

**105 acres Perry County Row Crop Farm**  
Perry County Road 38  
Marion, AL 36756

**\$577,500**  
105± Acres  
Perry County



## 105 acres Perry County Row Crop Farm Marion, AL / Perry County

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### **SUMMARY**

#### **Address**

Perry County Road 38

#### **City, State Zip**

Marion, AL 36756

#### **County**

Perry County

#### **Type**

Farms, Undeveloped Land, Hunting Land

#### **Latitude / Longitude**

32.554208 / -87.320358

#### **Acreage**

105

#### **Price**

\$577,500

#### **Property Website**

<https://farmandforestbrokers.com/property/105-acres-perry-county-row-crop-farm/perry/alabama/96412/>





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### **PROPERTY DESCRIPTION**

**105 acres +/- of farm land for sale south of Marion in Perry County, Alabama.** Irrigated farm ground does not come on the market often in this area. Of the 105 acres, approximately 57 acres is irrigated by center pivot, approximately 21.5 acres is dry ground farming, and the balance is in woods (26.5 acres). The property has paved road frontage on two sides, Perry County Road 38 along the entire north boundary, and Emerson Turner Drive on the east boundary. The farm ground soils consist mainly of Vaiden clay (49%), Subran sandy loam (13.8%), and Eunola sandy loam (12.4%). A soils map is included below for your reference. The property is in close proximity to the Central Alabama's Farmers Co-op in Selma. This would be an excellent addition for an existing farm operation, or would be a good acreage base for a beginning farmer. This could also be an investment farm to hold and lease to someone local to farm. The property would also make a good combination for farming and hunting, with the woods on the west side of the tract.

**Center Pivot-** The center pivot is manufactured by Reinke, and has been serviced by their local representative through the years. The pivot was purchased used from a farmer in Nebraska, and relocated to this farm in approximately 2013. At the time it was installed, new bolts and gaskets were added to the system. The well was drilled by local drillers, Allen and Willis Drilling. The well extends into the upper aquifer in this region. Only water has been run through this system, as there is no injection system for adding fertilizer or chemical. The property has 3-phase power service along the north side of the farm, and along the road on the east side. Electrical service is provided by Black Warrior Electric.

**Legal Description-** The Northeast Quarter of the Northeast Quarter of Section 12, Township 18 North, Range 7 East, Less 5 acres in the form of a square in the southwest corner, and Less a right-of-way 30 feet wide on the south boundary, containing 35.23 acres. The Northwest Quarter of Northwest Quarter of Section 7, Township 18 North, Range 8 East. Less 30 feet square in the southwest corner. Thirty Acres evenly off the west side of the Northwest Quarter of the Northwest Quarter of Section 7, in Township 18 North, Range 8 East, Less a right-of-way 30 feet wide along the eastern boundary. All the above described land containing in the aggregate 105.23 acres, more or less, and being in Perry County, Alabama. From Deed Book 614 Page 345 Property taxes were approximately \$520.

**Location-** This property is located along Perry County Road 38, and is easily accessible to nearby towns. The farm is located 7 miles south of Marion, 13 miles to Marion Junction, 24 miles to Selma, 36 miles to Demopolis, 65 miles to Tuscaloosa, and 83 miles to Birmingham. Showings are by appointment only, so contact Jonathan Goode today to schedule your visit to the property.



