

The Right 5 Acres- Dallas County, Alabama
586 Dallas County Road 953
Orrville, AL 36767

\$195,000
5.560± Acres
Dallas County



The Right 5 Acres- Dallas County, Alabama

Orrville, AL / Dallas County

SUMMARY

Address

586 Dallas County Road 953

City, State Zip

Orrville, AL 36767

County

Dallas County

Type

Hunting Land, Recreational Land, Single Family

Latitude / Longitude

32.201678 / -87.224909

Dwelling Square Feet

1338

Bedrooms / Bathrooms

2 / 1

Acreage

5.560

Price

\$195,000

Property Website

<https://farmandforestbrokers.com/property/the-right-5-acres-dallas-county-alabama-dallas-alabama/96115/>



The Right 5 Acres- Dallas County, Alabama Orrville, AL / Dallas County

PROPERTY DESCRIPTION

The Right 5 Acres is a small tract, with a nice camp in a great location in Dallas County, Alabama. If you are looking for an ideal spot to escape to a small getaway, or to own a hunting camp near land you currently hunt or lease, this is a fantastic spot. Located just north of Merediths Landing on Bogue Chitto Creek just off the Alabama River, this area is teeming with wildlife and opportunities to enjoy the outdoors. Although small acreage, this property attracts a surprising amount of quality deer and turkey because of its proximity to large landowners. The owner has considered making a small dove field on a portion of it. The close proximity to Merediths Landing, means you are within a mile to a public boat launch on Bogue Chitto Creek, with near limitless opportunities to fish for crappie, bass, catfish, and blue gill, and in the winter there are many opportunities to duck hunt the surrounding area.

Camp House- The house is a very comfortable camp house with 1 bedroom and 1 full bathroom downstairs, and a loft bunkroom upstairs. The interior has a very comfortable and rustic feel with wood walls and floors. The large open main floor plan incorporates the kitchen, dining area, and living room all with a high vaulted ceiling. A nice wood-burning fireplace provides a great focal point for the living area. The owner recently installed a split HVAC unit within the past 2 years. The home is selling with many of the furnishings and appliances to be included with the sale. The washer & dryer are located in the bathroom downstairs. The home has covered porch area on all four sides, and about 3/4 of the porches are fenced to give your pets a safe place to roam. Rocking chairs line the front porch, overlooking about a 2 acre food plot. A nice metal pole barn with a concrete floor provides more room to store tractors, equipment, or even an RV. Previously electricity was run to this pole barn, and could be connected again. There is a gated entrance from Dallas County Road 953 leading back to the camp. Black Warrior Electric Cooperative provides electricity, the water is supplied by the West Dallas Water Authority, and the house is served by a recently re-worked septic system. According to Dallas County Tax Assessor Records the home was built in approximately 2002, and is ~1338 square feet.

Legal Description- The property consists of approximately 5.56 acres, and is in 3 separate tax parcels. Property taxes for 2025 were approximately \$1500.

Parcel A: 3 acres +/- located in Township 14N, Range 8E, Section 12, also described as Dallas County Tax Assessor Parcel ID# 3001120000003011

Parcel B: 1 acre +/- located in Township 14N, Range 8E, Section 12, also described as Dallas County Tax Assessor Parcel ID# 3001120000003012

Parcel C: 1.56 acre +/- located in Township 14N, Range 8E, Section 12, also described as Dallas County Tax Assessor Parcel ID# 3001120000003013

