

Scott Bottom Tract- 25 acres Perry County, AL
Scott Bottom Road
Marion, AL 36756

\$79,000
25± Acres
Perry County



**Scott Bottom Tract- 25 acres Perry County, AL
Marion, AL / Perry County**

SUMMARY

Address

Scott Bottom Road

City, State Zip

Marion, AL 36756

County

Perry County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

32.782288 / -87.367629

Acreage

25

Price

\$79,000

Property Website

<https://farmandforestbrokers.com/property/scott-bottom-tract-25-acres-perry-county-al-perry-alabama/97882/>



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PROPERTY DESCRIPTION

The Scott Bottom Tract is 25 acres +/- of land for sale in Perry County, Alabama. This is a great small hunting tract for someone looking to make their first land purchase, or would be a good addition for someone with land holdings nearby. The property is almost completely covered in timber, with a good natural mixture of hardwoods and pine. The terrain is rolling. The new owner can design an internal trail system and select food plot locations, or leave it as a natural stand of timber. The headwaters of Old Town Creek begin on this property, providing water for the wildlife. A powerline runs across the northeast corner of the tract. It could potentially be run west along the north boundary line to bring power to a camp site if desired. The land has dirt county road frontage along Scott Bottom Road. This is a good area for wildlife, and I jumped deer while walking the tract, and saw lots of sign of turkeys scratching. This is a very rural location for those looking for some peace and quiet in nature.

Legal Description- Beginning in the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 22, Township 21, Range 7, thence North 660 feet; thence West 1320 feet; thence South 825 feet; thence 1320 feet; thence North 165 feet to the Point of Beginning and Ending of the parcel of land herein describe. Said land lying in the Southwest Quarter of Northwest Quarter and in the Northwest Quarter of Southwest Quarter, Section 22, Township 21, Range 7, and containing 25 acres, more or less. Deed Book 640, Page 551-566

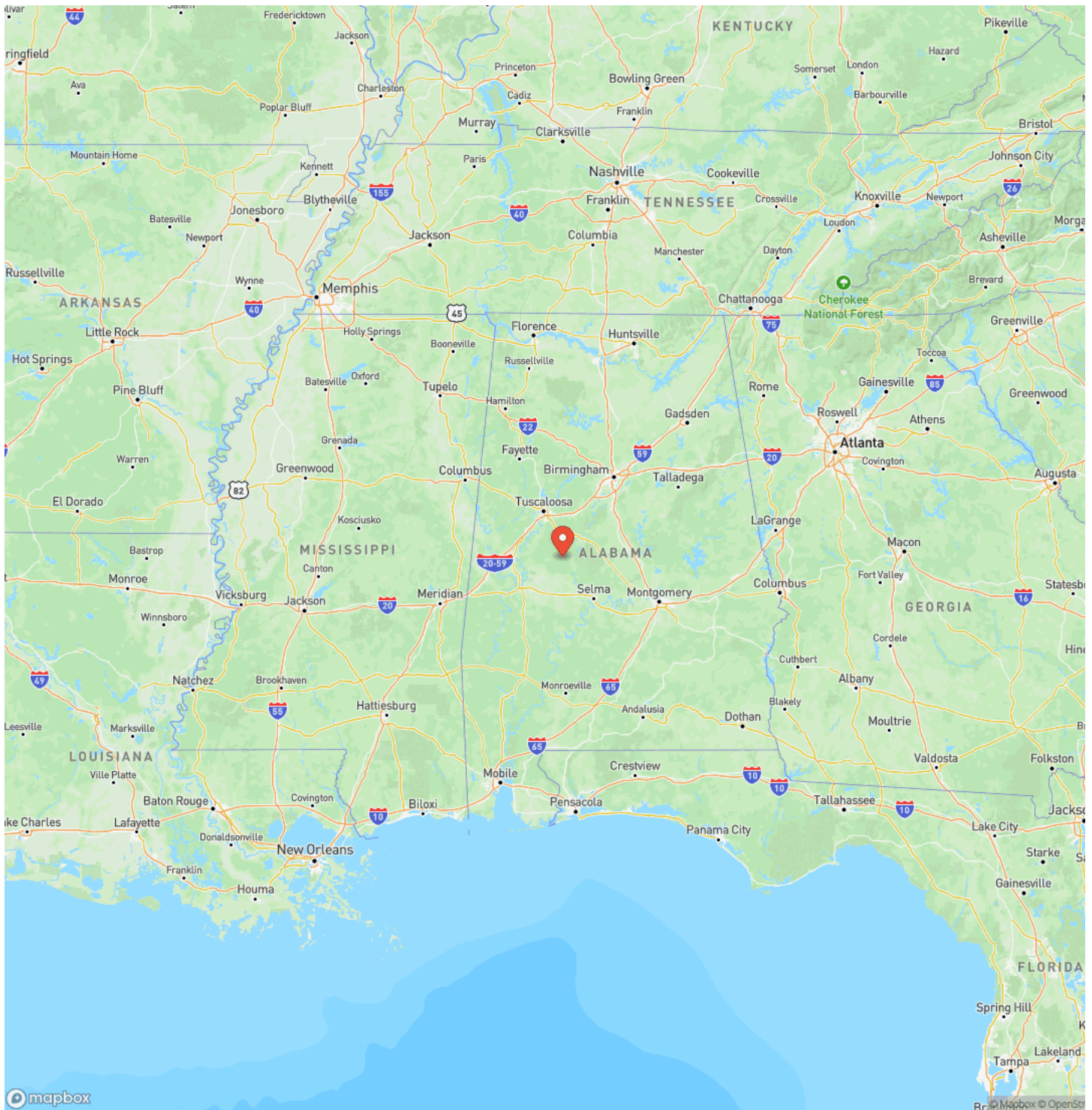
Location- The property is located on Scott Bottom Road in north Perry County, Alabama. The property is located 13 miles to Marion, 19 miles to Brent, 21 miles to Greensboro, 45 miles to Tuscaloosa, 42 miles to Montevallo, and 70 miles to Birmingham. Showings are by appointment only please. Currently you will have to walk over the property to see it, because there are no internal roads. Please contact Jonathan Goode to schedule a time to see this property soon.



