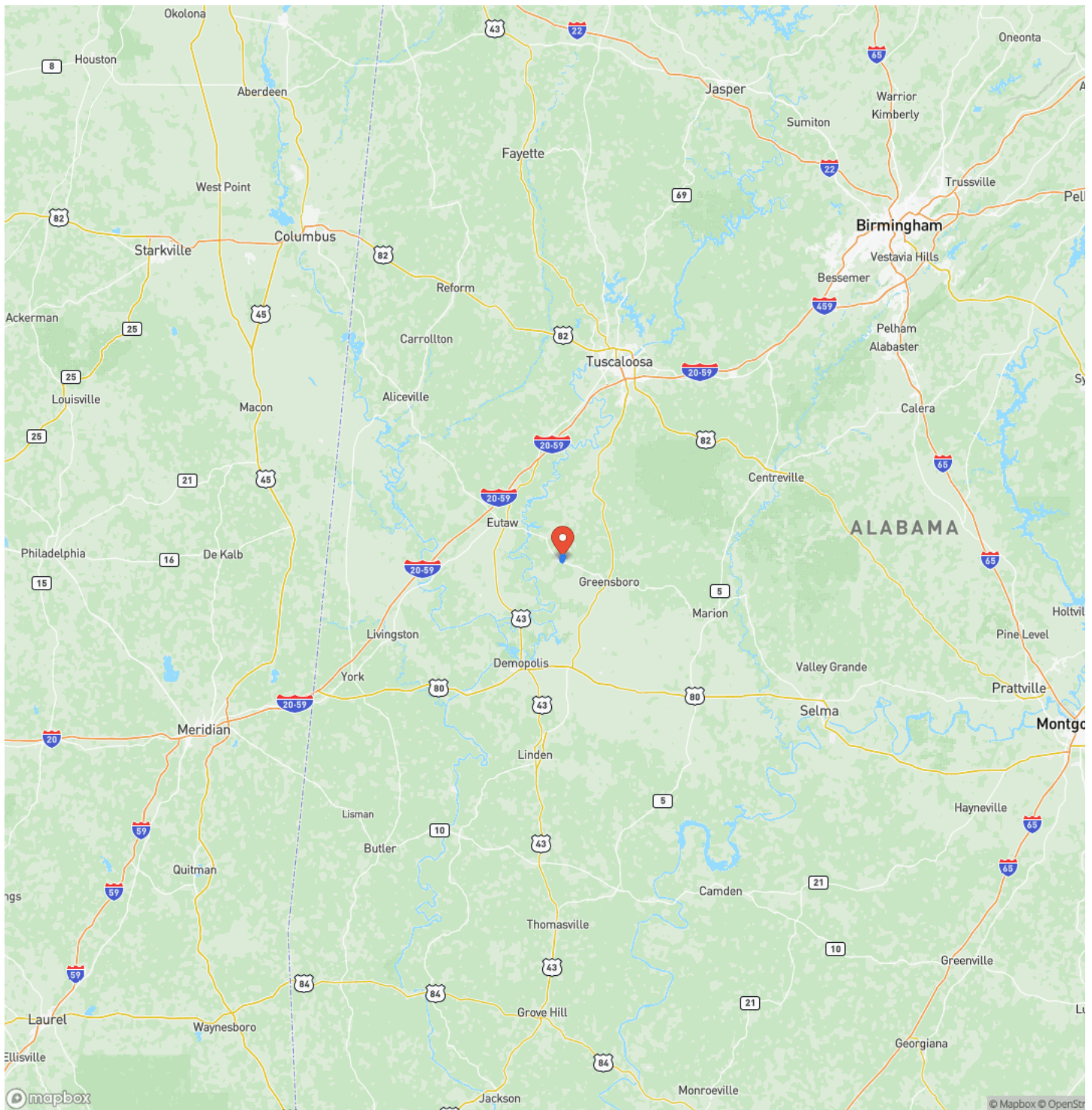
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Sawyerville, AL / Hale County



Locator Map



Locator Map



Satellite Map



**Hale Co Holdings, LLC 306 acre Sawyerville Tract
Sawyerville, AL / Hale County**

LISTING REPRESENTATIVE

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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.loganforestry.com/>

DISCLAIMERS

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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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