



Property Details:

Price : \$524,900
County : Marion
Acreage : 180.00
Address : 700 County Road 330
MOPLS ID : 21743

Experience the secluded setting of this incredible tract located in Hamilton, Alabama. Imagine sitting on the porch of your 1,584 SF cabin overlooking a 6 acre lake with beautiful timber and abundant wildlife!

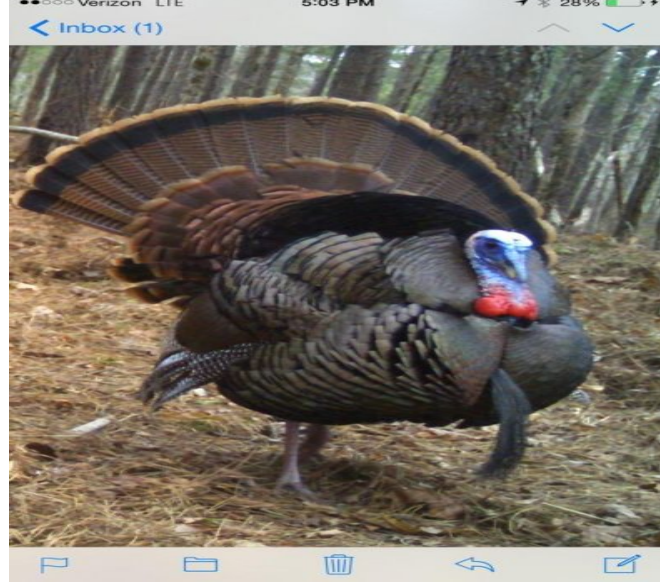
The cabin consists of 3 bedrooms, 2 baths and comes equipped with all appliances, the majority of the furniture, and a security system. There is also a tractor shed/workshop on the property. The owner also has a tractor and various implements that they are also willing to sell separately, making this a turnkey operation ready for the new owner.

Situated nicely between State Highway 187 and County Road 29 with good access available on both sides of County Road 330. The diverse attributes this property has to offer makes this an excellent hunting tract for deer, turkey, and other small game. With rolling topography, an internal road system, six green fields and plenty of opportunities to add additional green fields, this is an excellent recreational tract. Glenn creek flows through the property which is surrounded by a stream management zone full of hardwoods. From hunting to fishing, to bird watching, or just normal country living, your front porch is waiting!

Tract makeup: 6 +/- acre lake; 4 +/- acres of green fields; 30 +/- acres recently cut and replanted with shortleaf pine; 7 +/- acres of approximately 10 year old pine; 12 +/- acres of 15-17 year old pine; 16 +/- acres of 20+ year old pine; 16 +/- acres of young hardwood timber; and 89 +/- acres of mature hardwood timber.

Hamilton is located in the beautiful hills of Northwest Alabama, 100 miles northwest of Birmingham, Alabama and 50 miles east of Tupelo, Mississippi. Within the city limits, there are four exit ramps to Interstate 22, the super-highway connecting Memphis, Tennessee and Birmingham, Alabama.

Call/Text Jim Greene today at 256-227-4869.



180.00 Acres
Marion County
GPS 34.241079 X -87.949684

Mossy Oak Properties Southeast Land & Wildlife
www.selandandwildlife.com



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