

185 acre +/- Hunting and Timberland
County Rd. 57
Demopolis, AL 36732

\$518,000
185± Acres
Marengo County



185 acre +/- Hunting and Timberland
Demopolis, AL / Marengo County

SUMMARY

Address

County Rd. 57

City, State Zip

Demopolis, AL 36732

County

Marengo County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land,
Timberland

Latitude / Longitude

32.443579 / -87.929132

Acreage

185

Price

\$518,000

Property Website

<https://farmandforestbrokers.com/property/185-acre-hunting-and-timberland-marengo-alabama/75947/>



**185 acre +/- Hunting and Timberland
Demopolis, AL / Marengo County**

PROPERTY DESCRIPTION

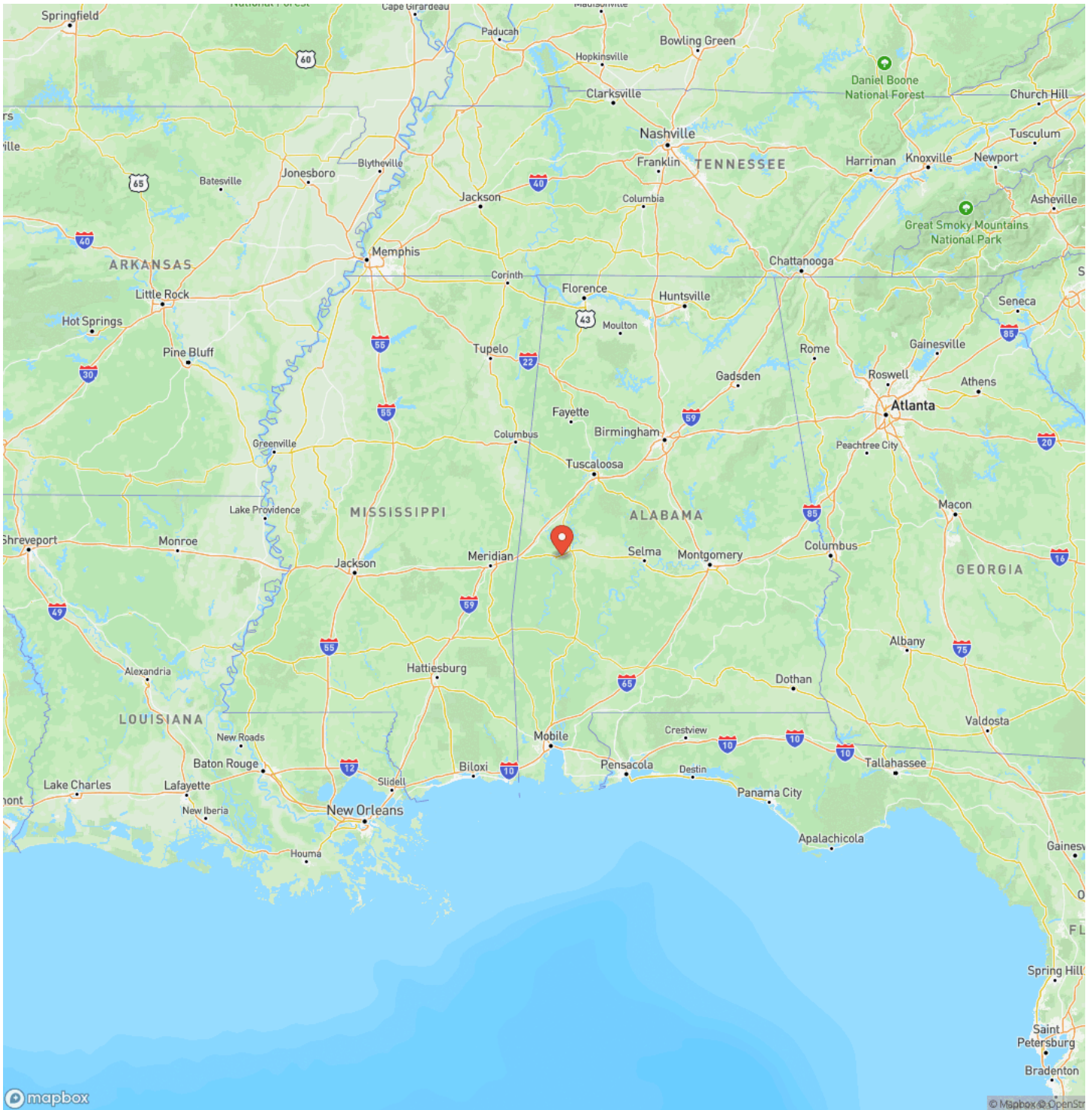
185 +/- ACRES OF PRIME HUNTING AND TIMBERLAND IN DESIRABLE MARENGO COUNTY LOCATED IN WEST CENTRAL ALABAMA

