

**Beautiful Tombigbee Waterfront Property**  
Aliceville  
Aliceville, AL 35442

**\$154,000**  
21± Acres  
Sumter County





## Beautiful Tombigbee Waterfront Property Aliceville, AL / Sumter County

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### **SUMMARY**

**Address**

Aliceville

**City, State Zip**

Aliceville, AL 35442

**County**

Sumter County

**Type**

Lakefront

**Latitude / Longitude**

33.1295681 / -88.1514166

**Acreage**

21

**Price**

\$154,000

**Property Website**

<https://www.mossyoakproperties.com/property/beautiful-tombigbee-waterfront-property-sumter-alabama/24867/>



## Beautiful Tombigbee Waterfront Property

### Aliceville, AL / Sumter County

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#### **PROPERTY DESCRIPTION**

Beautiful waterfront property located on the Tombigbee River in the Warsaw, Alabama community . JUST IN TIME FOR SPRING!! This property consists of beautiful waterfront, mature hardwood timber and open pasture ground. Located adjacent to SW Taylor public boat ramp. This property offers excellent fishing, watersport and hunting opportunities. Public access Corp of Engineer properties are abundant in this area. There are no restrictions on this property. Approximately 22 deeded acres with +/- 12 acres useable.



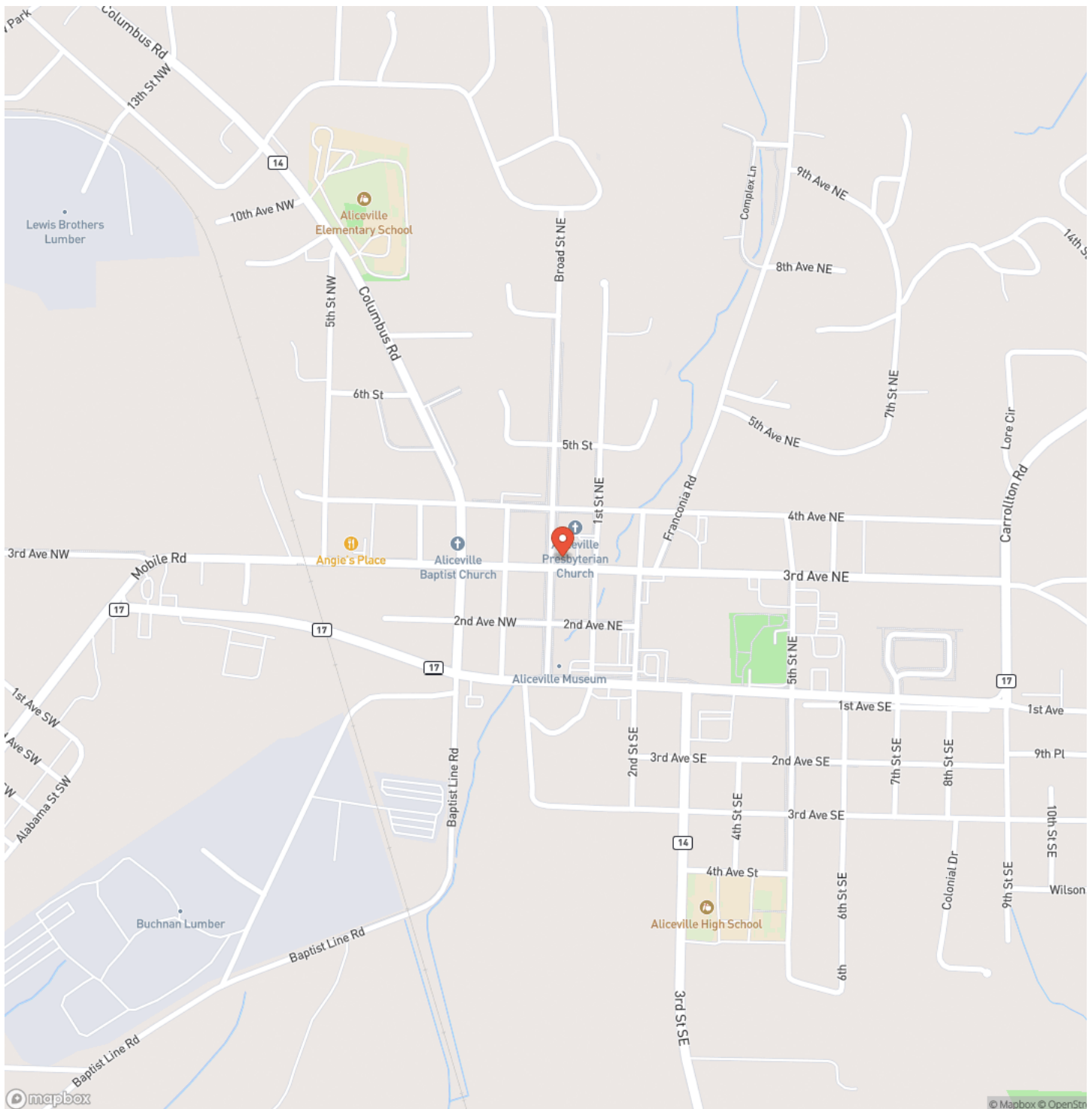
**Beautiful Tombigbee Waterfront Property**  
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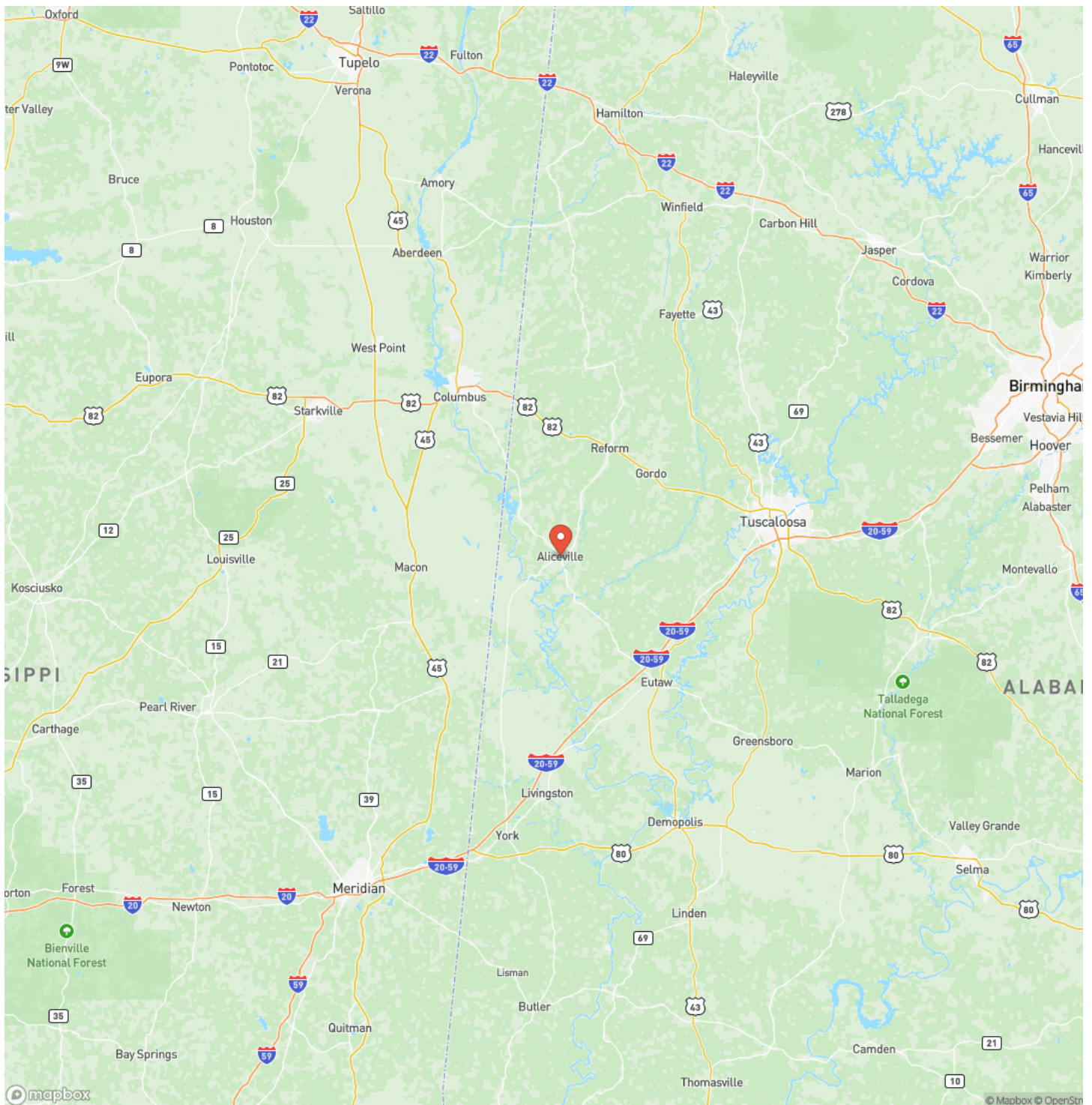




