

560 Acre Recreational Farm and Home with Annual Income, County Road 28, Lawrence County, Alabama



Property Details:

Price : \$1,430,000

County : Lawrence

Acreage : 560.00

Address : County Road 28

MOPLS ID : 53239

Have you been dreaming of coming home to your own peaceful paradise? Picture a drive through a well-developed roadway while taking in nature's wonders complete with breathtaking views of a 13-acre lake, natural timber, and a park like setting. Located in Mount Hope, Alabama, these 560 deeded acres acquired by an 1818 land grant, consists of 535 acres timber, 12 acres open land, 13 acre lake stocked with bream and bass, a quaint farmhouse, utility barn, pole barn and nearly 2 miles of common boundary with Bankhead National Forest. A smooth and easy drive from Mount Hope, Alabama, 1 hour from Huntsville, 30 minutes to Decatur, or 15 minutes to Moulton. The topography and the design of the farm allows for multiple hunting locations for a large group of hunters or to use as your personal outdoor paradise.

Weddings, gatherings, retreats, and other events have been taking place here for many years. Although, if you are looking for your own private sanctuary, there can't be a more perfect place! Isn't it time you love where you live? Enjoy the quiet and peacefulness of this secluded gem.

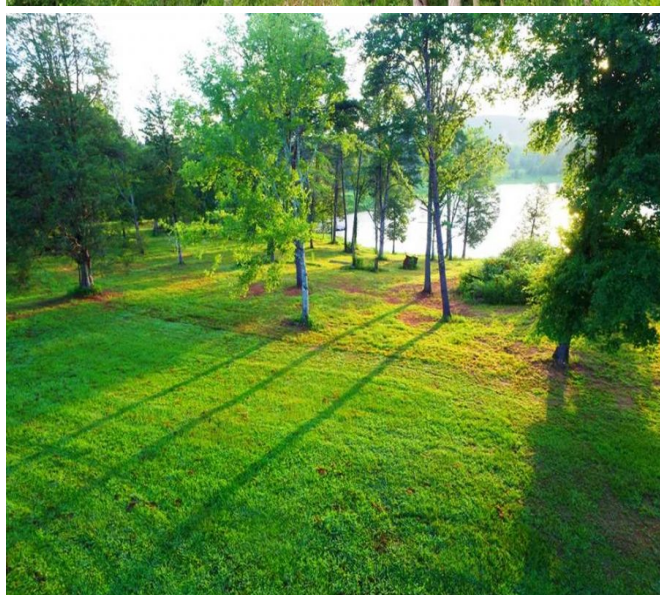
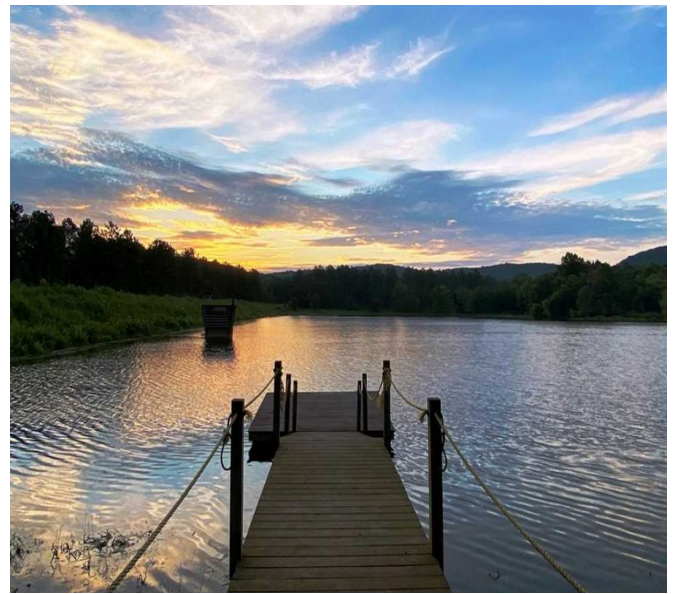
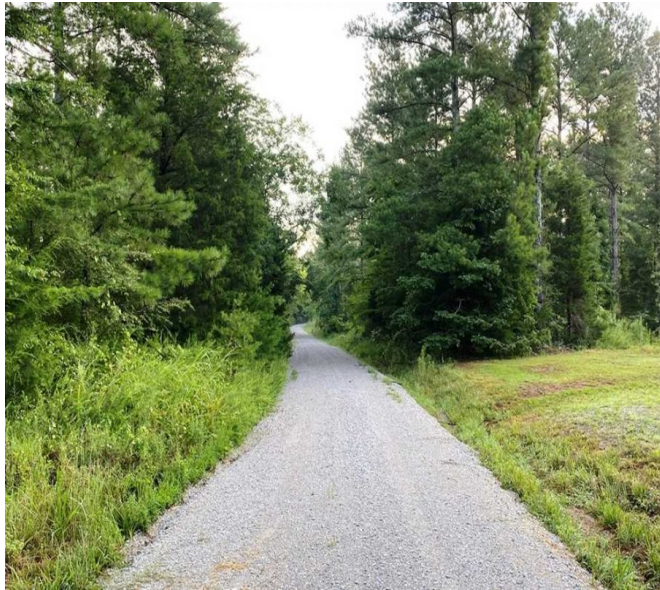
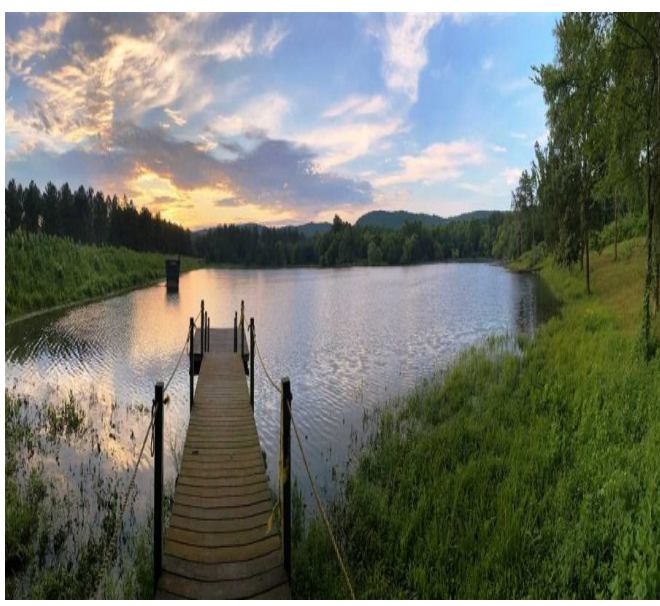
This estate size acreage with cropland income, venue rental potential, and its magnificent setting should not be overlooked! Very few properties stand up to the degree of uniqueness than this original family tract in Northwest Alabama!

Property Highlights:

- Two bedroom, one bath, 1600 SF farm house built in 1948 was upgraded with a new roof in 2013 and central air/heat in 2014
- Three natural springs
- 13 acre lake
- 2 miles of common boundary with Bankhead National Forest
- Floating dock built in 2013
- 20x20 utility barn built in 2013
- 50x50 pole barn reworked in 2013
- 10 year CRP contract in place
- Established food plots with shooting houses
- Kitchen appliances sold with property
- Recently graveled private road leading to the house & lake
- Fantastic trail system in place for hiking or riding

Call Nathan McCollum at 256-345-0074 to schedule a tour. Additional photos & details are available in a brochure located in the document section of this listing.

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