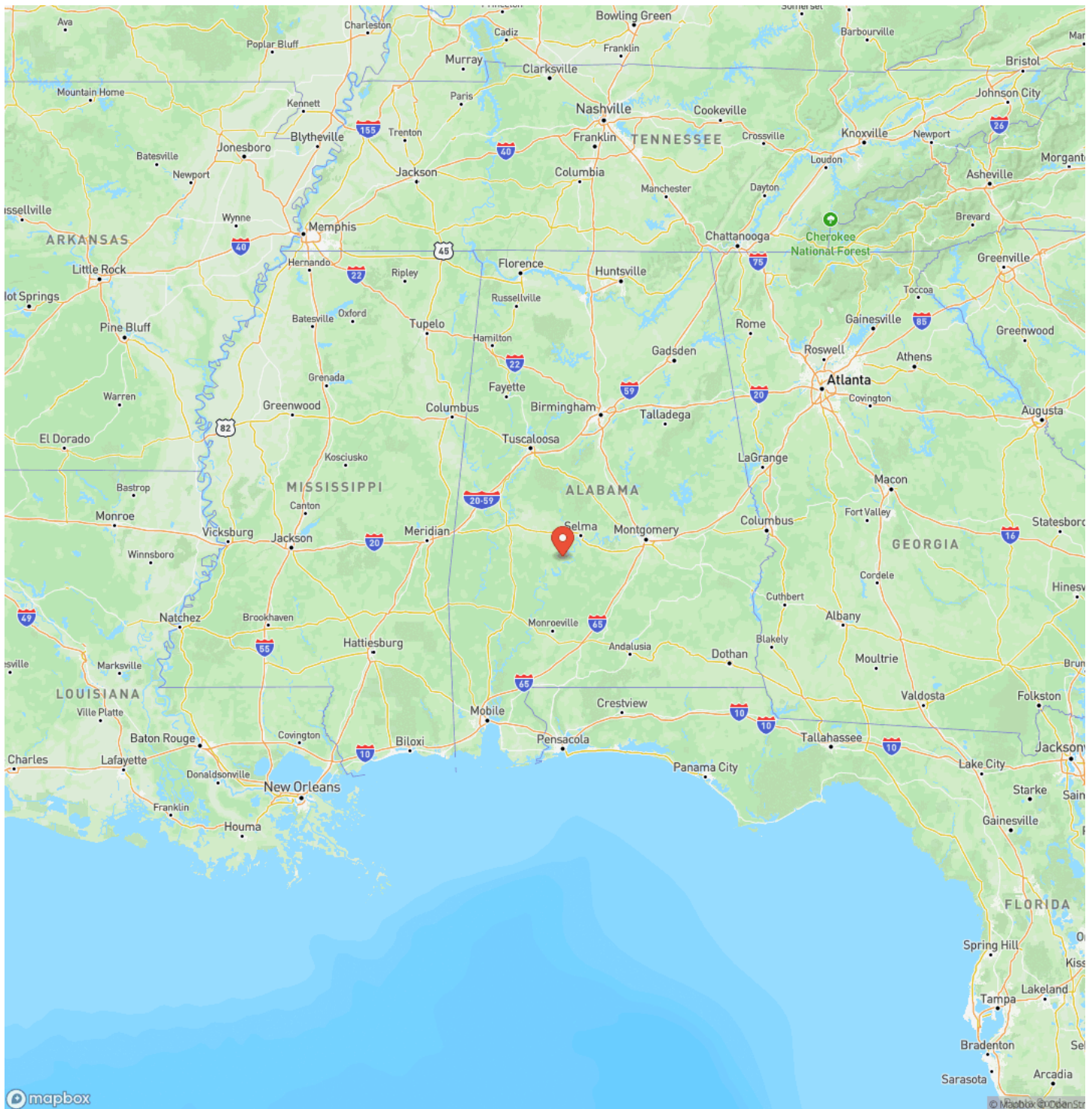
Location- The property is located at 586 Dallas County Road 953 Orrville, AL 36767. It is easily accessible by paved county road. The property is in a very rural location, but is easily accessible from nearby towns. Selma is 23 miles northeast, 16 miles to Safford, 34 miles to Marion, 57 miles to Demopolis, 105 miles to Meridian, MS, 73 miles to Montgomery, 90 miles to Tuscaloosa, 109 miles to Birmingham, 151 miles to Mobile, and 175 miles to Pensacola. Showings are strictly by appointment only please, so contact Jonathan Goode today to schedule your visit to The Right 5 Acres.



