

White Branch Tract- 40 acres in Perry County, AL
AL Highway 183
Sprott, AL 36756

\$80,000
40± Acres
Perry County



**White Branch Tract- 40 acres in Perry County, AL
Sprott, AL / Perry County**

SUMMARY

Address

AL Highway 183

City, State Zip

Sprott, AL 36756

County

Perry County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

32.744732 / -87.144136

Acreage

40

Price

\$80,000

Property Website

<https://farmandforestbrokers.com/property/white-branch-tract-40-acres-in-perry-county-al-perry-alabama/81223/>



White Branch Tract- 40 acres in Perry County, AL Sprott, AL / Perry County

PROPERTY DESCRIPTION

40 acres +/- of hunting and recreational land for sale near Sprott in Perry County, Alabama. This is an affordable small hunting tract in a good area for deer and turkey hunting. There is NOT currently legal access to the property, however the previous owners or their hunters have not had an issue using the woods road for access. There are multiple land owners that share a woods road into various properties. The timber appears to be mostly 20-30 year old mixed hardwoods and pines. The terrain on the property rolls. White Branch is a small creek that provides water for the wildlife. There are a couple of good spots for hunting on this tract. There is one main woods road that leads from the north, down to the creek on the south end. This trail is suitable for a side by side or 4 wheeler. The property has a lot of game sign throughout. I noticed quite a few small white oaks, which are great for deer and turkey. I even observed mountain laurel growing in spots, which adds some nice beauty in the spring. Due to their not being deeded access to the property, this is not a suitable site for a country home. Utilities are quite a ways away from the property. This tract is most suitable for hunting, recreation, or timber growth. We factored the lack of access into the price, which is why it is priced lower than most any other 40 acres with timber that you will find in the area.

Legal Description- 40 acres +/- located in Township 20N, Range 9E, Section 2, also described as Perry County Tax Assessor Parcel ID# 08-01-02-0-000-005.0000. Property taxes for 2024 were approximately \$121.

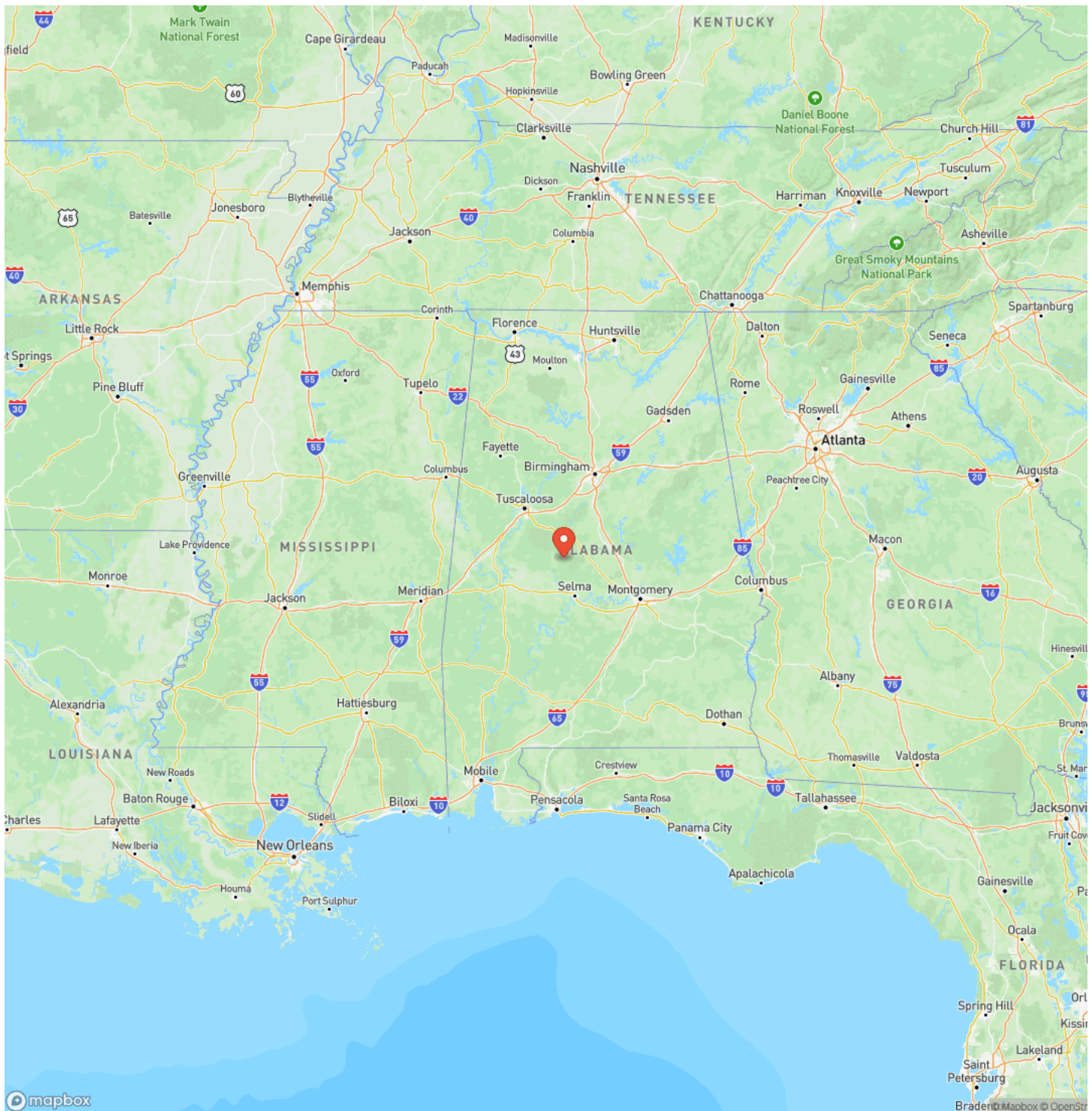
Location- The property is accessed via a woods road off Alabama Highway 183. The woods road is not a deeded, legal access, but is the historical access. Marion is 15 miles to the west, Centreville is 17 miles to the north, Selma is 29 miles to the south, Maplesville is 19 miles east, Tuscaloosa is 52 miles, Montevallo is 35 miles, and Birmingham is 69 miles north. Please contact Jonathan Goode for more information or to schedule a showing of this property.



