

**30 Ac ± Dale Co - Ariton Mini Farm**  
1173 County Road 2  
Ariton, AL 36311

**\$140,000**  
30± Acres  
Dale County





**30 Ac ± Dale Co - Ariton Mini Farm**  
**Ariton, AL / Dale County**

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**SUMMARY**

**Address**

1173 County Road 2

**City, State Zip**

Ariton, AL 36311

**County**

Dale County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

31.534213 / -85.731024

**Taxes (Annually)**

64

**Acreage**

30

**Price**

\$140,000

**Property Website**

<https://farmandforestbrokers.com/property/30-ac-dale-co-ariton-mini-farm-dale-alabama/80610/>



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#### **PROPERTY DESCRIPTION**

##### Ariton Mini Farm

The Ariton Mini Farm is ±30 acres located along County Road 2 in the Ariton School Zone of Dale County, Alabama. This property is the perfect place to build your dream home to get away from the busy city life. The wooded area on the property has been recently thinned providing scenic views of the rolling topography. There is a cleared home site on the back side of the property. The property has electricity and septic in place to the RV on the front of the property which is a 45' long 2024 Forest River Timberwolf 39AL which has a kitchen island, pantry, bathroom, loft, laundry closet and a king-sized bed in the master. There is no public water source, a well would have to be installed to provide water.

The property is offered with or without the RV. The asking price for the property only is \$140,000. The asking price with the RV included is \$160,000.

The Ariton Mini Farm is located on County Road 2 in the Ariton School Zone. It includes Tax Parcel: 26 04 08 33 0 000 001.005. Property taxes were approximately \$64 for the 2024 Tax year. It is located ±7 miles from the Ariton School, ±9 miles from Ozark and ±17 miles from Fort Novosel.





