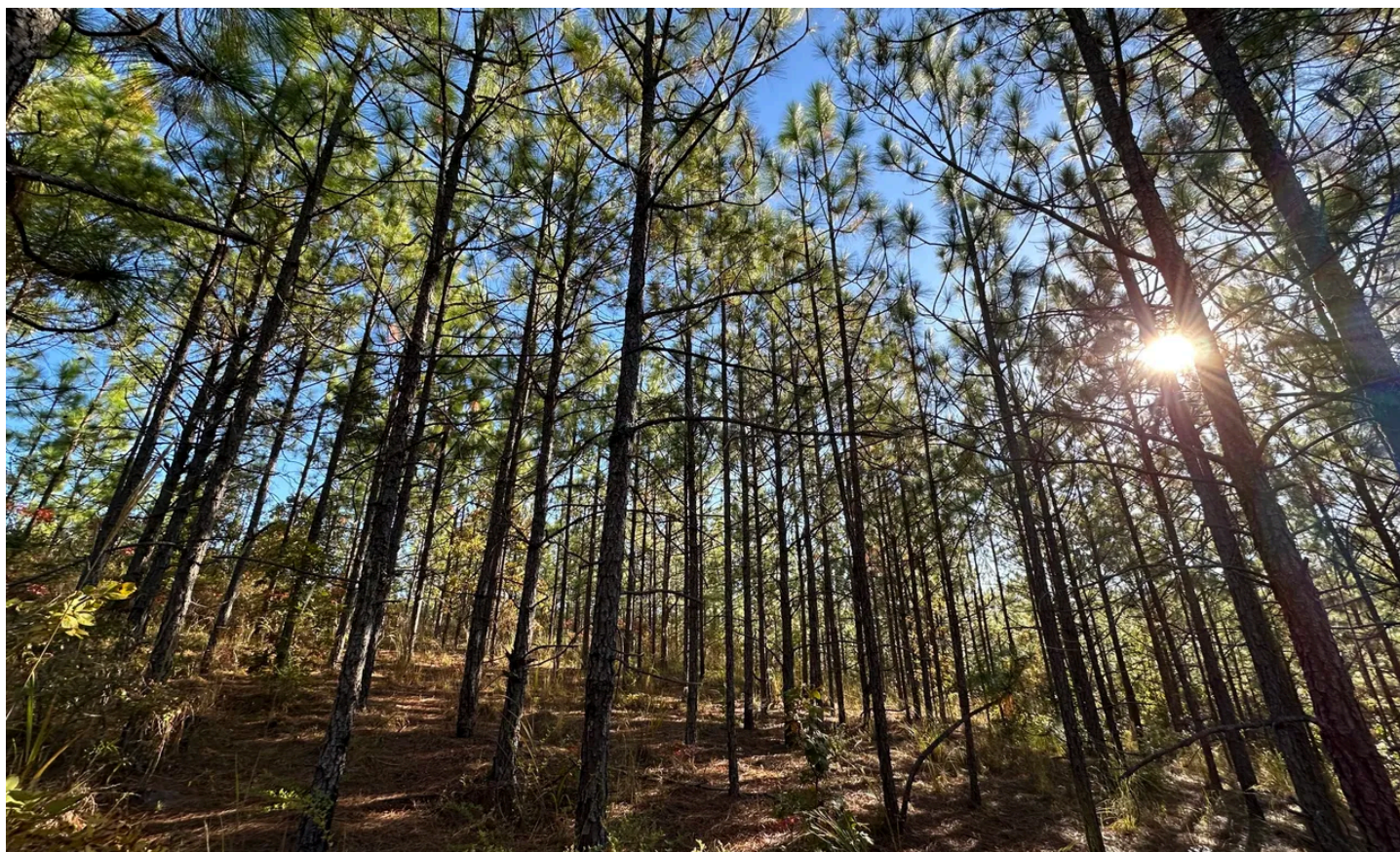


Big Roy's Place- 240 acres +/- in Perry County, AL
Perry County Road 51
Marion, AL 36756

\$450,000
240± Acres
Perry County



**Big Roy's Place- 240 acres +/- in Perry County, AL
Marion, AL / Perry County**

SUMMARY

Address

Perry County Road 51

City, State Zip

Marion, AL 36756

County

Perry County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

32.778468 / -87.143648

Taxes (Annually)

