

165 +/- Recreational/Equestrian Estate
Wire Road
Cottondale, AL 35453

\$1,100,000
165± Acres
Tuscaloosa County



**165 +/- Recreational/Equestrian Estate
Cottondale, AL / Tuscaloosa County**

SUMMARY

Address

Wire Road

City, State Zip

Cottondale, AL 35453

County

Tuscaloosa County

Type

Recreational Land, Undeveloped Land, Horse Property

Latitude / Longitude

33.164829 / -87.404706

Acreage

165

Price

\$1,100,000

Property Website

<https://farmandforestbrokers.com/property/165-recreational-equestrian-estate-tuscaloosa-alabama/75192/>



165 +/- Recreational/Equestrian Estate Cottondale, AL / Tuscaloosa County

PROPERTY DESCRIPTION

165 +/- Recreational/Equestrian Estate.

The Rutledge Farm is 165 +/- acre farm that has multiple features for the outdoor enthusiast. The property is located on Wire Road in East Tuscaloosa County and is very convenient to the amenities of Tuscaloosa and Birmingham. The property features paved road frontage, a lake, a pond, pastures, multiple barns, fencing and cross fencing, some flat topography and some rolling topography, beautiful hardwoods, wildlife foodplots, riding trails, a mobile home and mobile home lots as a source of rental income.

Key Features:

-Size: 165 +/- acres

-Water Features: lake, pond, streams

-Agricultural Amenities:

- Pastures
- Mutiple Barns
- Fenced and Cross Fenced

-Terrain: Rolling Topography with Beautiful hardwoods

-Recreational Features:

- Wildlife Foodplots
- Riding trails

-Residential Structures: Mobile Home

-Income Potential: Rental income from mobile home lots or pasture rental.

-Development Potential: Location to Tuscaloosa and Birmingham along with a strong industrial presence in East Tuscaloosa could make this property a strong candidate for development.

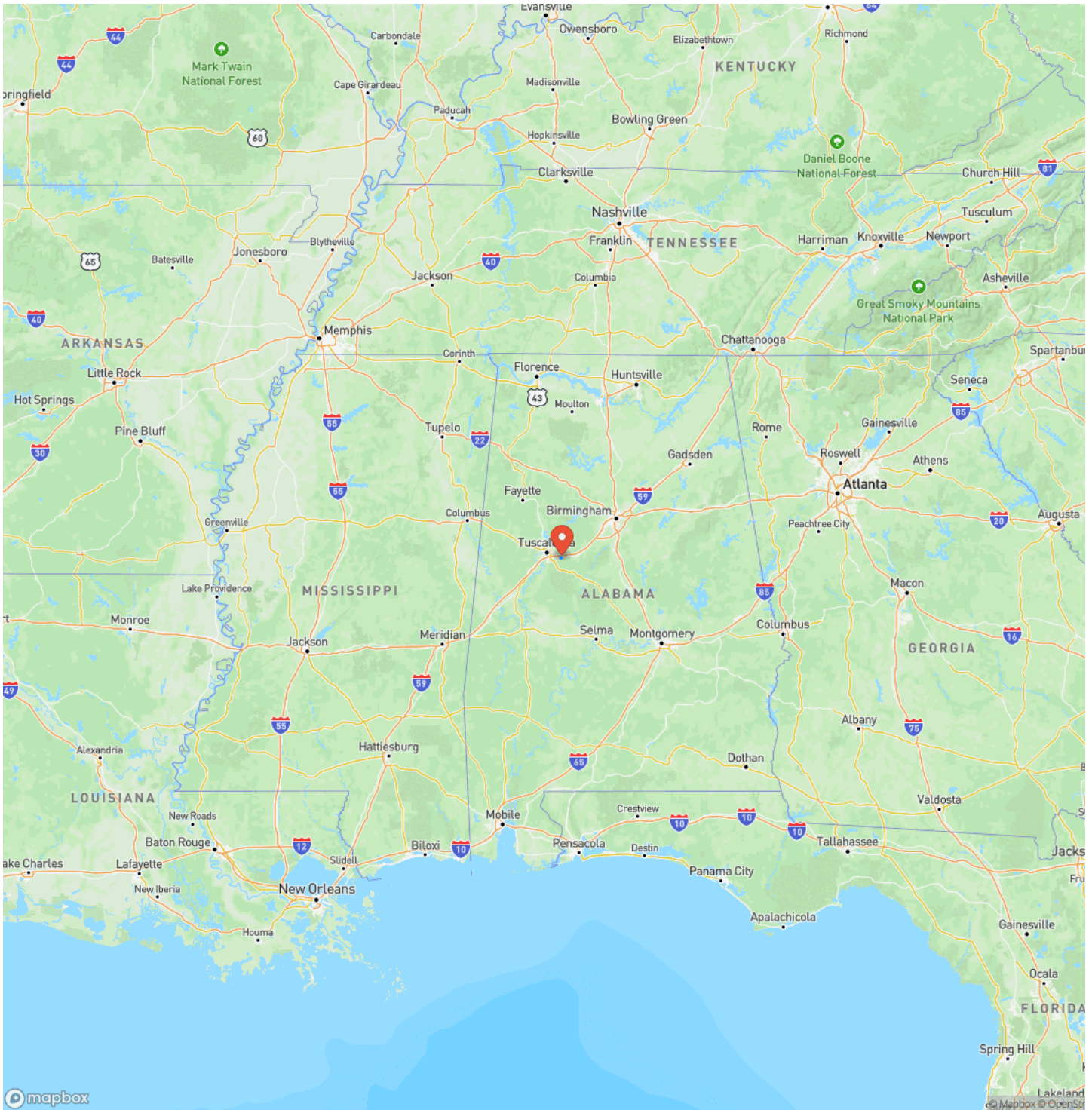
For more information or to schedule a showing on the Rutledge Farm please call Shaun Lee at [\(205\) 361-5002](tel:2053615002) or email shaun@farmandforestbrokers.com