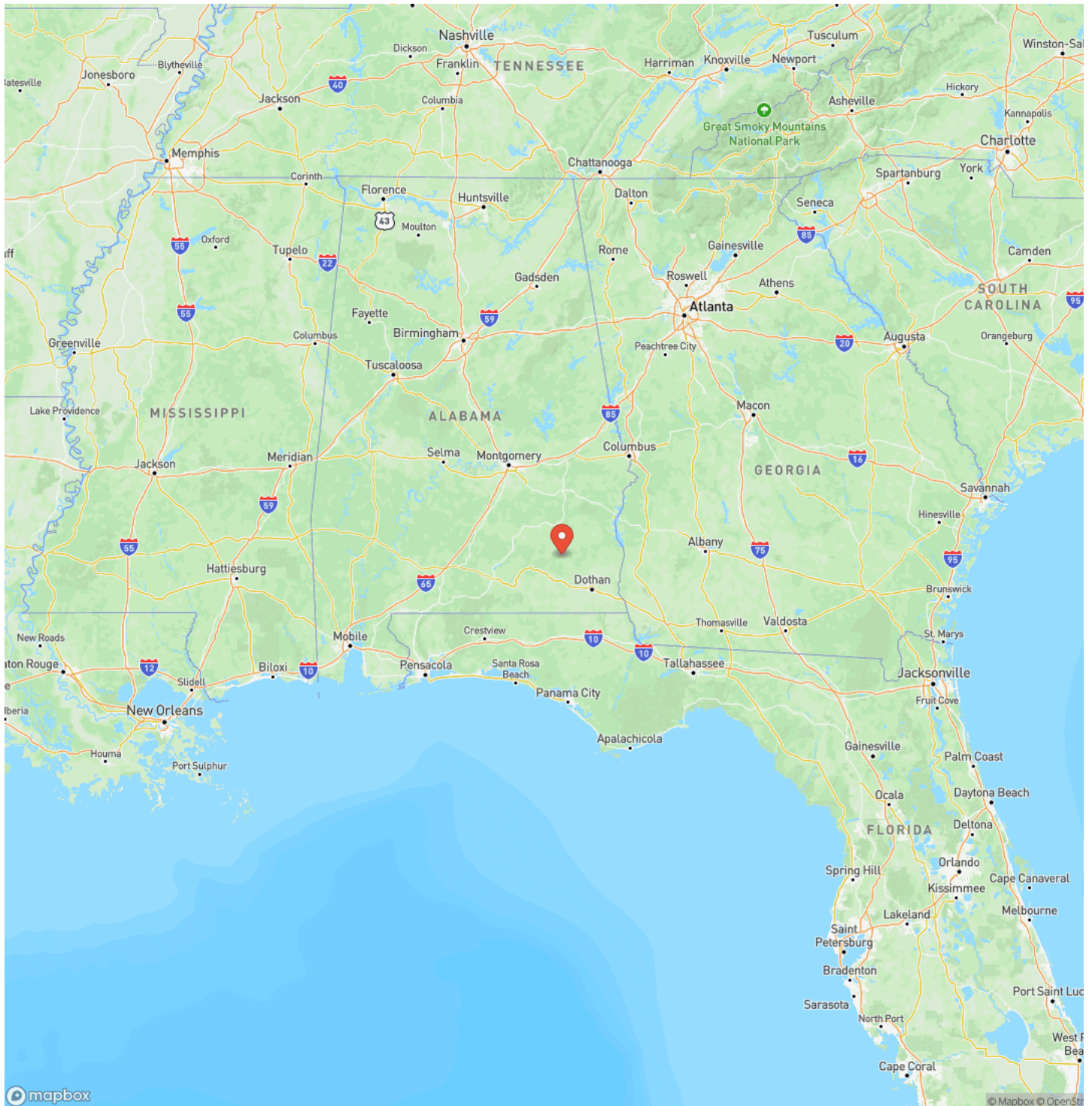
**30 Ac ± Dale Co - Ariton Mini Farm**  
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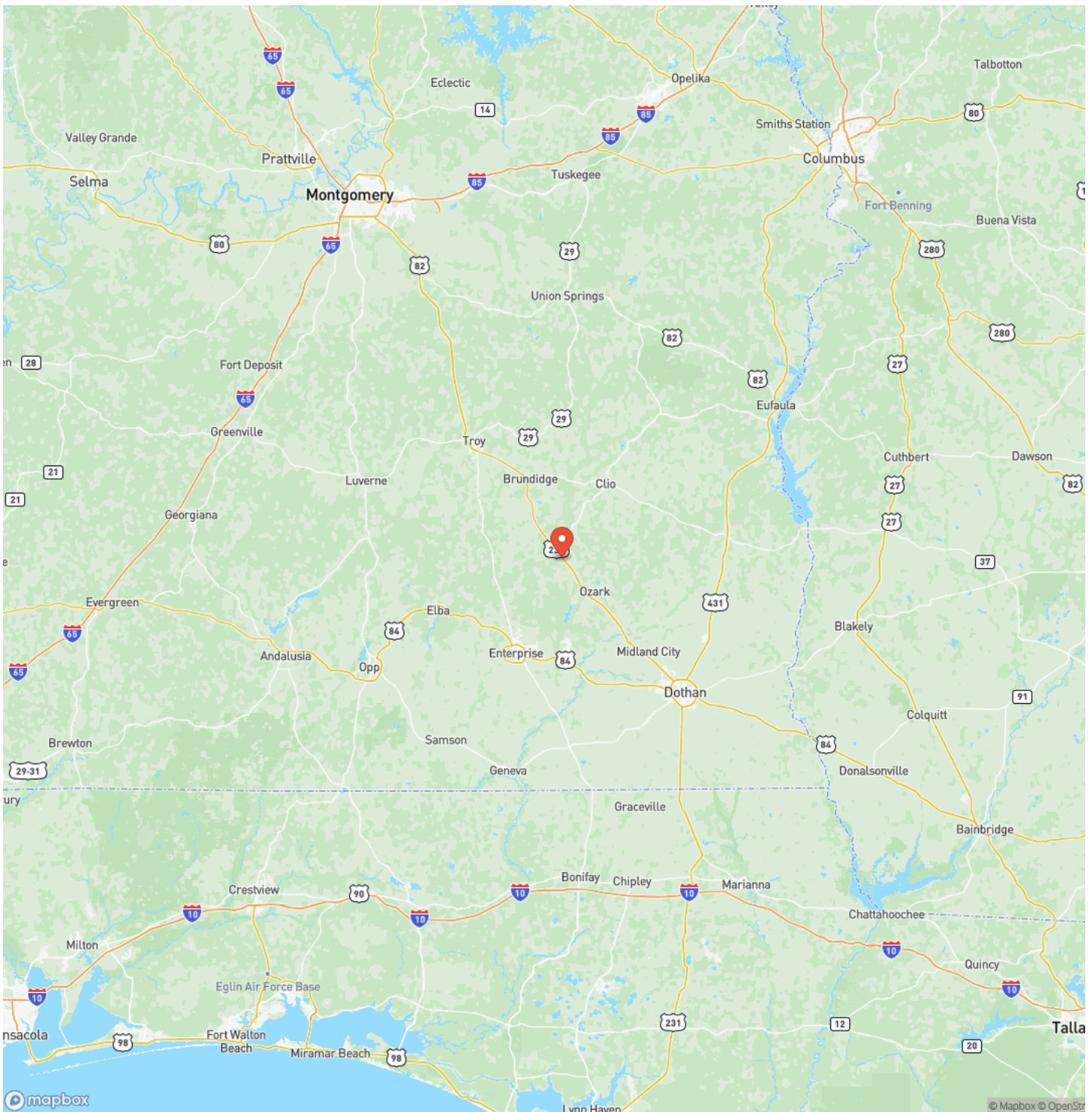