\$786

Acreage

240

Price

\$450,000

Property Website

<https://farmandforestbrokers.com/property/big-roy-s-place-240-acres-in-perry-county-al/perry/alabama/66695/>



Big Roy's Place- 240 acres +/- in Perry County, AL Marion, AL / Perry County

PROPERTY DESCRIPTION

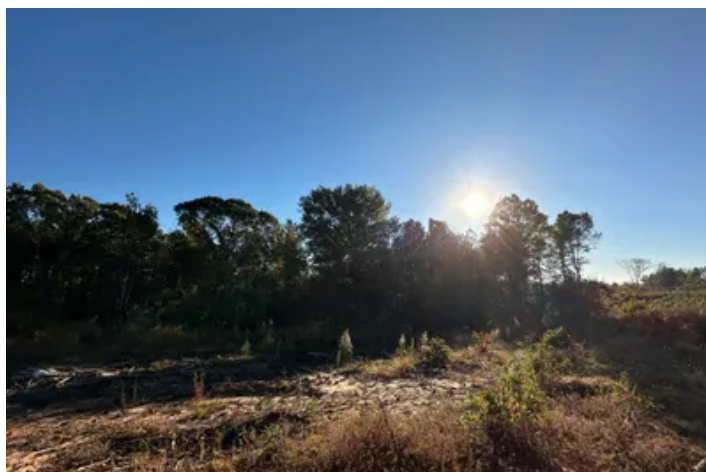
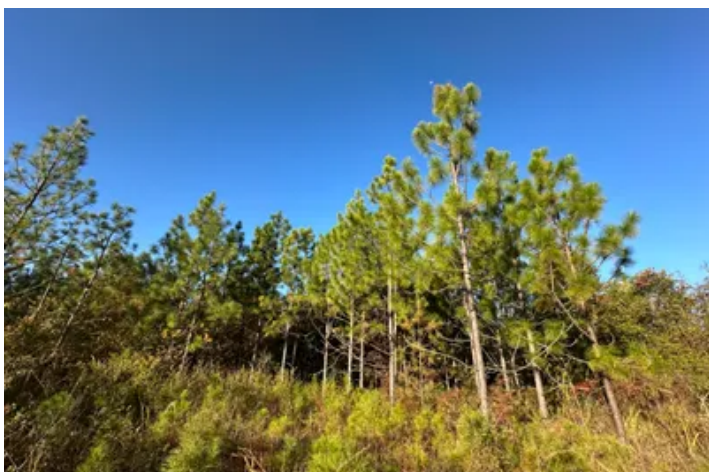
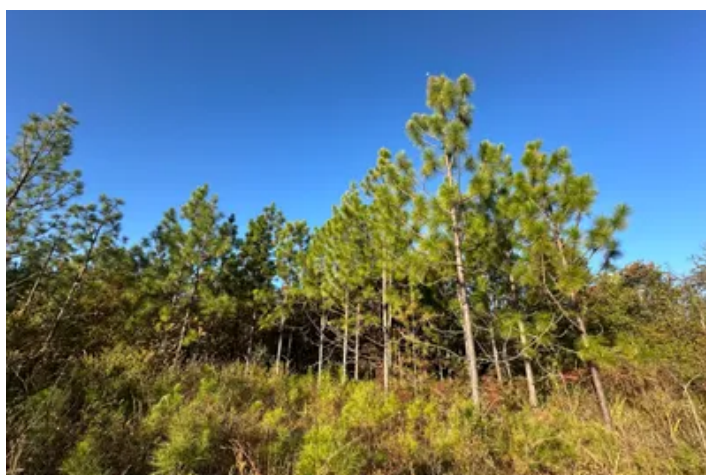
240 acres +/- of land for sale adjoining the Talladega National Forest in Perry County, Alabama. This property is a good mixture of timberland and recreational property. A great network of internal roads and trails leads throughout the property. The land has gated access along Perry County Road 51 / Sherman Huey Road, which is a dirt road. No utilities are nearby, but you could power a camp with a generator or with solar power if desired. Approximately 150 acres of the property was either clear cut or thinned in 2023 and 2024. There are stands of planted long leaf pines, and the timber on the southern 40 acres has not been cut. The land is surrounded by timber company land, and it also adjoins about 600 acres of Talladega National Forest land, giving you access to hunt public land in addition to this property.