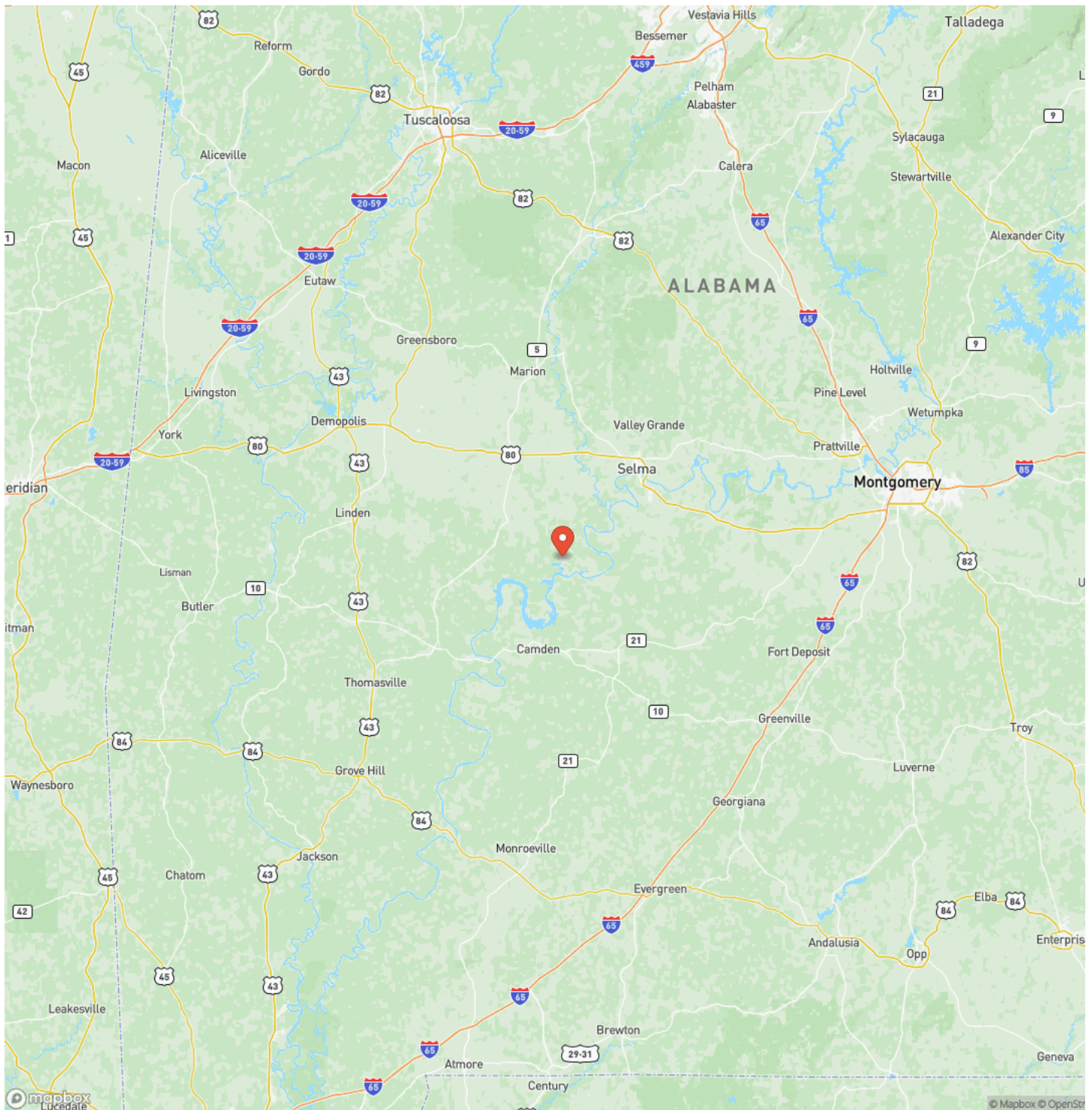
The Right 5 Acres- Dallas County, Alabama
Orrville, AL / Dallas County