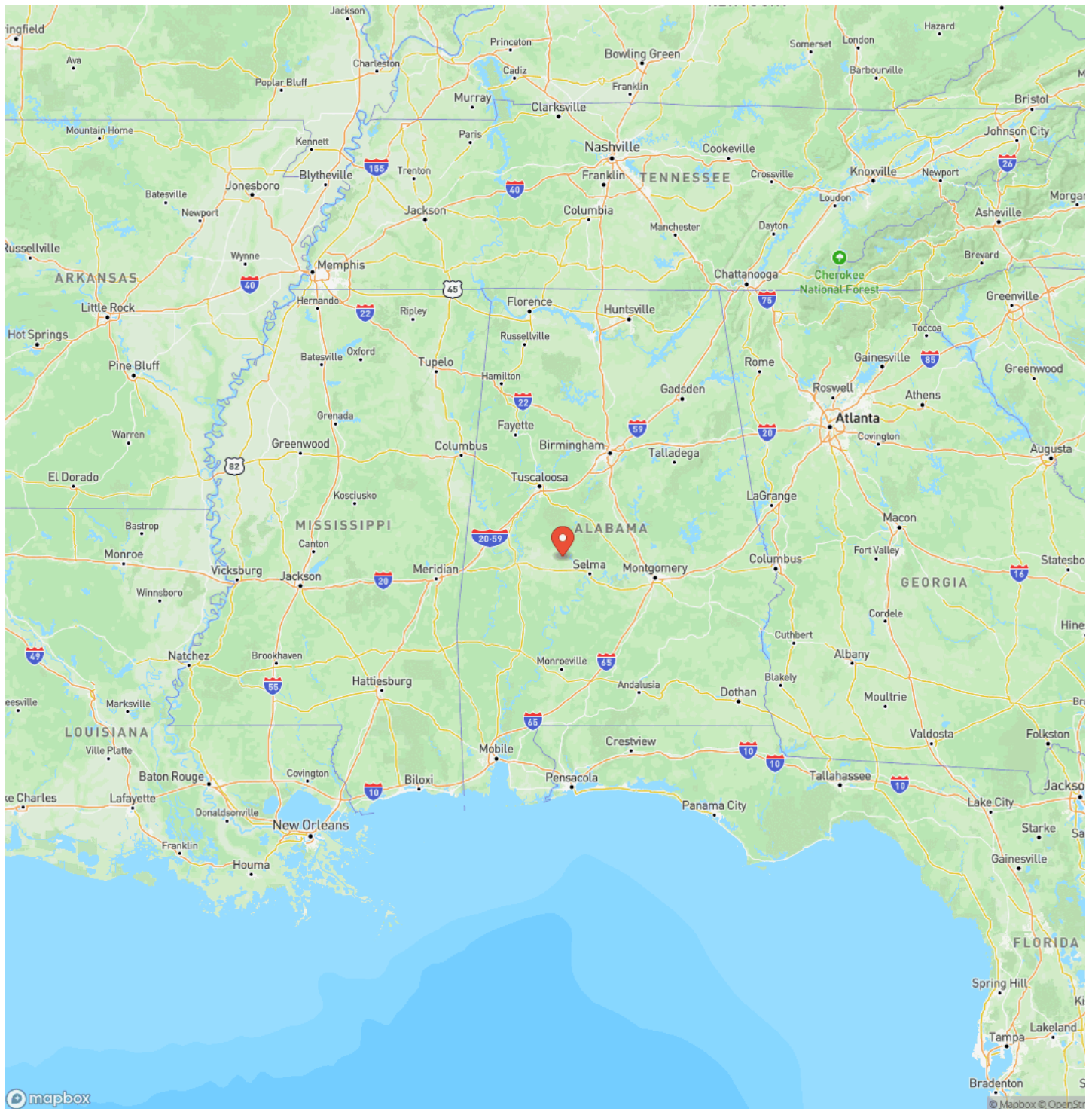
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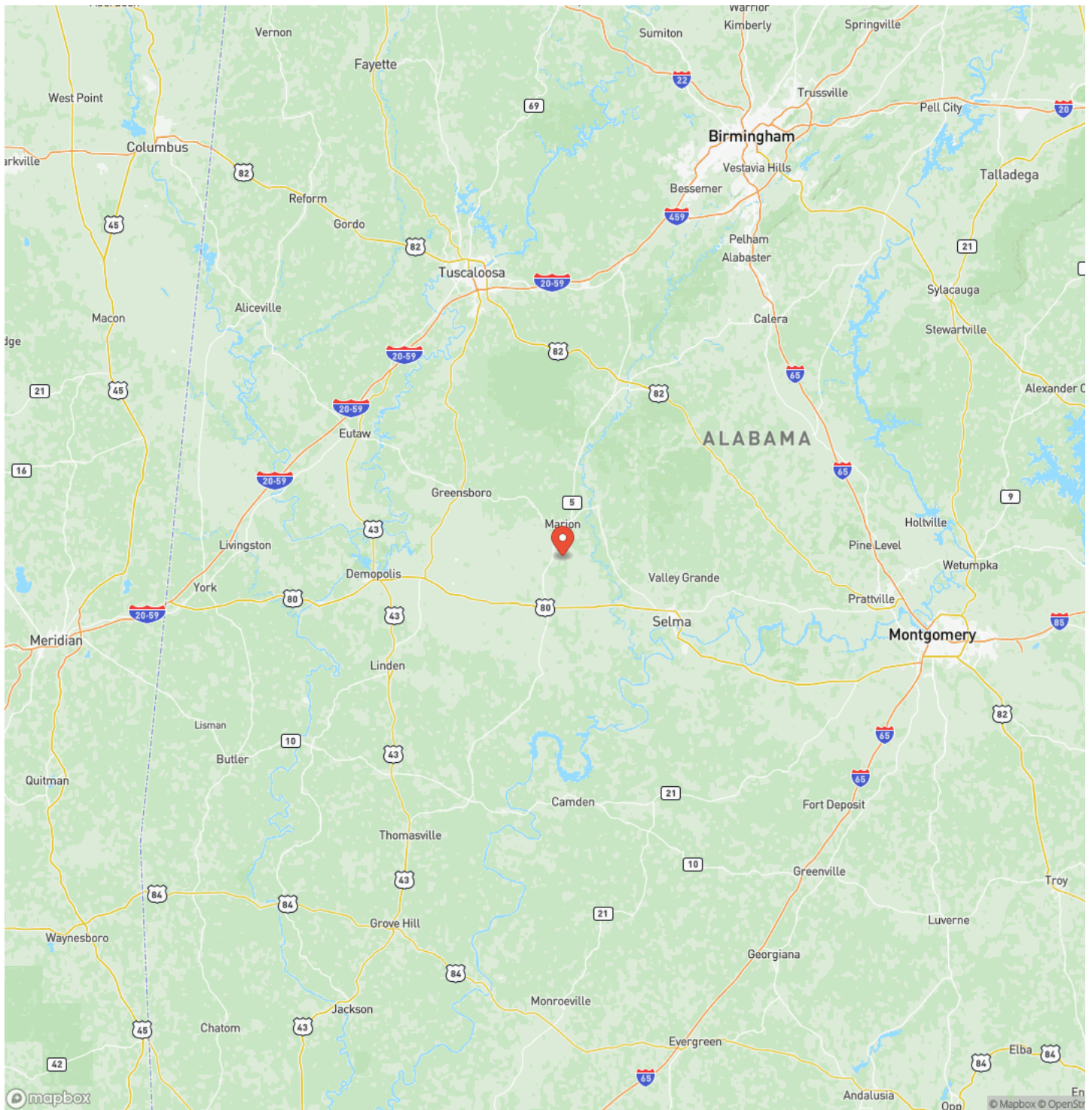