Legal Description- The property consists of 240 acres +/- in 3 tax parcels, located in Township 21N, Range 9E, Sections 23 and 26. The Perry County tax assessor parcel ID#'s are 05-06-23-0-000-003.0000, 05-07-26-0-000-001.0000, and 05-07-26-0-000-002.0000. Property taxes for 2023 were approximately \$786.

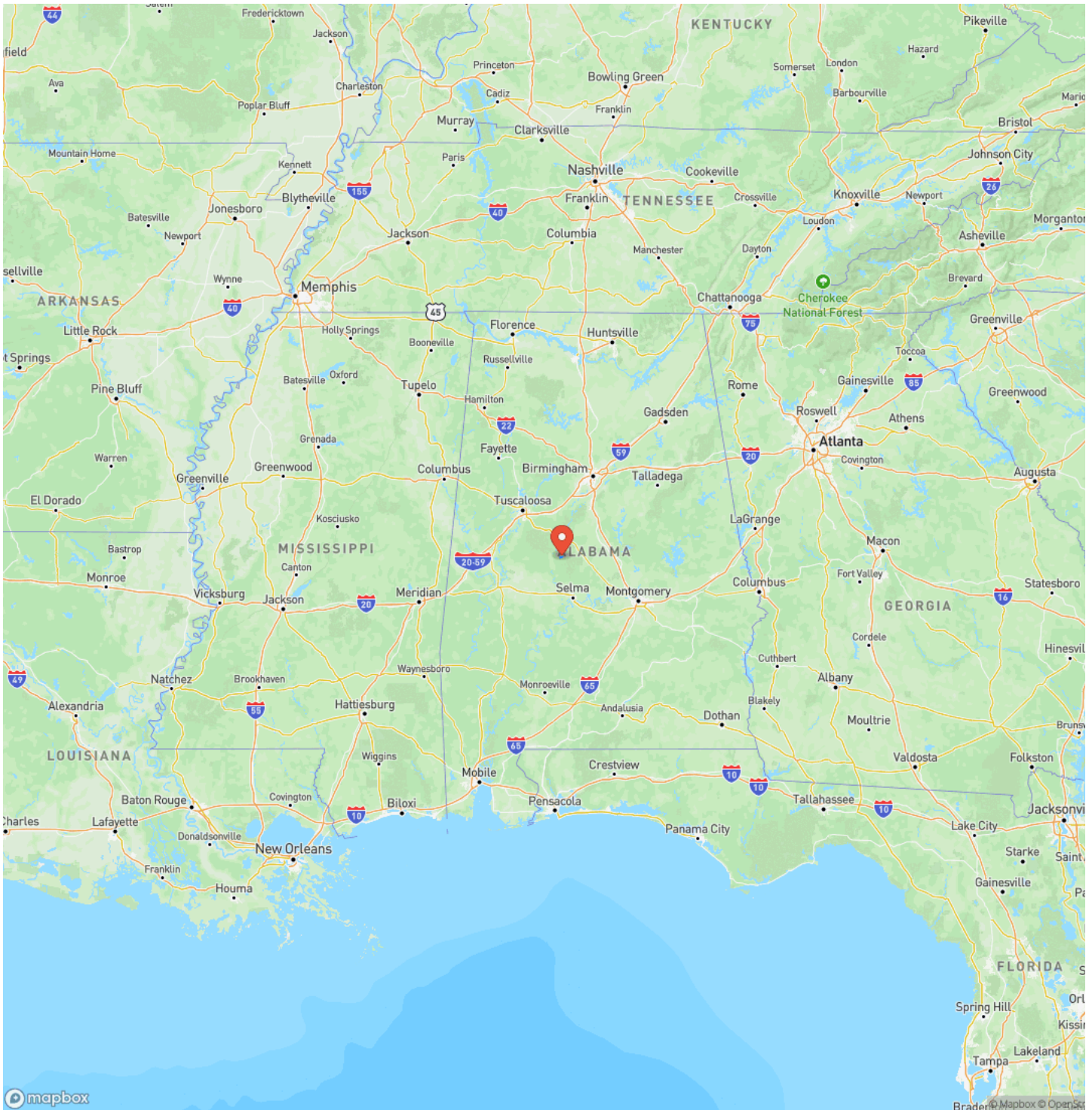
Location- The property is located on Perry County Road 51 (from the west) and Sherman Huey Road (from the east). This property is located 15 miles south of Centreville, 20 miles east of Marion, 21 miles west of Maplesville, 36 miles to Clanton, 50 miles to Tuscaloosa, and 67 miles to Birmingham. The property is behind a locked gate, and showings are by appointment only please. Contact Jonathan Goode at [334-247-2005](tel:334-247-2005) to schedule your showing today.



