

Donavan Farm- 525 acres +/- in Perry County, AL
Perry County Road 38
Marion, AL 36756

\$2,250,000
525± Acres
Perry County



**Donavan Farm- 525 acres +/- in Perry County, AL
Marion, AL / Perry County**

SUMMARY

Address

Perry County Road 38

City, State Zip

Marion, AL 36756

County

Perry County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

32.562312 / -87.310077

Bedrooms / Bathrooms

3 / 3

Acreage

525

Price

\$2,250,000

Property Website

<https://farmandforestbrokers.com/property/donavan-farm-525-acres-in-perry-county-al-perry-alabama/77761/>



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PROPERTY DESCRIPTION

Donavan Farm- The Donovan Farm is 525 acres +/- for sale, just south of the town of Marion in Perry County, Alabama. The Donovan Farm is one of the most beloved farms in Alabama's Black Belt. The Donovan Farm is primarily set up to be a working cattle farm, with extensive barbed-wire fencing and cross-fencing for rotational grazing. Approximately 270 acres +/- is in pasture that has been fenced and cross-fenced for cattle grazing, and some is cut annually for hay. The fencing is configured to allow as many as 28 separate paddocks / pastures to facilitate the rotational grazing. There are numerous water stock tanks in the different paddocks that are fed by wells on the farm. The number of pastures allow for rotational grazing that improves livestock productivity and increases forage capacity. An additional 65 acres +/- in the northwest corner of the farm was previously used as silvopasture, combining forestry practices and grazing of livestock. The timber in that section was cut approximately 18-24 months ago, and that acreage could be put into more grass with a little clean up, which would bring your total up to about 340 acres of pasture. There are 4 fenced paddocks in that area. The farm has two water wells, and is also served by county water to the farmhouse.

Two nearby stockyards provide outlets for your livestock: Alabama Livestock Auction in Uniontown is 20 miles to the southwest, and Mid State Stockyards in Letohatchee is 68 miles to the east. Farmers Co-ops and supply stores are also conveniently near to the farm with Black Belt Hardware in Marion (6 miles), Central Alabama Farmer's Co-op locations in Selma (20 miles) and Marion Junction (11 miles), and a Tractor Supply (20 miles) in Selma also. Several large animal veterinarians serve cattlemen in this area.

Donavan Inn- The Inn is a charming, older farmhouse tucked beneath stately pecan trees. Previously used as a family retreat, the home offers a warm, comfortable space for hosting gatherings and enjoying the peaceful countryside. The home is spacious, yet cozy, and has plenty of room for hosting family and friends. There are 3 bedrooms and 3 full bathrooms, and can sleep 8-10 in the bedrooms. Ample porch space calls you to sit outside to share the day's memories from your adventures. The home has a kitchen, two living areas, and a dining room.

Event Barn- The iconic red barn behind the farmhouse offers an inviting, open-air space with rustic charm — ideal for family reunions, seasonal celebrations, or personal hobbies. The barn is open-air on the inside, and the owners have kept the rustic feel.

Barns- In the middle of the farm, is an area with a high fence that is approximately 8.5 acres. In this enclosure are two other barns that are used for hay storage and small ruminants, exotic animals, and livestock.

Fishing Lakes- The farm includes four well-maintained fishing lakes totaling approximately 65 acres, thoughtfully stocked with forage fish including bream, shad, trout, and tilapia. Over the years, these waters have produced numerous trophy-class largemouth bass, including a farm record of 14 lbs 1 oz. Each lake includes a pier and boat launch, offering private fishing enjoyment in a peaceful setting.

The farm's iconic red barn and peaceful lakeside setting have hosted countless meaningful moments — from family gatherings and picnics to quiet mornings with a rod and reel. These features provide the new owner with flexibility for private enjoyment, hosting extended family and friends, or even modest opportunities to supplement farm operating costs through select events or recreational use.

There are many other charming aspects to the farm. A walking trail was created at Lake Inez to give you a serene spot to take a stroll and enjoy the wildlife. Lake Inez's water level fluctuates quite a bit throughout the year, and it can draw ducks and geese in winter. Many ducks and geese use the other lakes as well. There are deer hunting opportunities for those that enjoy getting in the deer stand during Alabama's long whitetail season. The property has paved road frontage on both Perry County Roads 38 and 35. The farm is located less than 5 miles from Vaiden Airfield, making it easy for you or your guests arriving from out of the area.