This tract is a very diverse property currently being used for grazing and timber production. There is a good internal road system through the approximately 30-35 year old pine plantation which is wrapped around by mature hardwoods. Double creek runs through the middle of the property providing excellent year-round water for livestock and wildlife. You'll find several lake/pond sites throughout the property for both angling and duck hunting. Located in a highly desired hunting area of Marengo County just West of Demopolis, AL.

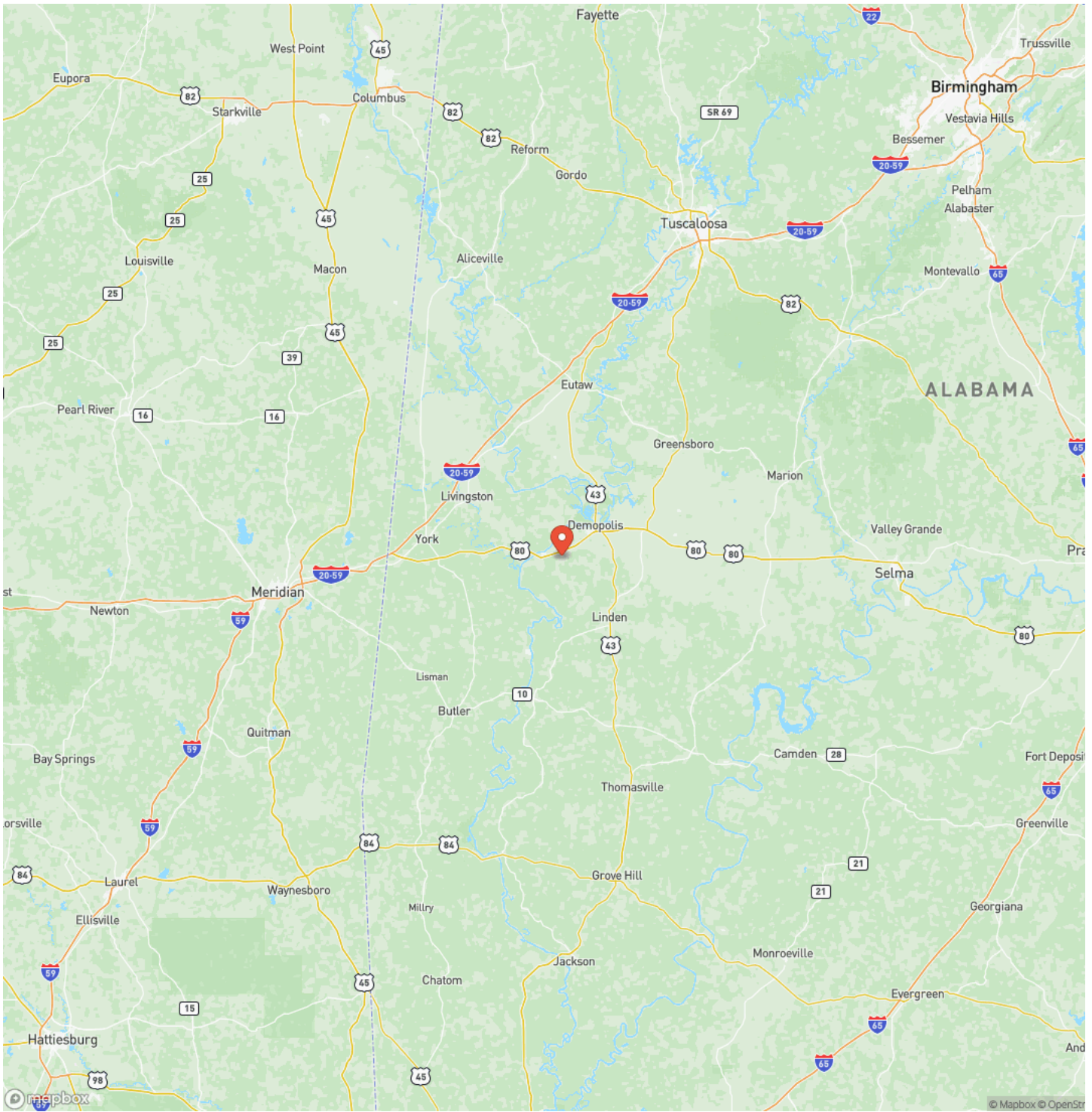
For a tour of the property please contact **Cooper Holmes** @ [205-292-6356](tel:205-292-6356) .