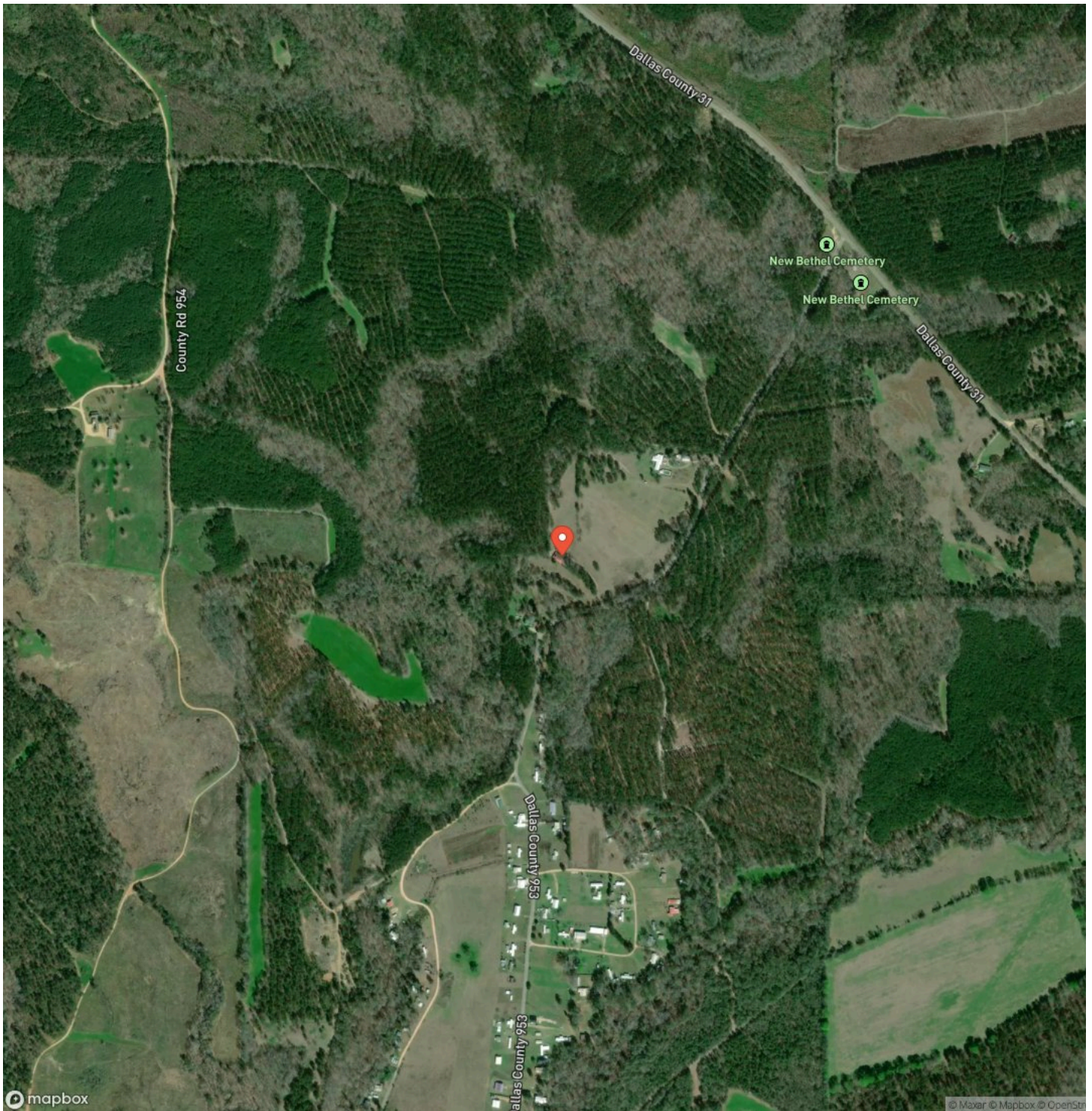
Locator Map



Locator Map



Satellite Map



The Right 5 Acres- Dallas County, Alabama
Orrville, AL / Dallas County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jonathan Goode

Mobile

(334) 247-2005

Office

(205) 340-3946

Email

jonathan@farmandforestbrokers.com

Address

155 Birmingham Road

City / State / Zip

NOTES

[illegible]

NOTES

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent is licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are derived from sources believed to be accurate, but are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing boundary lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the boundary lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the property lines. Seller is selling the property in an "as is" condition. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Farm & Forest Brokers
155 Birmingham Road
Centreville, AL 35042
(205) 340-3946
farmandforestbrokers.com/

