

## SOLD!! 75+/- Acre Homestead & Recreational Property



### Property Details:

Price : \$174,900

County : Marion

Acreage : 75.00

Address : County Road 122

MOPLS ID : 20611

This property is in Marion County, Alabama and is located off of County Road 122 and Posey Road. This property is very versatile with homestead potential and added recreational value. The land is comprised of approximately 63 acres of plantation loblolly pine and 23 acres of hardwood along the stream management zones. The plantation pine is ready for a second thinning. Municipal water and power are available. Boardtree Creek flows through the property and borders Rason Branch which offers tons of year round water to supplement the many whitetail deer, turkey, and other small game. The northern section of the property has 22 +/- acres with a 1,076 square foot house comprised of two bedrooms and one bath. The southern portion contains 53 +/- acres and a hay shed. The tract is easily accessed from Hamilton and I-22 and is approximately 45 minutes from Tupelo, Mississippi or 1 hour and 30 minutes from Birmingham, Tuscaloosa, Decatur, and Cullman, Alabama.

The property can be purchased as a whole or can be subdivided. Subdivisions are priced as follows:

-North division 22+/- acres \$94,900 with house

-South division 53+/- acres \$114,900

-The owner is willing to further subdivide the property

Call/Text Jim Greene today at 256-227-4869 or email [jgreene@](mailto:jgreene@)

75.00 Acres  
Marion County  
GPS 34.1974 X -87.0671

Mossy Oak Properties Southeast Land & Wildlife  
[www.selandandwildlife.com](http://www.selandandwildlife.com)



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