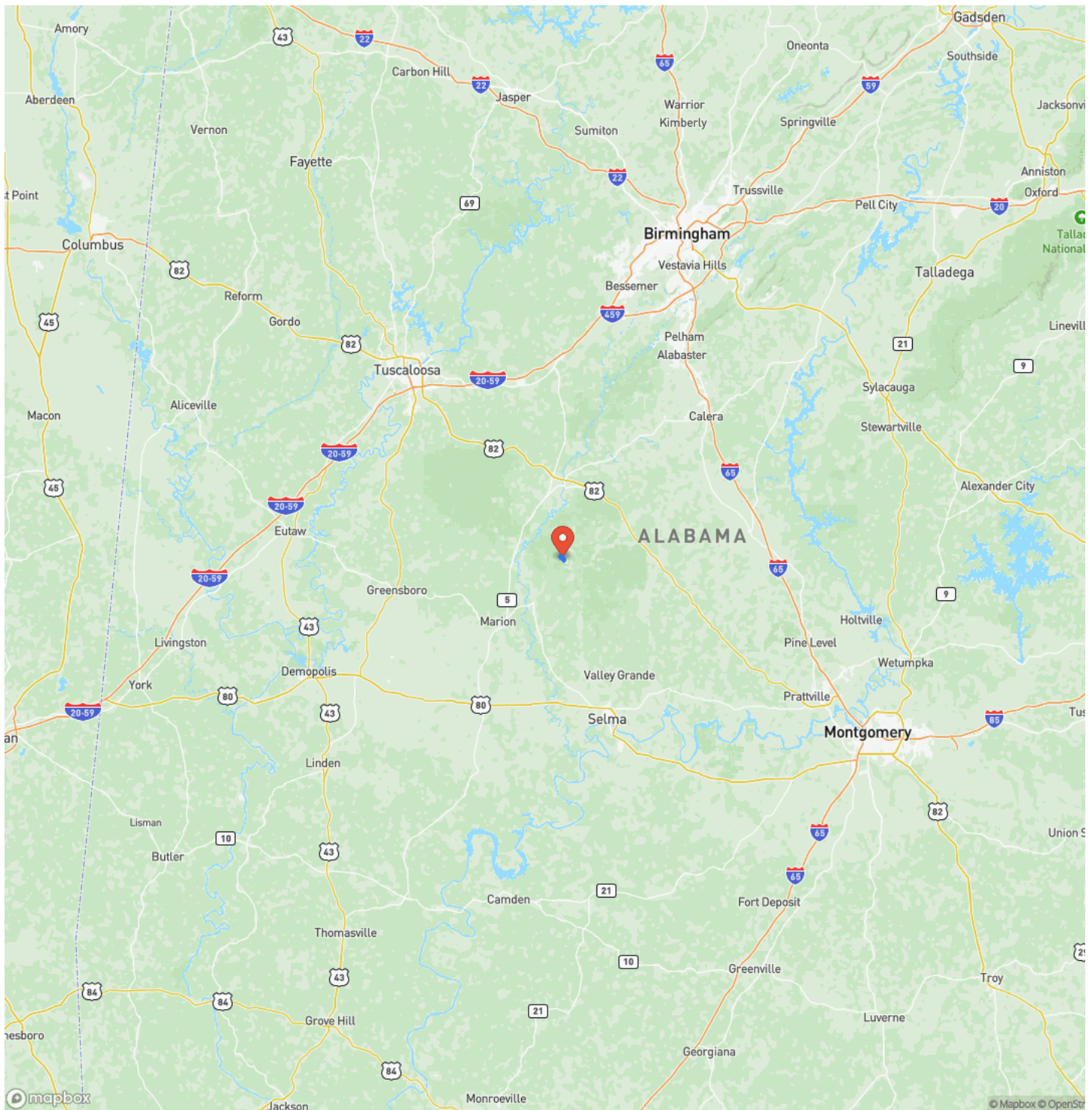
**Big Roy's Place- 240 acres +/- in Perry County, AL
Marion, AL / Perry County**