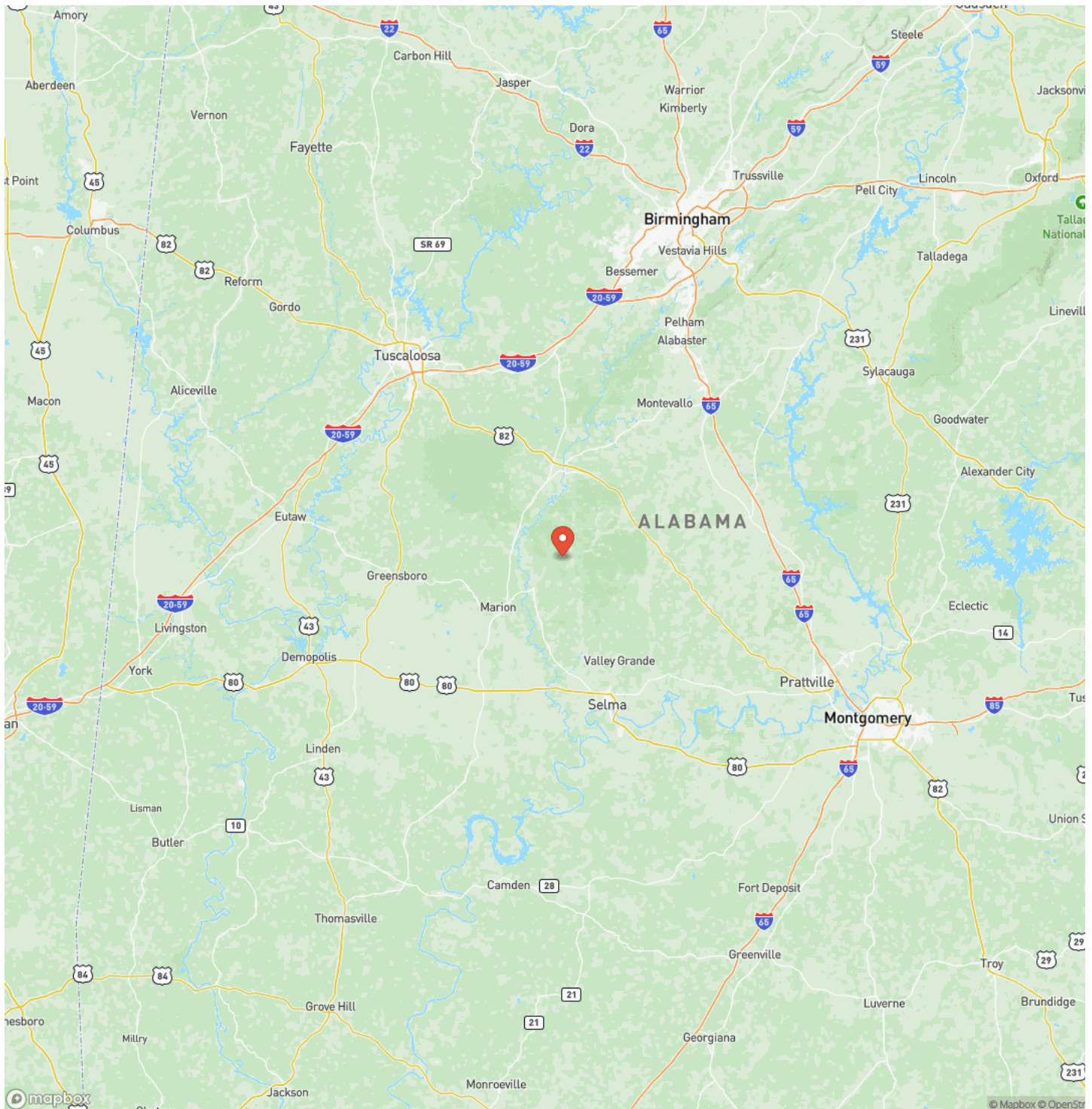
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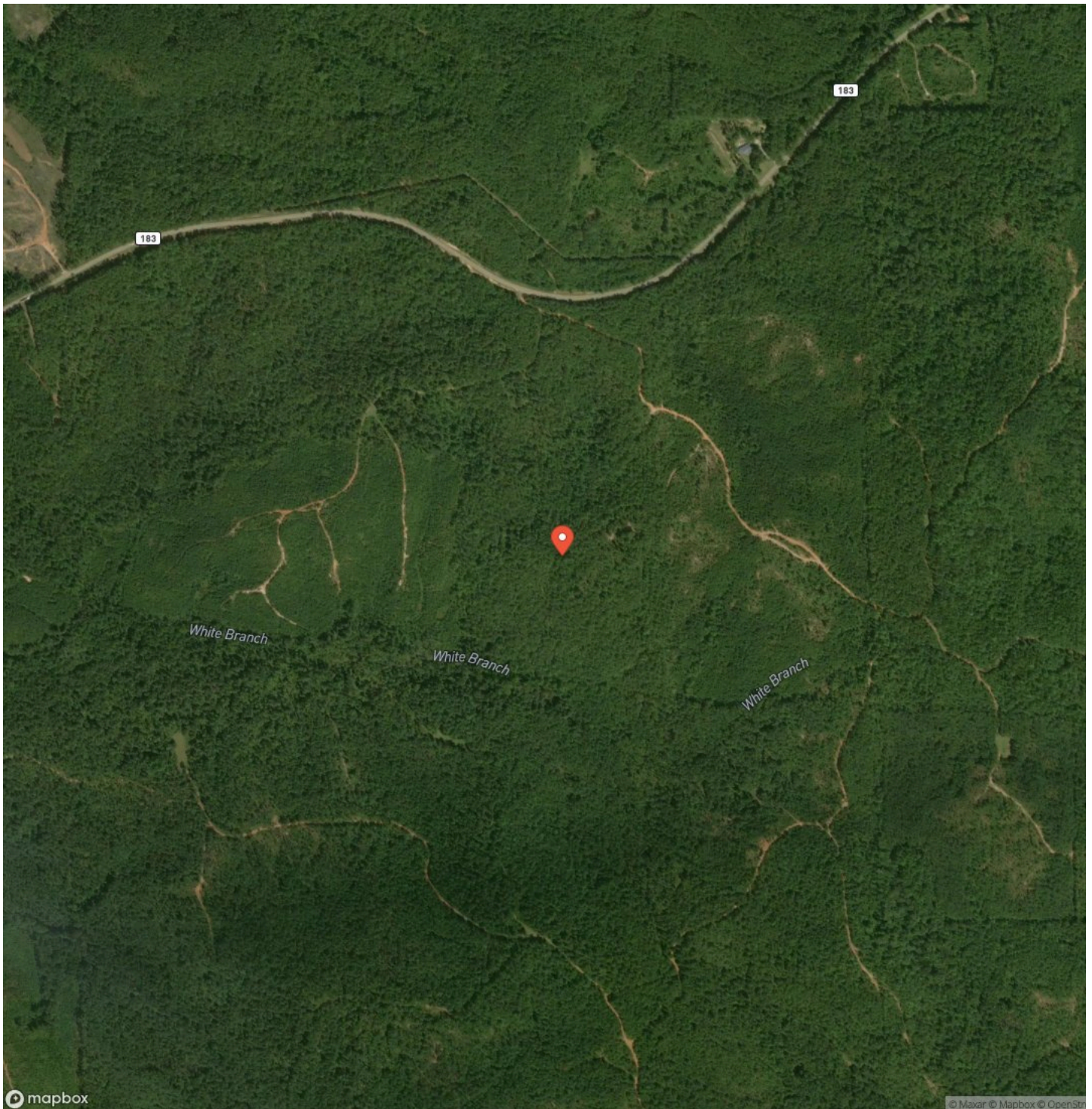
Locator Map



Locator Map



Satellite Map



**White Branch Tract- 40 acres in Perry County, AL
Sprott, AL / Perry County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Jonathan Goode

Mobile

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Office

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Email

jonathan@farmandforestbrokers.com

Address

155 Birmingham Road

City / State / Zip

NOTES

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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.



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