

33 +/- Acres Russell Co. AL
0 Zion Hill Road
Pittsview, AL 36871

\$194,999
33± Acres
Russell County



33 +/- Acres Russell Co. AL
Pittsview, AL / Russell County

SUMMARY

Address

0 Zion Hill Road

City, State Zip

Pittsview, AL 36871

County

Russell County

Type

Farms, Hunting Land, Undeveloped Land

Latitude / Longitude

32.22248 / -85.28437

Acreage

33

Price

\$194,999

Property Website

<https://farmandforestbrokers.com/property/33-acres-russell-co-al-russell-alabama/84802/>



PROPERTY DESCRIPTION

Prime Recreational & Homesite Acreage – 33 +/- Acres with Optional 30 Additional Acres | Incredible Hunting & Development Potential

Welcome to your slice of outdoor paradise! This **33 +/- acre tract** offers a rare blend of natural beauty, recreational opportunity, and homesite potential—all in one remarkable package. For buyers seeking even more land, there is the option to **add an adjoining 30 acres**, creating a total of over 60 acres of diverse, usable land. The tract is off Zion Hill Road, minutes from Hatchechubbee, AL.

Key Features:

- **Homesite & Pasture Potential:** Rolling topography and open areas provide multiple ideal homesite options with room for pasture or hobby farming.
- **Outstanding Hunting Property:** Located in a renowned hunting area, the tract is already **set up for success**—with **strategically placed condo stands** that convey with the sale.
- **Abundant Wildlife:** Enjoy thriving populations of **deer, turkey, and quail**, making this an ideal retreat for avid sportsmen.
- **Hardwood Creek Feature:** A picturesque **open hardwood creek** near the back of the property enhances the beauty and wildlife value of the land.
- **Established Trail System:** Well-maintained trails allow for **easy access throughout the property**, whether you're hiking, riding, or scouting.

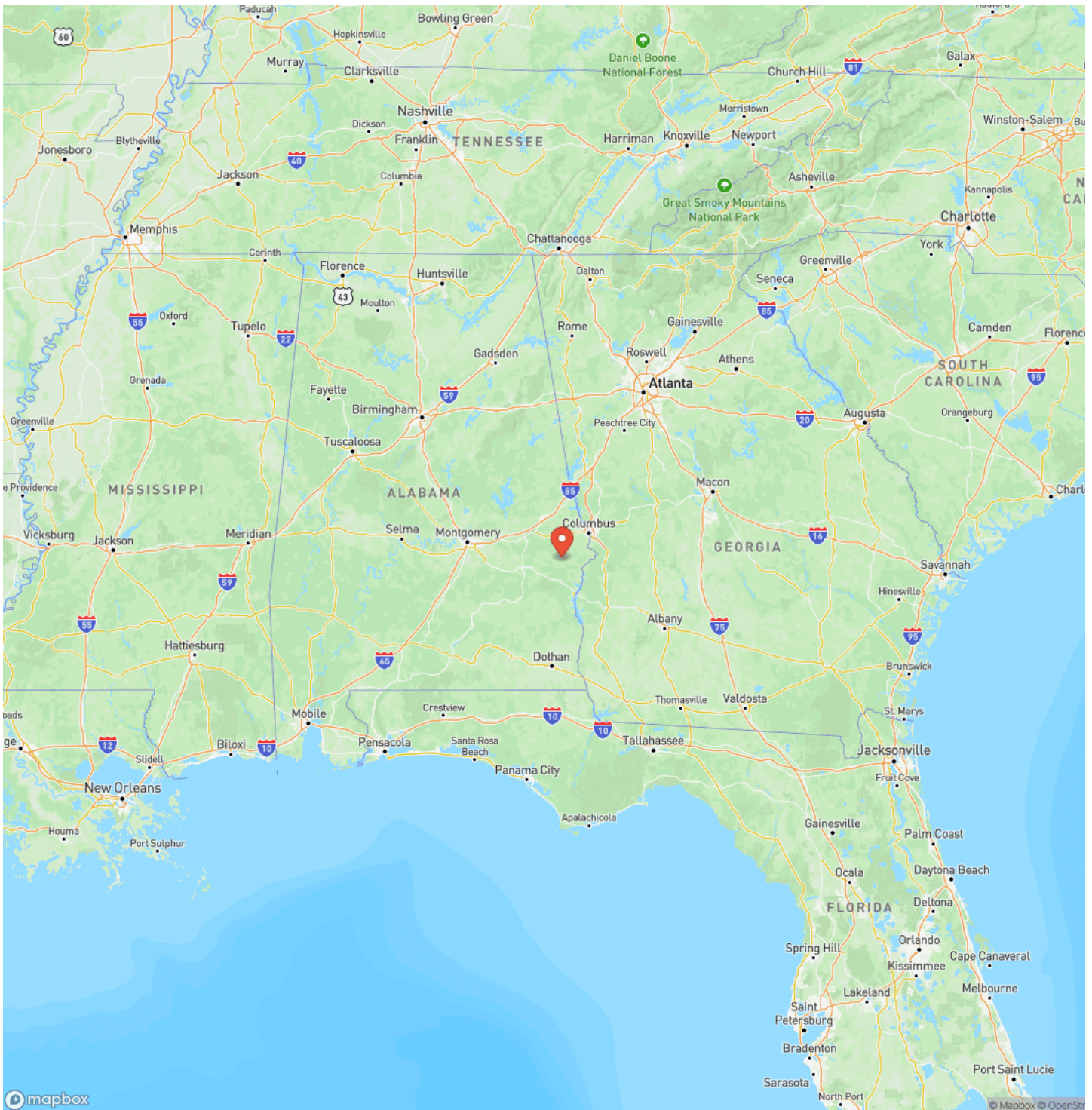
Whether you're looking for a private homesite, a weekend hunting retreat, or a land investment with future potential, this tract has it all. With the additional acreage option, the possibilities are even greater.