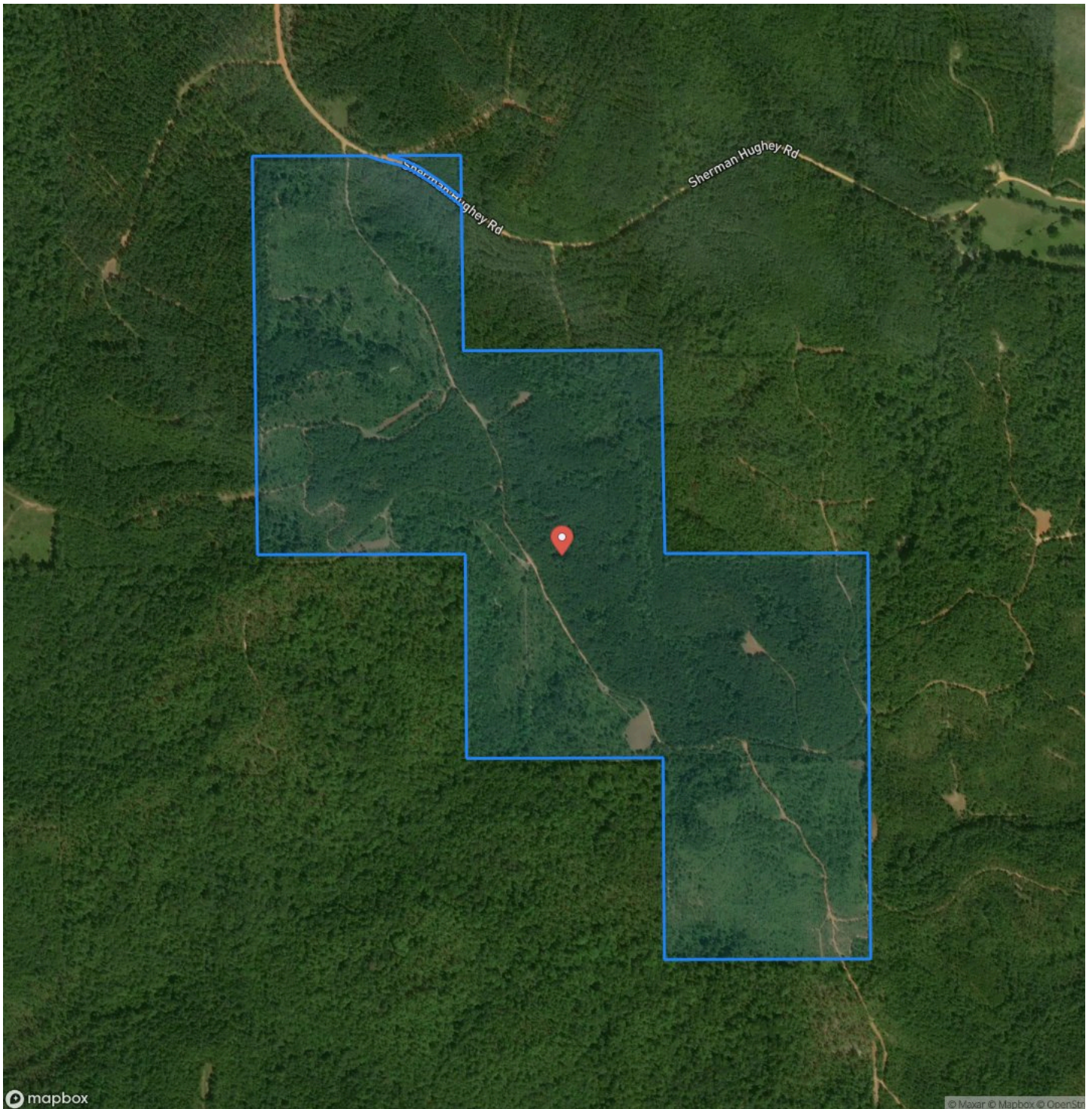
Locator Map



Locator Map



Satellite Map



**Big Roy's Place- 240 acres +/- in Perry County, AL
Marion, AL / Perry 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

Centreville, AL 35042

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/

