

**Water Oak Road Farm**  
1659 Water Oak Road  
Greensboro, AL 36744

**\$180,000**  
40± Acres  
Hale County





**Water Oak Road Farm**  
**Greensboro, AL / Hale County**

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**SUMMARY**

**Address**

1659 Water Oak Road

**City, State Zip**

Greensboro, AL 36744

**County**

Hale County

**Type**

Hunting Land, Recreational Land, Residential Property

**Latitude / Longitude**

32.854201 / -87.434149

**Dwelling Square Feet**

1100

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

40

**Price**

\$180,000

**Property Website**

<https://farmandforestbrokers.com/property/water-oak-road-farm-hale-alabama/97703/>



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### **PROPERTY DESCRIPTION**

**Water Oak Road Farm is 40 acres +/- of wooded property for sale that adjoins the Talladega National Forest.** The property is located at the intersection of Spring Hill Road and Water Oak Road (both paved roads) in north Hale County, Alabama. The property is being sold with two mobile homes, which are currently being used as residences. The land could continue to be used as a residence, or would make a good hunting camp for someone who hunts nearby or wants to own land that adjoins the National Forest. The property abuts a 40 acre section of National Forest land, and is within ~1/4 mile of Talladega National Forest and very close to Oakmulgee Wildlife Management Area, which offers even more public land hunting opportunities. Payne Lake Recreation Area is a few miles north, and it offers a 110 acre public lake for fishing and paddling. The land is almost completely covered in timber, except the yard around the homes. The mobile homes are probably 20 years old, or older, and are currently used by the family as their primary residence. The terrain is rolling here, and there are not currently many roads or food plots throughout the tract. This means you have the opportunity to design and shape the hunting set-ups the way you desire. Currently the only way to see the farm is on foot, so please be prepared to walk if you come to see the land. The property is serviced by county water, power, and has trash pick-up. The owner intends to keep the two out buildings and the storm shelter, to be moved off the property.

**Legal Description-** The property consists of 3 separate tax parcels.

Parcel A: 39 acres +/- in Township 22N, Range 6E, Section 25 also described as Hale County Tax Assessor Parcel ID# 08-07-25-0-000-0090000.

Parcel B: 1.28 acres +/- in Township 22N, Range 6E, Section 25 also described as Hale County Tax Assessor Parcel ID# 08-07-25-0-000-0090050

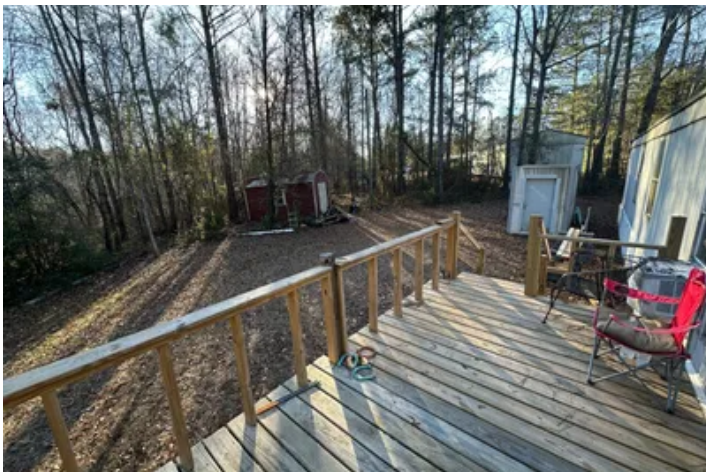
Parcel C: 0.28 acres +/- in Township 22N, Range 6E, Section 25 also described as Hale County Tax Assessor Parcel ID# 08-07-25-0-000-0020050

**Location-** The property is located at 1659 Water Oak Road in Greensboro, Alabama 36744. The land is located 16 miles north of Greensboro, 26 miles to Centreville, 38 miles to Tuscaloosa, 41 miles to Demopolis, and 76 miles to Birmingham. The mobile homes are currently lived in, so showings are strictly by appointment only. Please contact Jonathan Goode to schedule your visit to this property today.