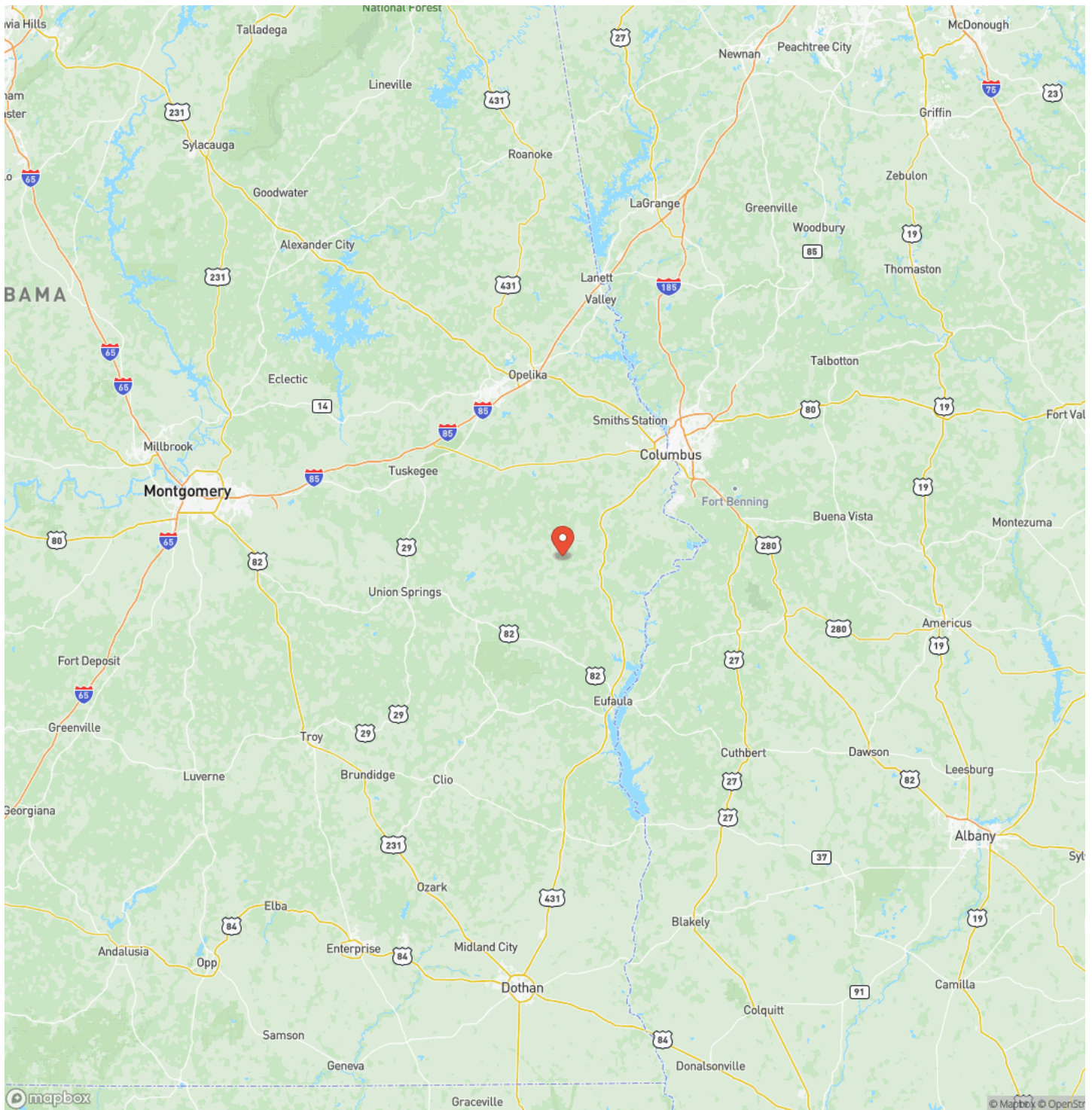
33 +/- Acres Russell Co. AL
Pittsview, AL / Russell County



Locator Map



Locator Map



Satellite Map



33 +/- Acres Russell Co. AL
Pittsview, AL / Russell County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tyler Briggs

Mobile

(706) 593-3639

Email

tyler@farmandforestbrokers.com

Address

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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