

**+/- 165 acres and Home located in Fayette County
Alabama
1024 County Road 100
Fayette, AL 35555**

\$757,000
165± Acres
Fayette County



+/- 165 acres and Home located in Fayette County Alabama
Fayette, AL / Fayette County

SUMMARY

Address

1024 County Road 100 null

City, State Zip

Fayette, AL 35555

County

Fayette County

Type

Farms, Recreational Land, Timberland

Latitude / Longitude

33.599644 / -87.851884

Dwelling Square Feet

2,800

Bedrooms / Bathrooms

4 / 4

Acreage

165

Price

\$757,000



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PROPERTY DESCRIPTION

Price Reduced!!

Approximately 165 acres and brick home located in the southern region of Fayette County, Alabama.

The home was constructed in the early 1990's and consists of approximately 2800 sq. ft. with 4 bedrooms and 4 baths, 2 attached 1 car garages, metal roof, vinyl plank flooring, new windows and back door, attic has been insulated with spray foam insulation, whole home dehumidifier installed in the attic and all electric appliances.

The home has an outside patio area with a 12x20 cement pad, all metal covering with lighting and electric ceiling fan.

The following is also included:

30x40x14 fully insulated metal shop that is air conditioned and heated. The shop will come with a 4 post 12,000 lb. car lift. The lift has a dual 6000 lb. rolling jack and a 80 gallon air compressor.

20x30x13 rv/tractor shed with lighting and 50 amp power service.

20x40x12 tractor shed with dirt floor.

2013 Mahindra 65hp enclosed cab tractor with loader, bucket, forks, bush, disc and seed spreader.

Ranger 2021 Polaris Ranger Crew Cab Northstar with air conditioning, heat and radio.

The +/- 165 acres of prime hunting land consists of mostly 24 year old pine timber with mixed hardwoods. Excellent deer and turkey hunting on this tract. There is a creek that runs through the center of the property that has the potential for an excellent lake site. Also included is 1 large green field with Ranch King hunting blind.

This property is truly a turn key property that would make for an excellent recreational hunting tract. The property is conveniently located to Tuscaloosa, Birmingham and Columbus, Ms.

Don't miss out on an exceptional property.

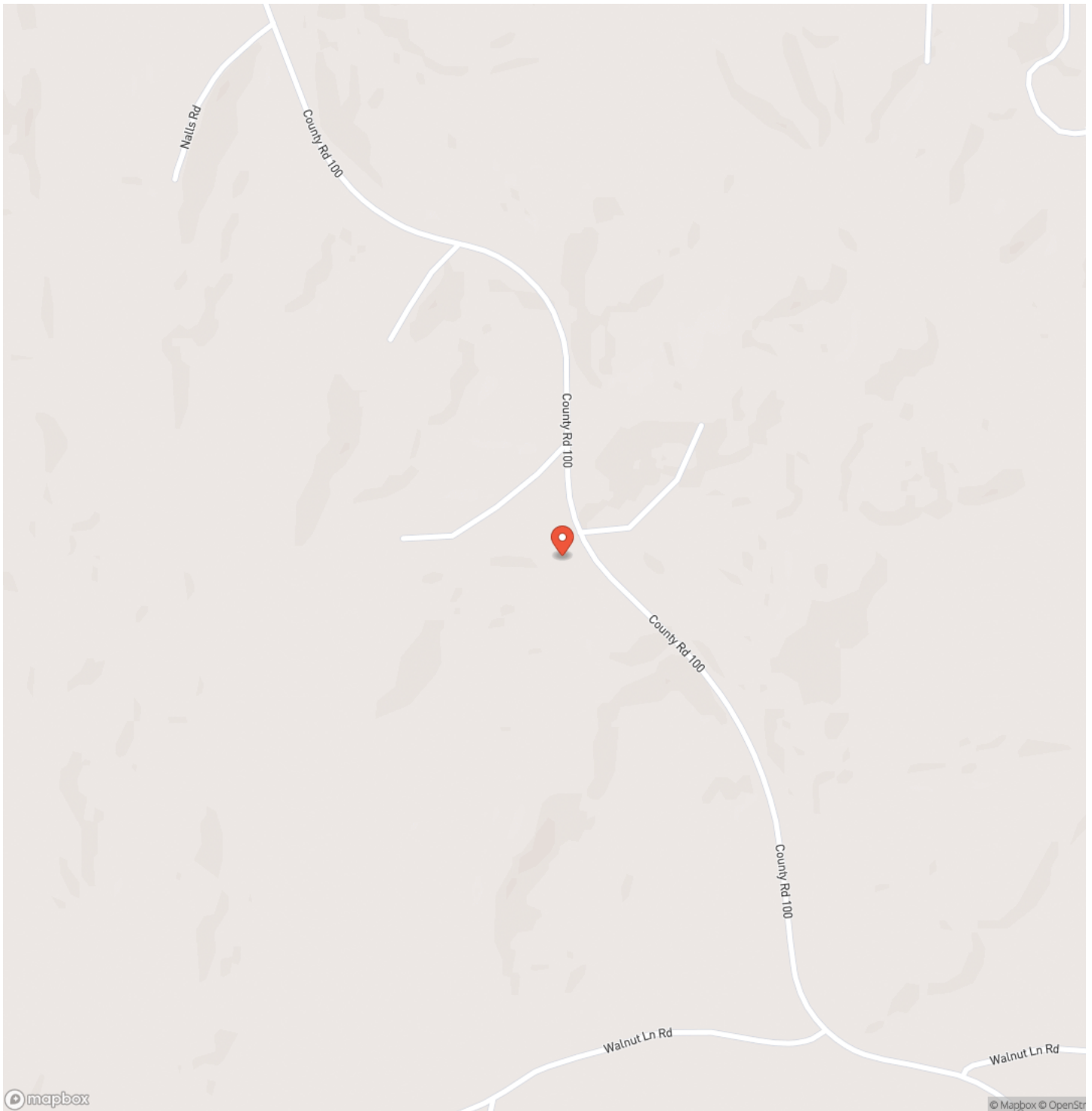
Showings are by appointment only. Call or Text Reed Marine at 1- [205-399-6204](tel:205-399-6204) or email Reed at rmarine@mossyoakproperties.com for more information or to schedule a viewing.