## Locator Map

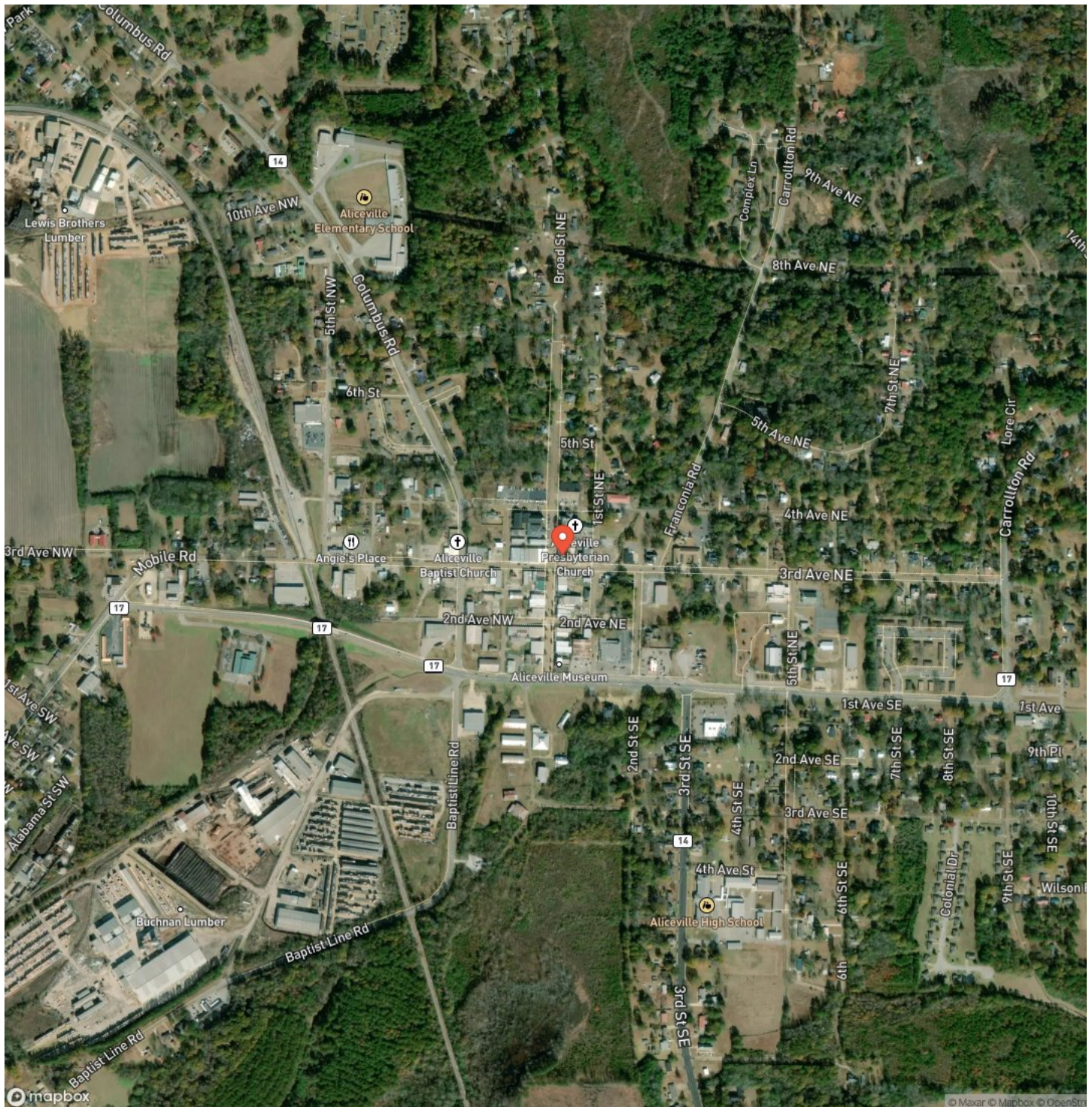


## Locator Map





## Satellite Map



## Beautiful Tombigbee Waterfront Property Aliceville, AL / Sumter County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Reed Marine

## Mobile

(205) 399-6204

## Email

rmarine@mossyoakproperties.com

**Address**

P.O. Box 529

## City / State / Zip

Eutaw, AL 35462

## NOTES

[illegible]

**MORE INFO ONLINE:**

**www.loganforestry.com**



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## **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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**Mossy Oak Properties Logan Land Co.-Greene Co.**

**P.O. Box 529**

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**[www.loganforestry.com](http://www.loganforestry.com)**

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