## Locator Map

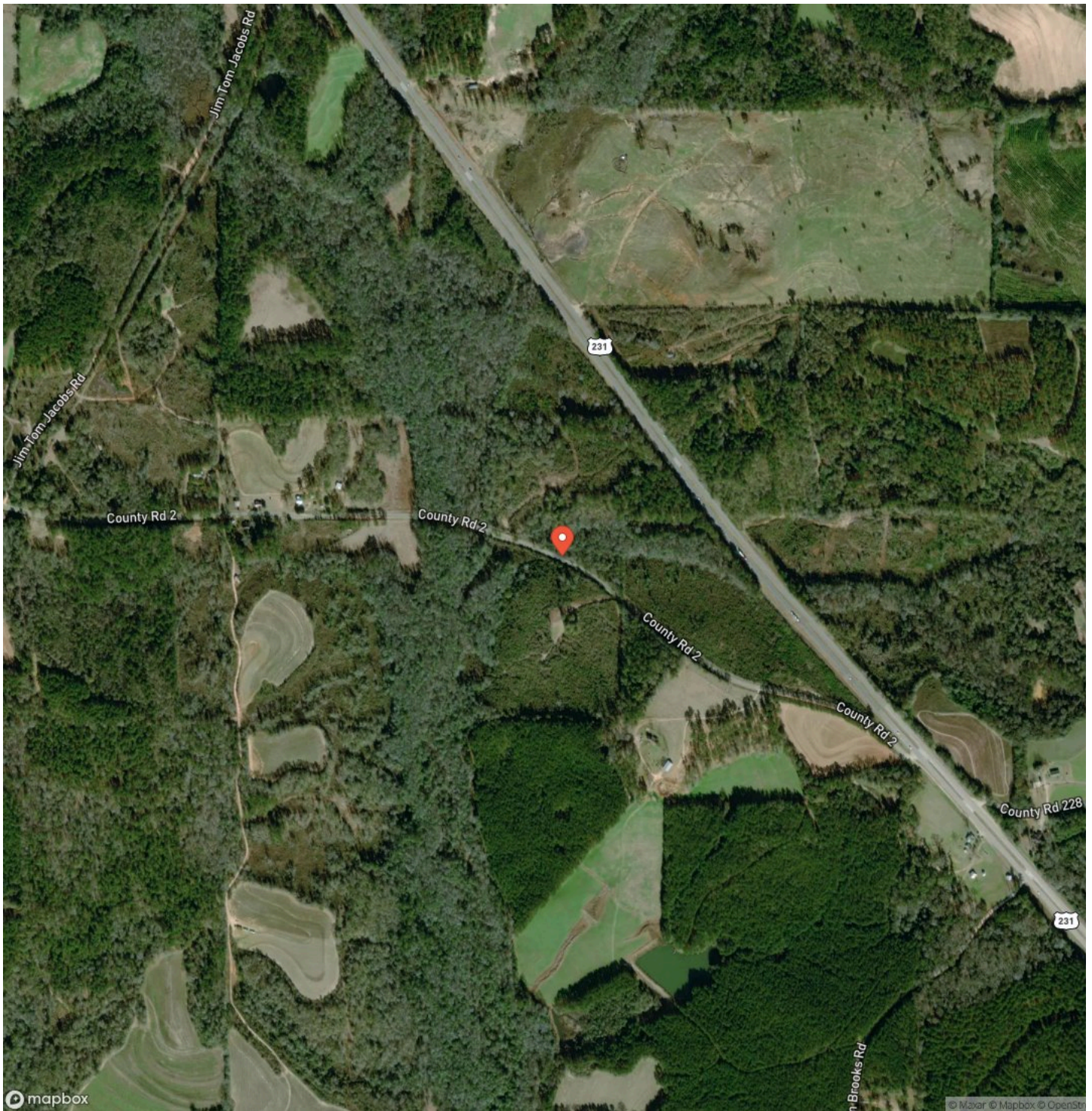


## Locator Map





## Satellite Map



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LISTING REPRESENTATIVE  
For more information contact:



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**City / State / Zip**

NOTES

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## NOTES

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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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