

Timberland, Recreational Farm at below market value



Property Details:

Price : \$77,250
County : Marion
Acreage : 61.80
Address :
MOPLS ID : 19631

This tract represents an excellent timberland and recreational investment property. There are 7.0+/- acres of agriculture land and 54.8+/- acres of timberland. McKay Branch runs through the property along the south side of Philadelphia Church Road. There is a mixture of hardwood and pine. This 61.8+/- acres is a great hunting tract and is loaded with deer sign.

This property is located approximately four miles north of Guin, Alabama along the west side of Highway 171 near the Pikeville Community in southwest Marion County near the Marion and Lamar County lines. Philadelphia Church Road, a paved county road, bisects the tract and provides excellent access.

Sam R. Murphy LaMarion WMA is located nearby. Power and water are available.

Other Important Information:

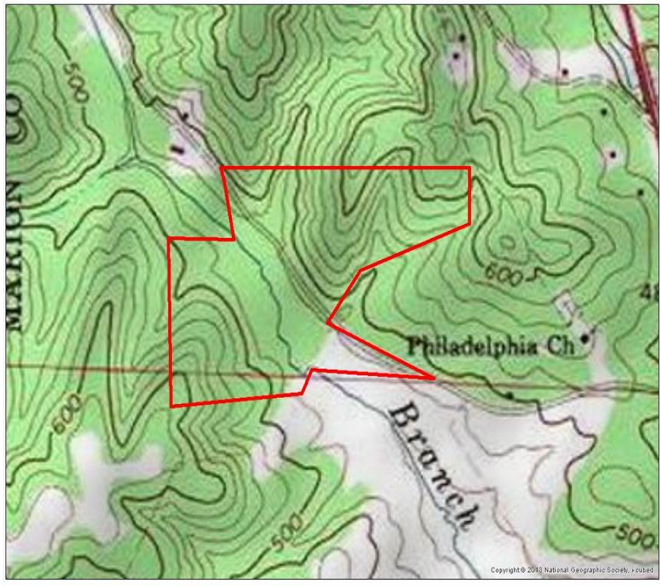
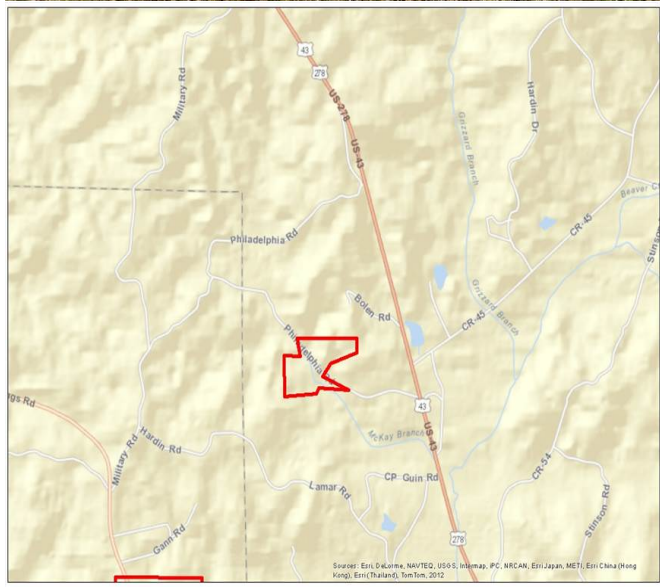
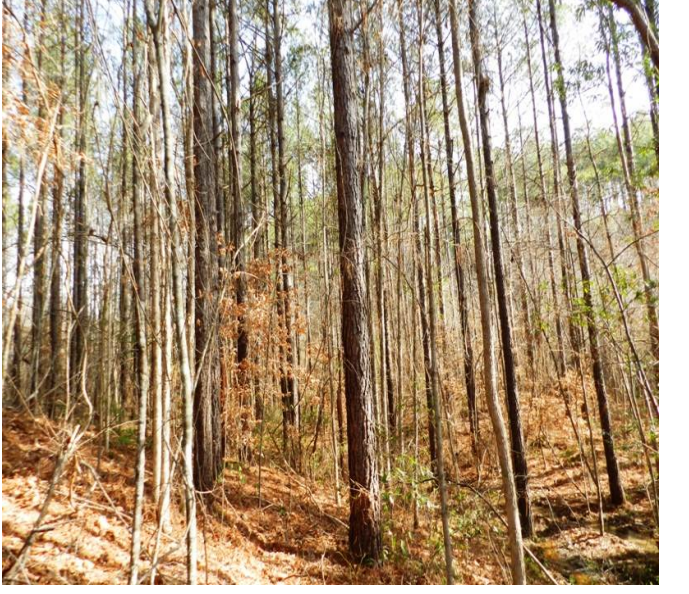
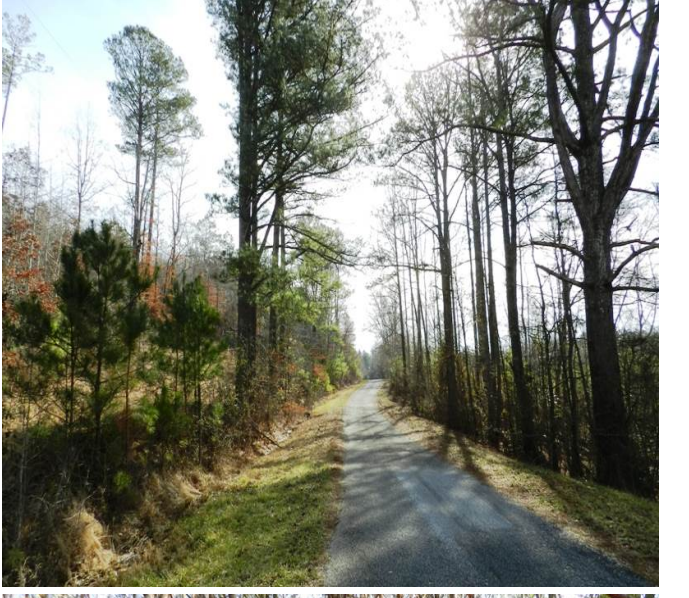
8+/- acres of mature pine
25+/- acres of mixed pine/hardwood
28+/- acres of 6-8 year old pine regeneration