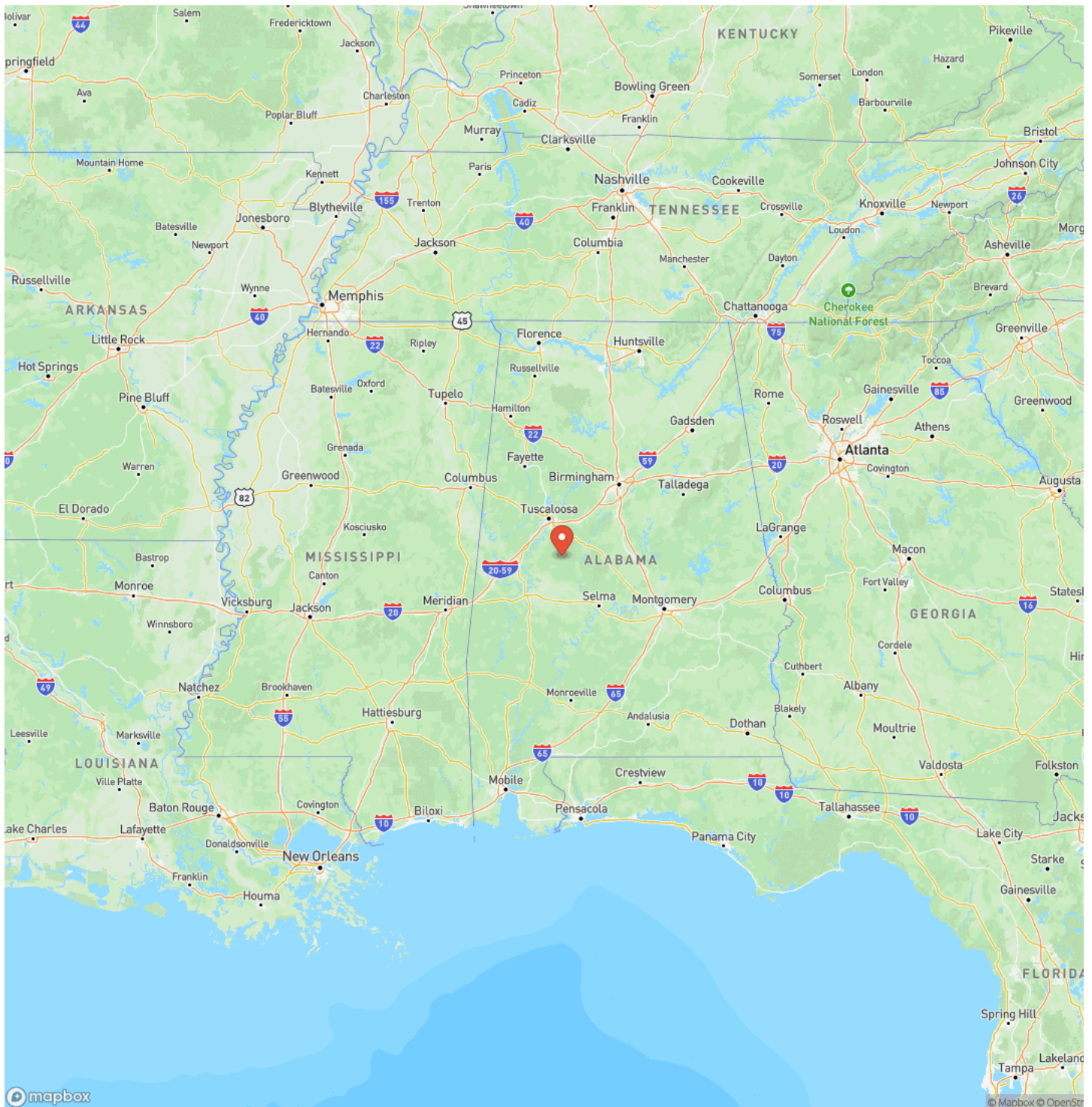


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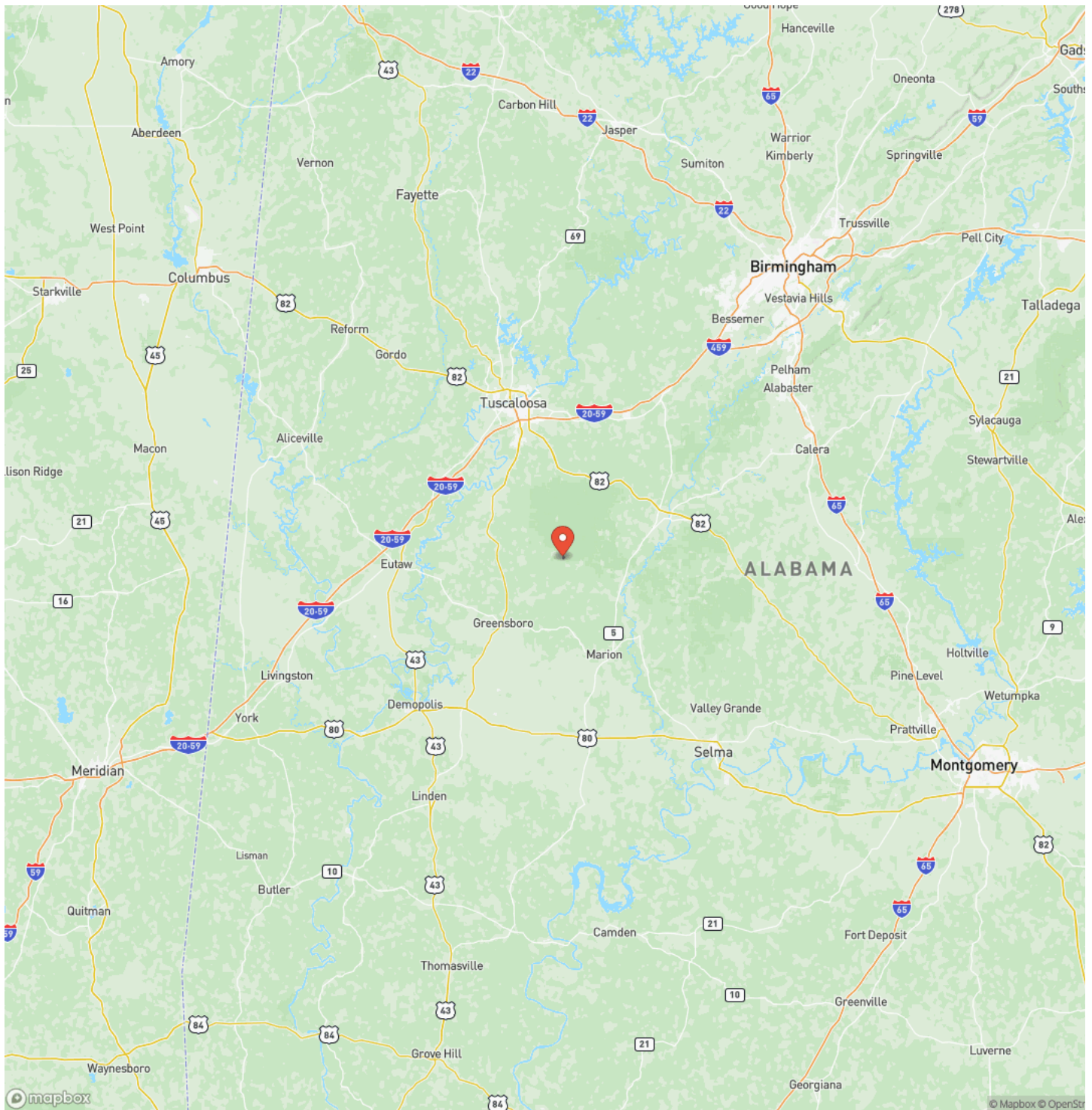




## Locator Map



## Locator Map





## Satellite Map



## 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

## 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.





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**Farm & Forest Brokers**  
155 Birmingham Road  
Centreville, AL 35042  
(205) 340-3946  
[farmandforestbrokers.com/](http://farmandforestbrokers.com/)

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