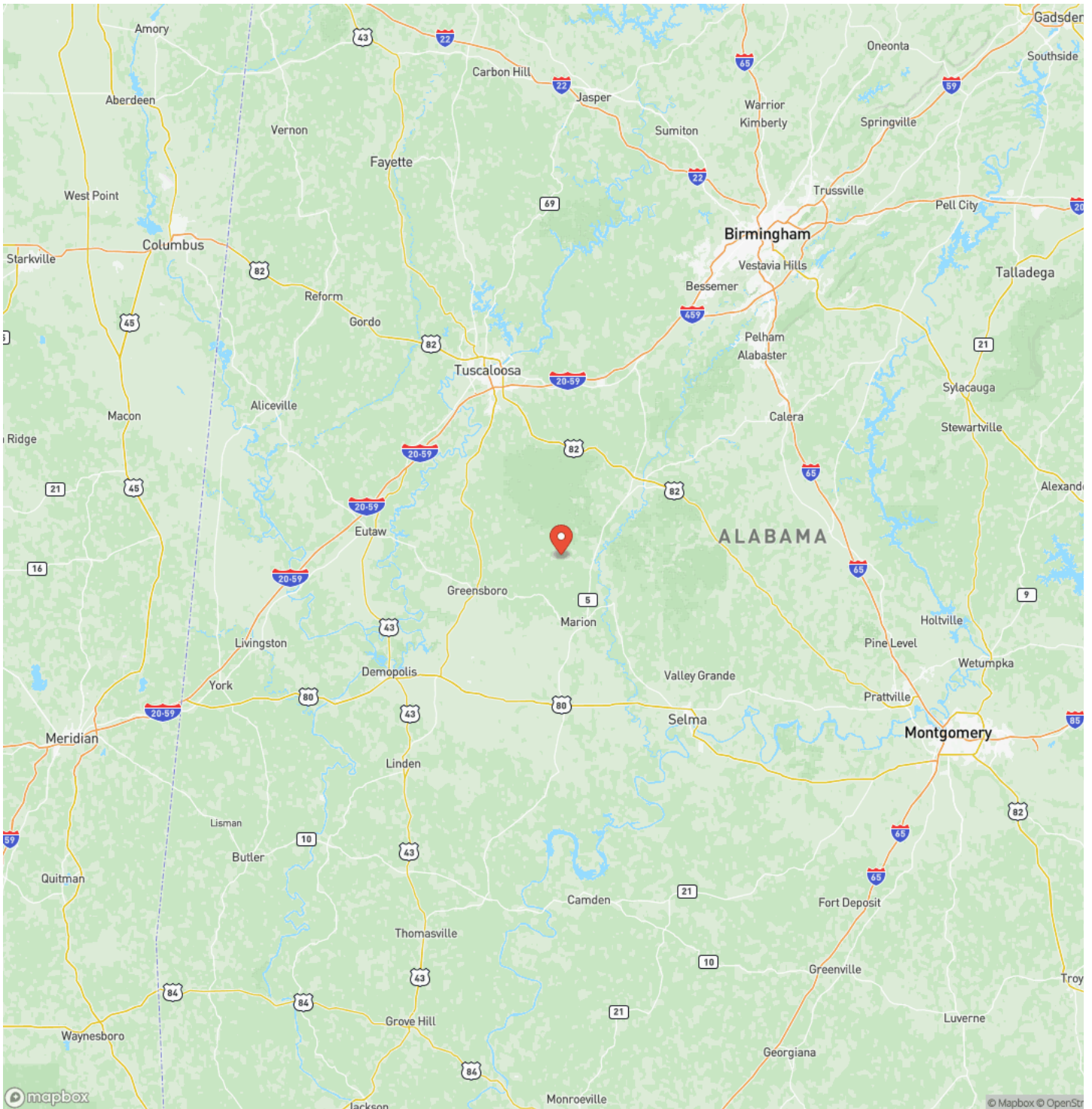
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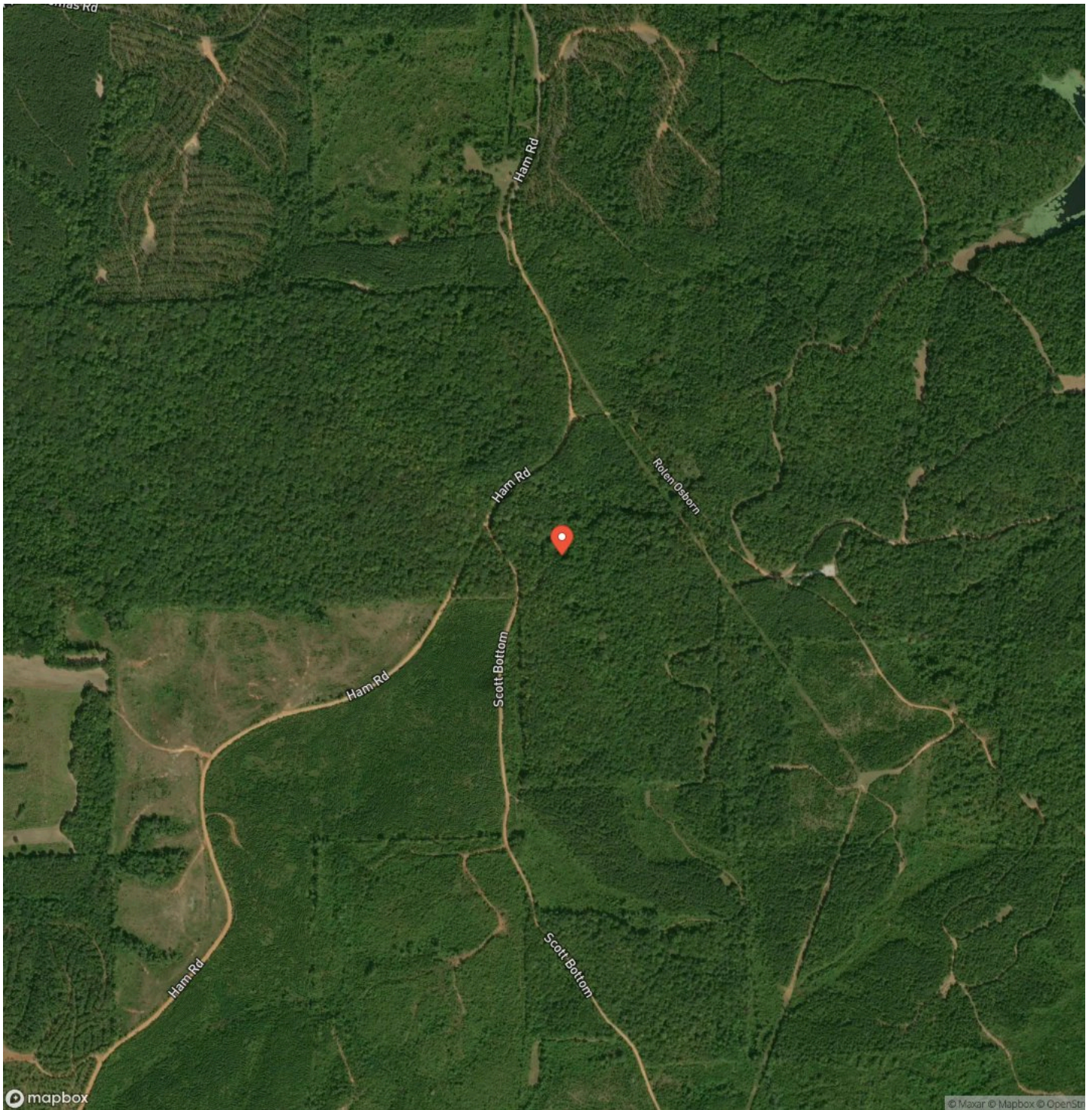
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jonathan Goode

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Email

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Address

155 Birmingham Road

City / State / Zip

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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 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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