Showing by Appointment Only. For a private showing or additional information, please contact Nathan McCollum at 256-345-0074 or email at nmccollum@mossyoakproperties.com. We look forward to speaking with you.

mixed use recreational, timberland, Marion County, whitetail deer, creek, road frontage

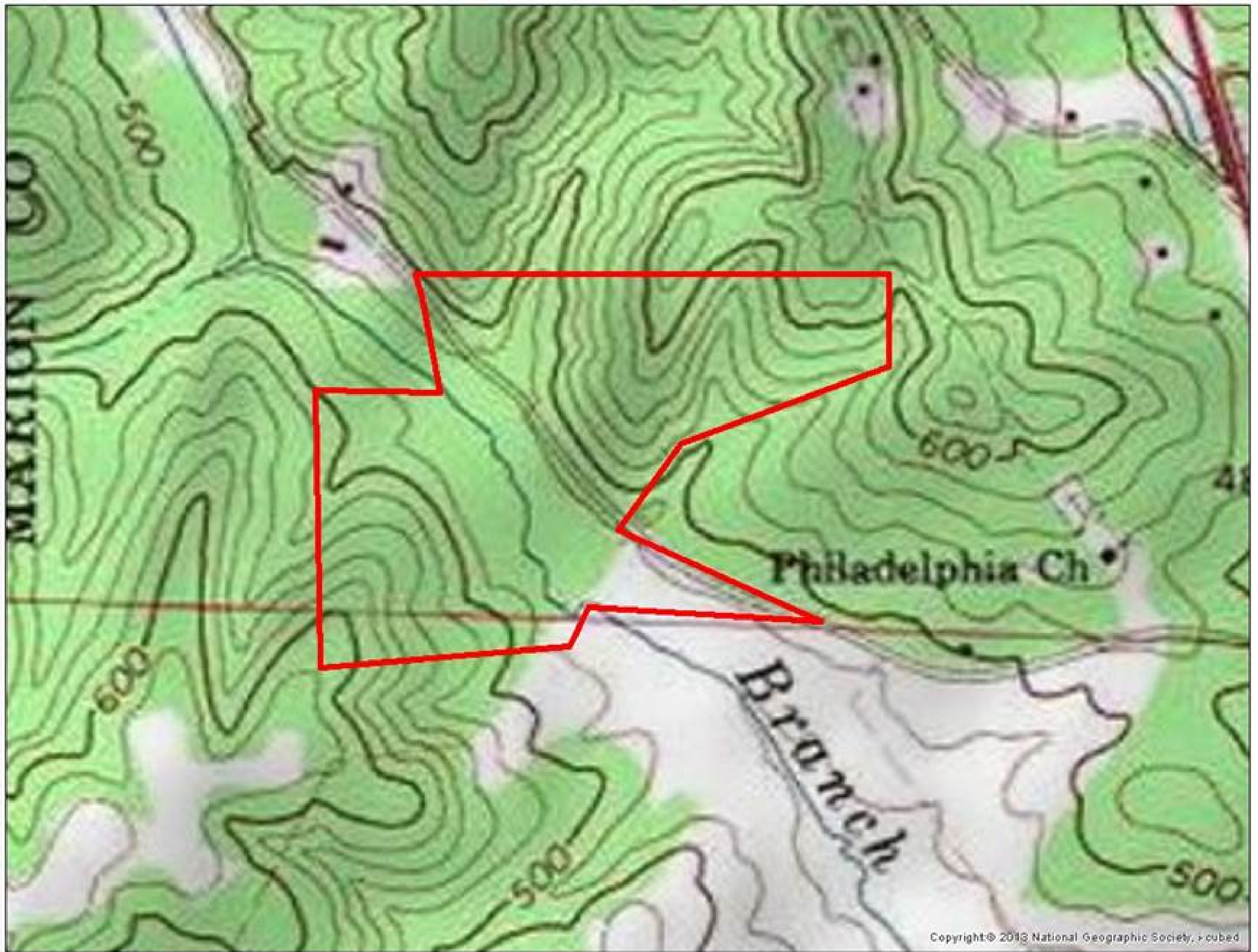
61.80 Acres
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GPS 34.0084 X -87.9441

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