



Property Details:

Price : \$390,000

County : Marion

Acreage : 336.75

Address : County Road 75

MOPLS ID : 19913

Boasting several small creeks and branches, Tract 7890 is located on both sides of County Road 75 in Marion County, Alabama, and sits just outside of Hamilton. The 2-year-old Loblolly Pine stand has been professionally planted and site prepped sprayed and is growing nicely to provide future income. These young pines provide great cover for deer, nesting turkeys, and rabbits. A good system of roads and trails make all parts of the property easily accessible via ATVs. There are also several small branches and creeks running through the property. Utilities are available.

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.

Timber Summary

88.28 acres 1 year-old Loblolly Pine

180.18 acres 2-year-old Loblolly Pine

61.81 acres 71 years old Pine/Hardwood

2.45 acres Roads

4.03 acres Utility

Call/Text Jim Greene at 256-227-4869 for additional information.

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Marion County
GPS 34.2242 X -88.0251

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



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