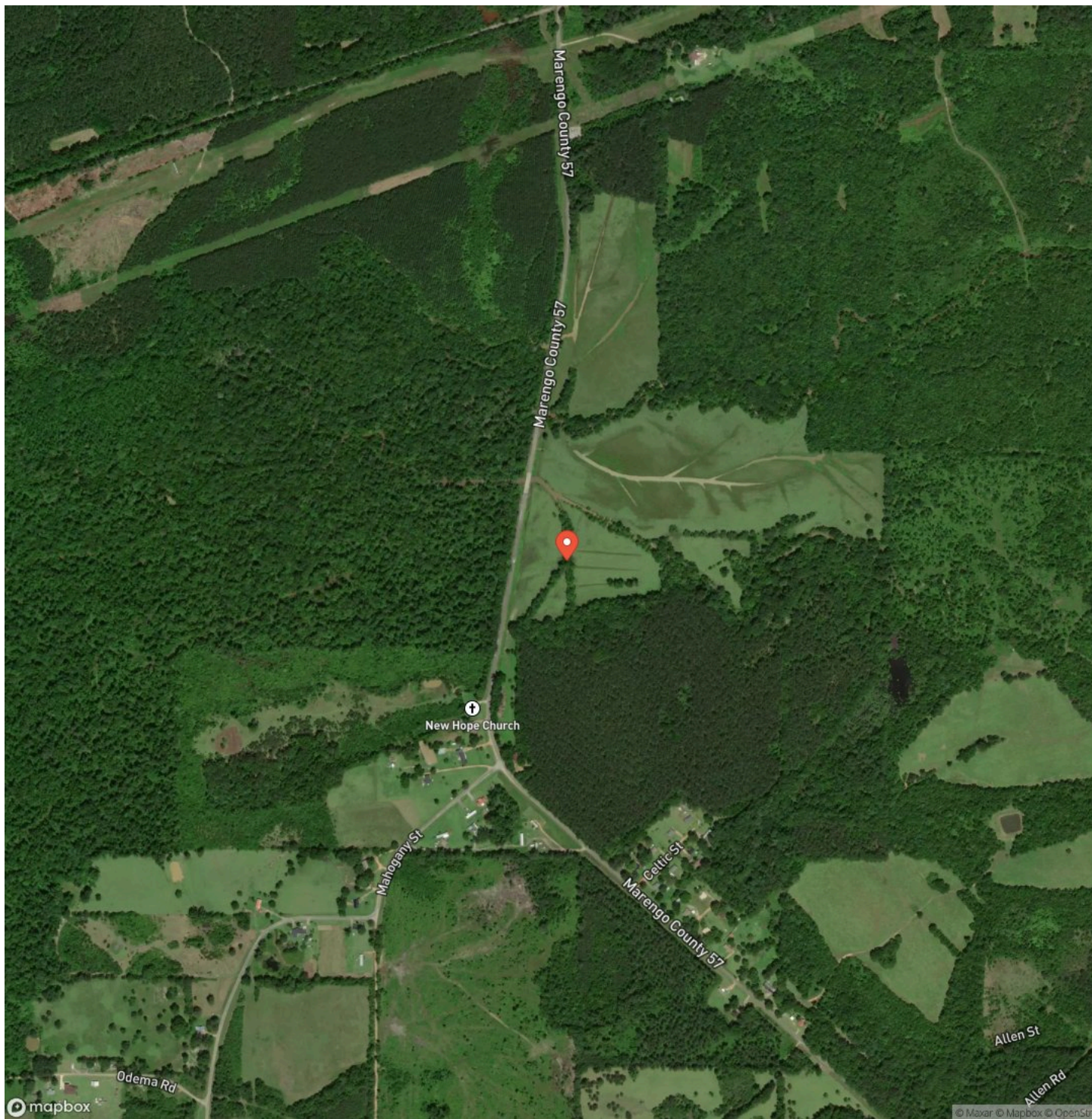
Locator Map



Locator Map



Satellite Map



**185 acre +/- Hunting and Timberland
Demopolis, AL / Marengo County**

LISTING REPRESENTATIVE
For more information contact:



Representative
J. Cooper Holmes

Mobile
(205) 292-6356

Email
cooper@farmandforestbrokers.com

Address

City / State / Zip
Centreville, AL 35042

NOTES



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.



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