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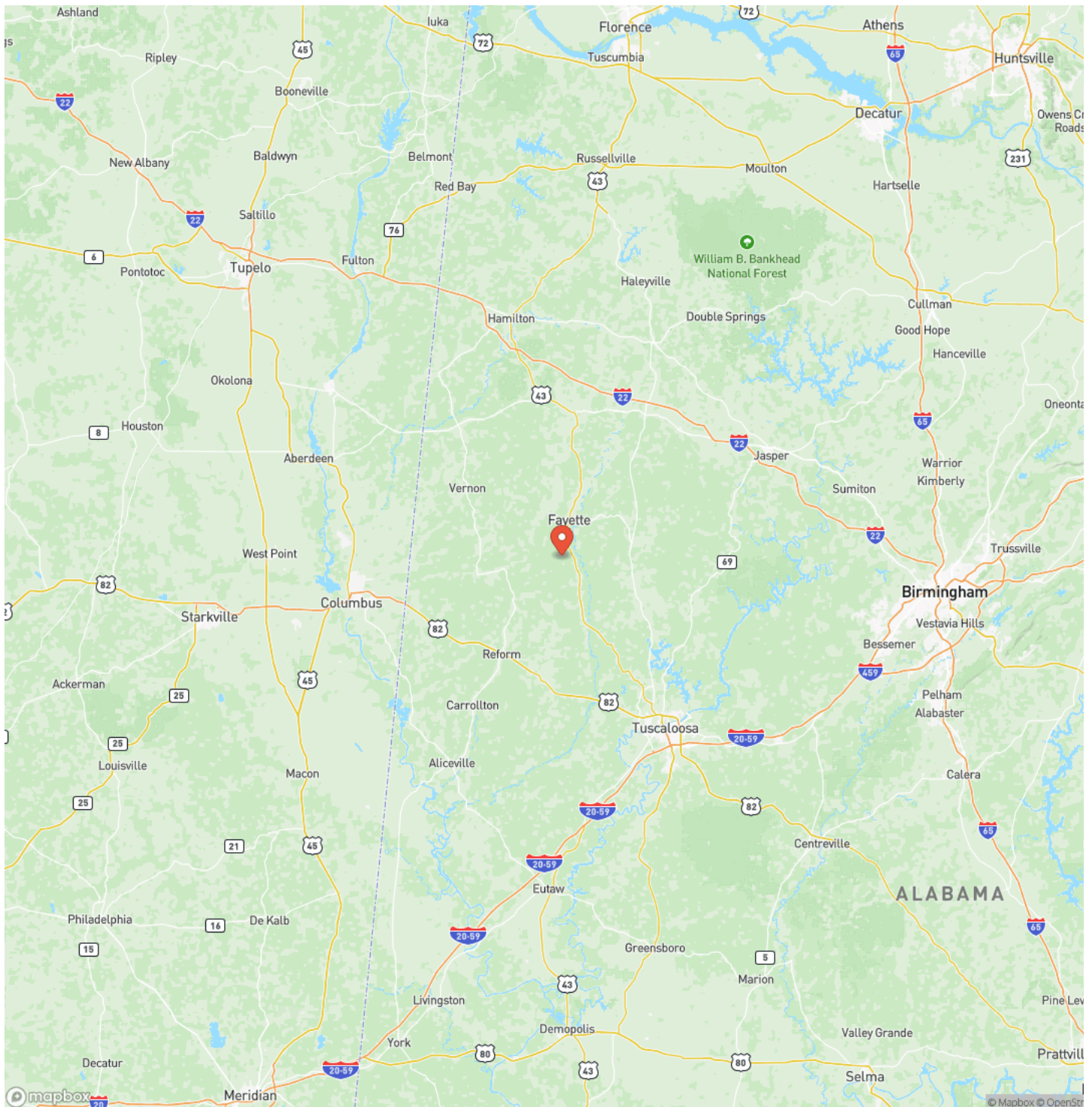
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Locator Map



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Locator Map



+/- 165 acres and Home located in Fayette County Alabama
Fayette, AL / Fayette County

Satellite Map



**+/- 165 acres and Home located in Fayette County Alabama
Fayette, AL / Fayette 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



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.



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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