All showings are by appointment only.

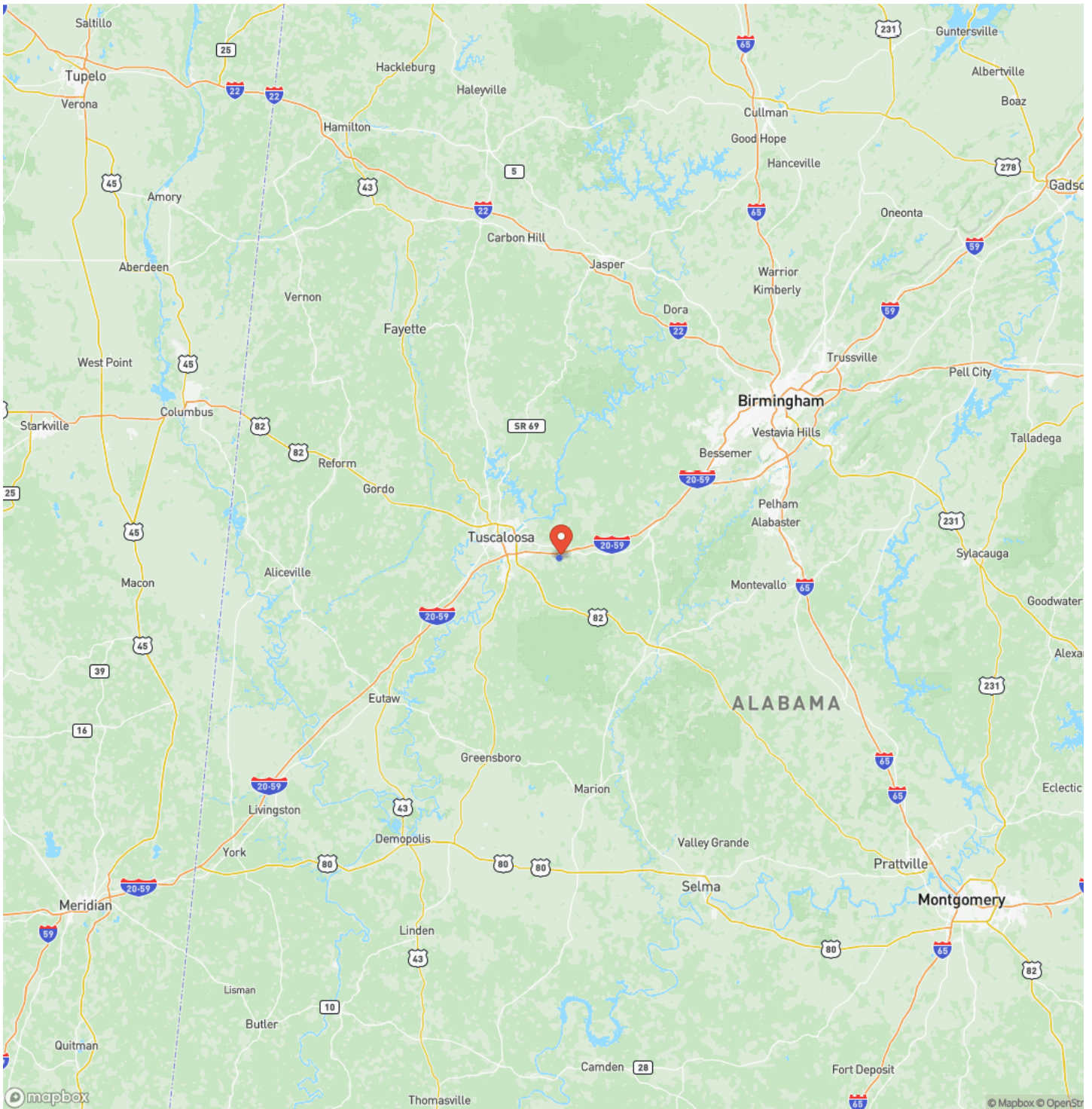
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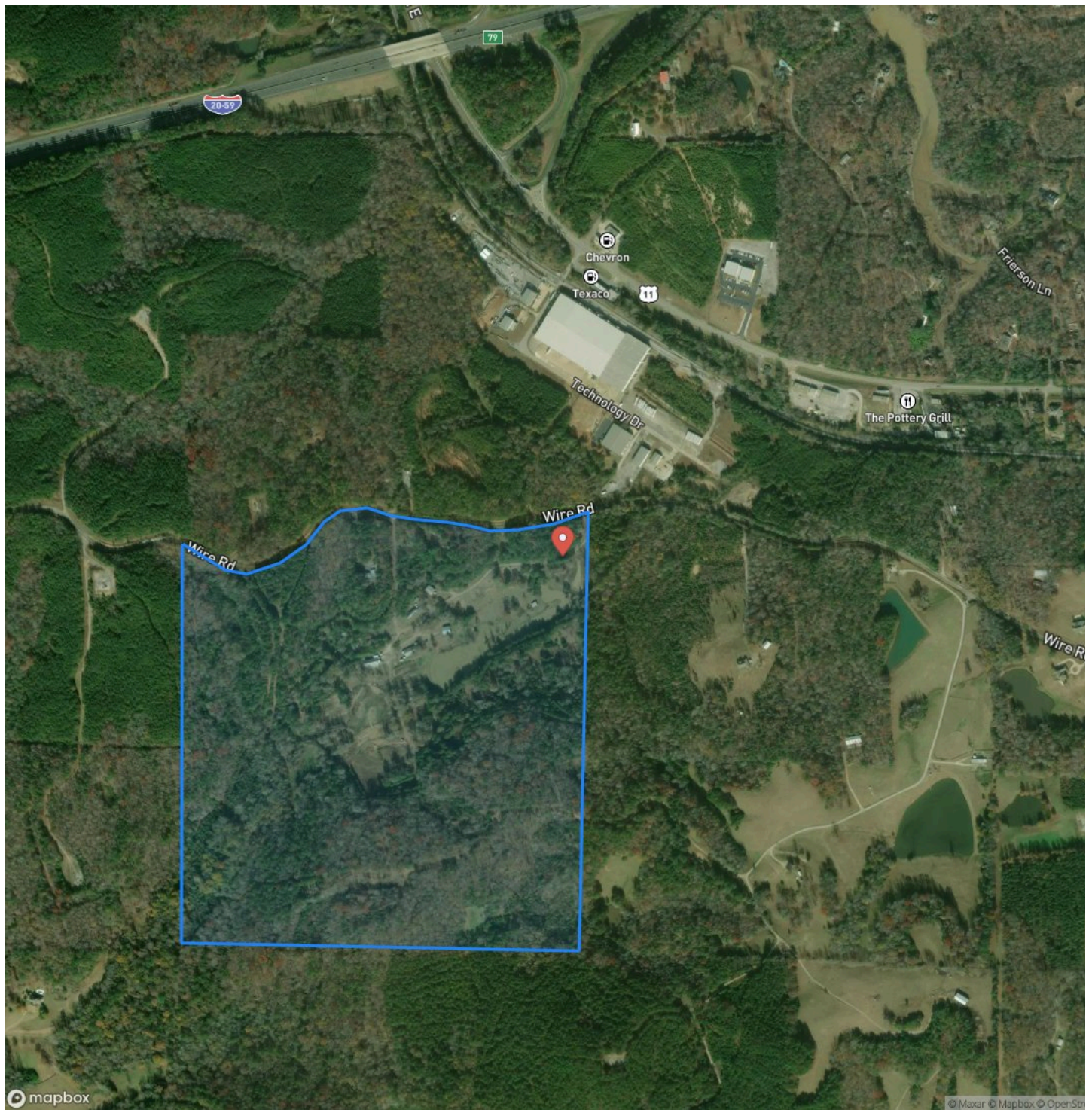
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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 fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence 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.

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