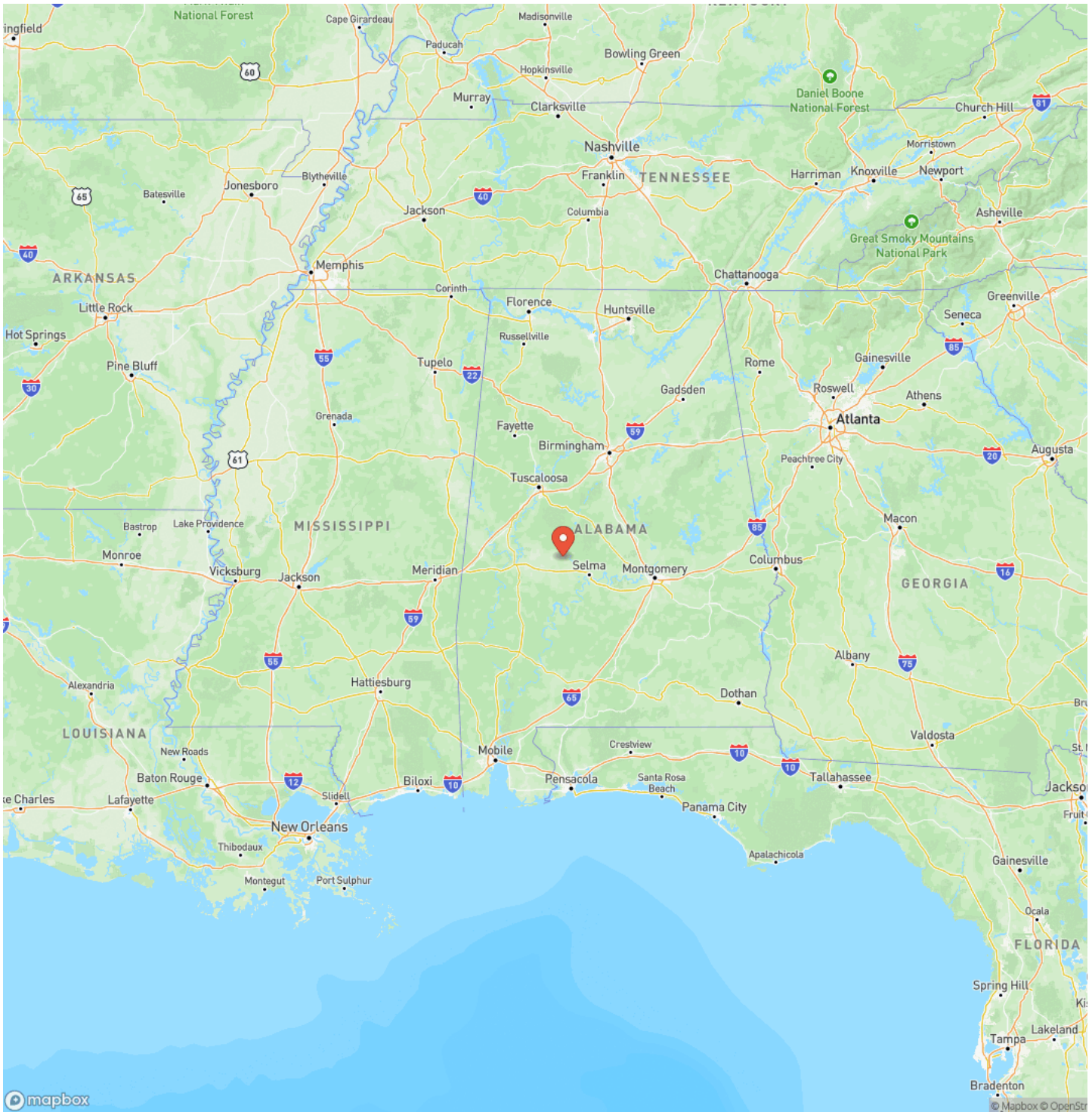
Location- The farm is located about 6 miles south of Marion on Perry County Road 38. The land is easily accessible to nearby cities: 60 miles to Tuscaloosa, 82 miles to Birmingham, 74 miles to Montgomery, 180 miles to Pensacola, 160 miles to Mobile, 182 miles to Jackson, MS, and 227 miles to Atlanta. Showings of this farm are by appointment only please to qualified buyers. Please contact Jonathar Goode today to schedule your visit to this beautiful farm.