## Locator Map

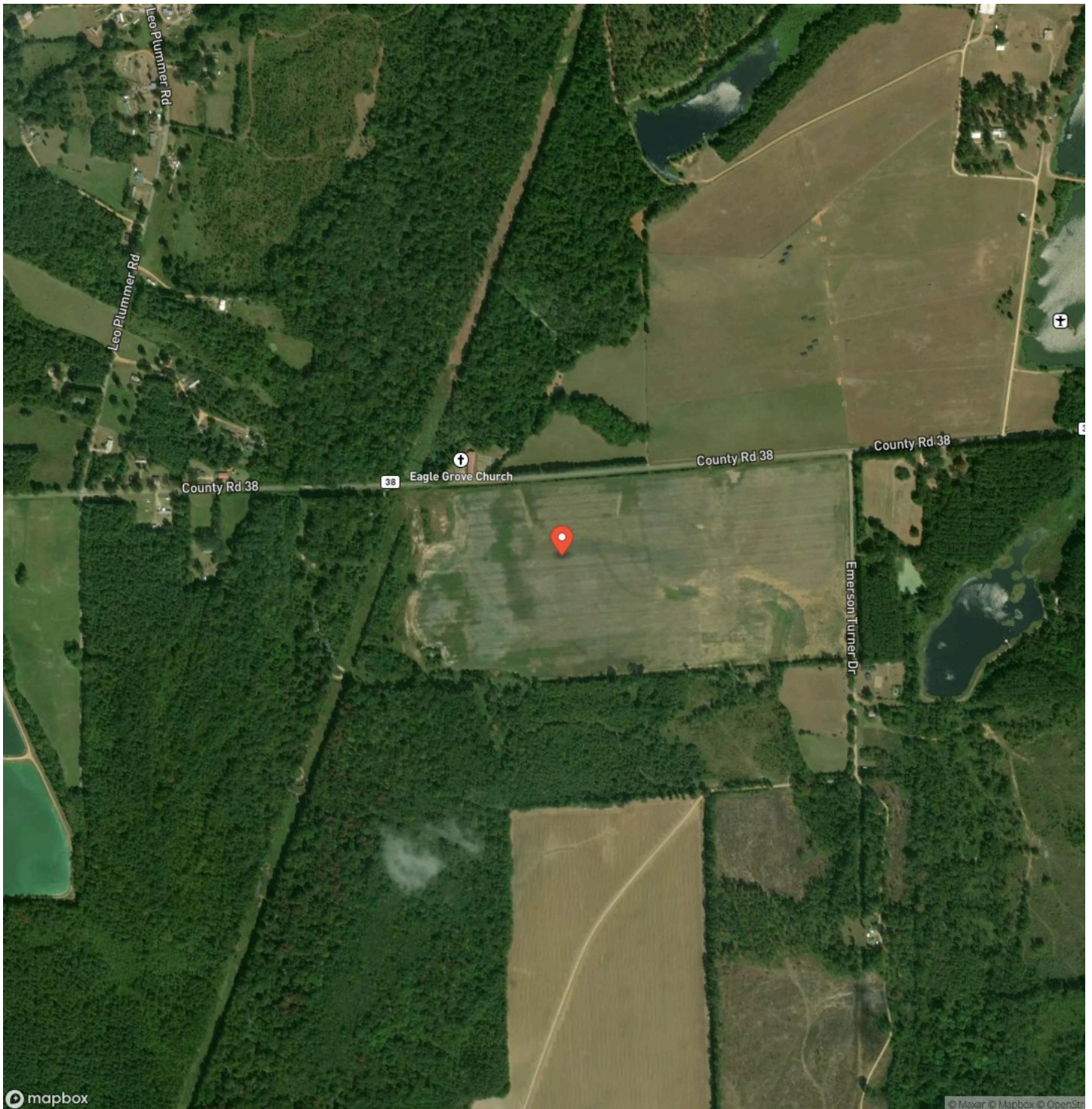


## Locator Map





## Satellite Map



**105 acres Perry County Row Crop Farm**  
**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 blank sheet of white paper with horizontal 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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**Farm & Forest Brokers**  
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