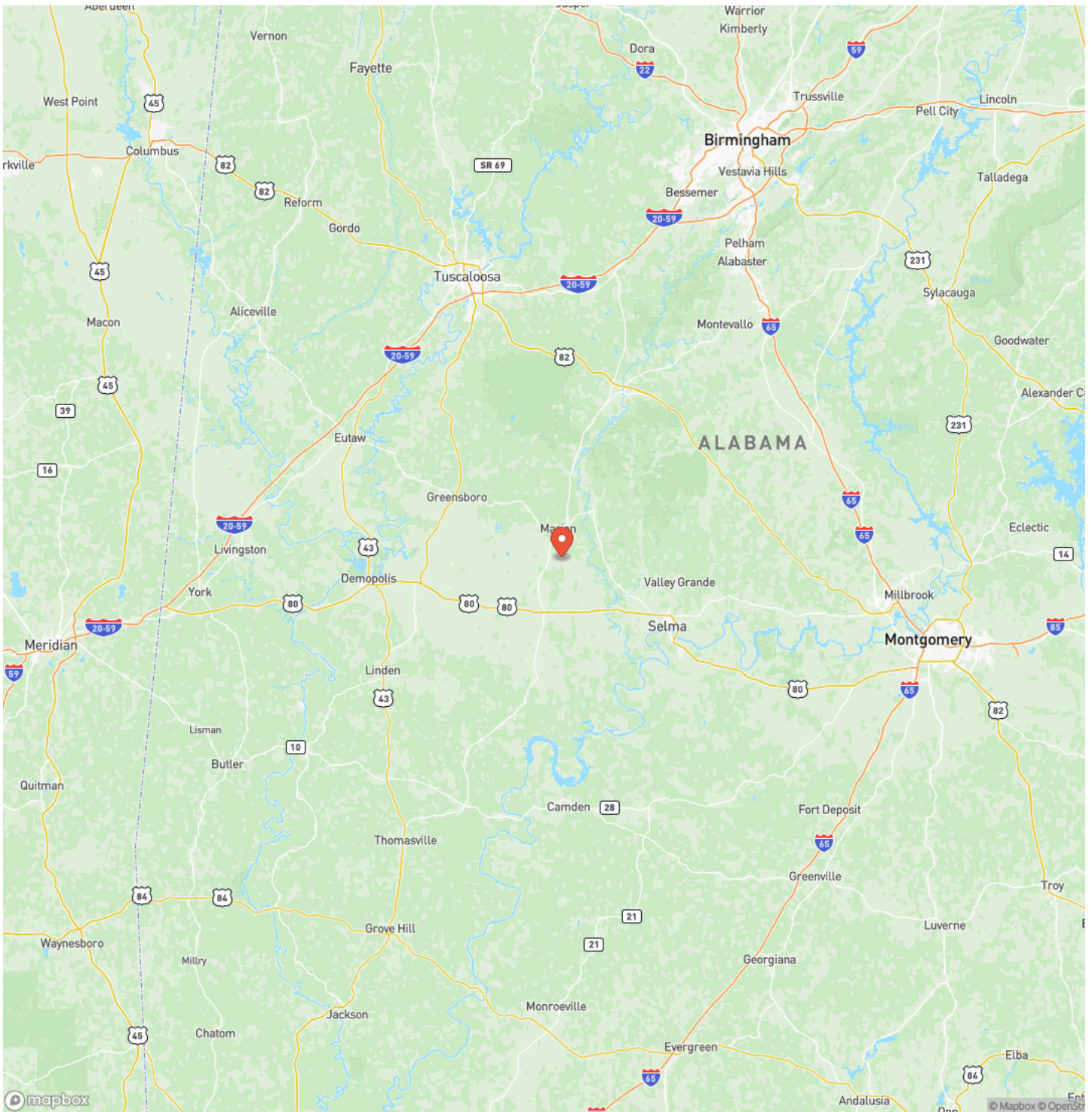
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Locator Map



Locator Map



Donavan Farm- 525 acres +/- in Perry County, AL
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Satellite Map



**Donavan Farm- 525 acres +/- in Perry County, AL
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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

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NOTES

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DISCLAIMERS

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

