

450 acres +/- on the Cahaba River
US Highway 80
Marion Junction, AL 36759

\$2,025,000
450± Acres
Dallas County



**450 acres +/- on the Cahaba River
Marion Junction, AL / Dallas County**

SUMMARY

Address

US Highway 80

City, State Zip

Marion Junction, AL 36759

County

Dallas County

Type

Hunting Land, Timberland, Riverfront, Recreational Land

Latitude / Longitude

32.440032 / -87.240488

Acreage

450

Price

\$2,025,000

Property Website

<https://farmandforestbrokers.com/property/450-acres-on-the-cahaba-river-dallas-alabama/75860/>



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PROPERTY DESCRIPTION

450 acres +/- of land for sale along the Cahaba River in Dallas County, Alabama. This property has a lot to like for someone looking to make a land investment. The location is ideal for anyone looking for a recreational property in the Black Belt, because it is easily accessible from almost all directions. The land fronts on US Highway 80, and is accessed from the north side along Dallas County Road 29. There are 4 entrances into the property, giving you great options for your approach during hunting season. The food plots are laid out well, and the deer hunting here is great. This is one of the most desirable areas of the state for deer and turkey hunting. The truly unique feature of this property is that it has almost 4000' of frontage on the Cahaba River. The Cahaba River is the most bio-diverse river in the lower 48 states. The river offers fantastic opportunities for year round recreation- fishing, paddling, and bird watching just to name a few. Land along the Cahaba is often sought after for conservation easement purposes.

The timber on this tract is a perfect mix of varying ages of pine plantations, hardwood in the streams and beside the river and even a few cypress in the drains. There are opportunities to continue to manage the timber for income, and also for wildlife habitat. There are at least 6 good sized food plots for hunters. A great internal road and trail system leads throughout the property. There are some gravel deposits that allow for material to maintain the roads through the tract. On the day we took pictures, we saw deer everywhere. Buck sign was all over the property. Power is available along County Road 29, and that road was recently paved again. The bridge on CR 29 is no longer in service, so traffic is low along that road. There are home sites if you would like to build a cabin or home on the land. The shape, location, and road frontage make this property a good candidate to divide into several smaller hunting properties if you and some friends or family would like to purchase land near each other. An additional 125 acres +/- with more river frontage could also potentially be purchased if you needed more land.

Legal Description- The property lies in Dallas County in Township 17N, Range 9E , Sections 15 & 16 and consists of parts of 3 tax parcels. The land lies north of US Highway 80, and south of Dallas County Road 29.

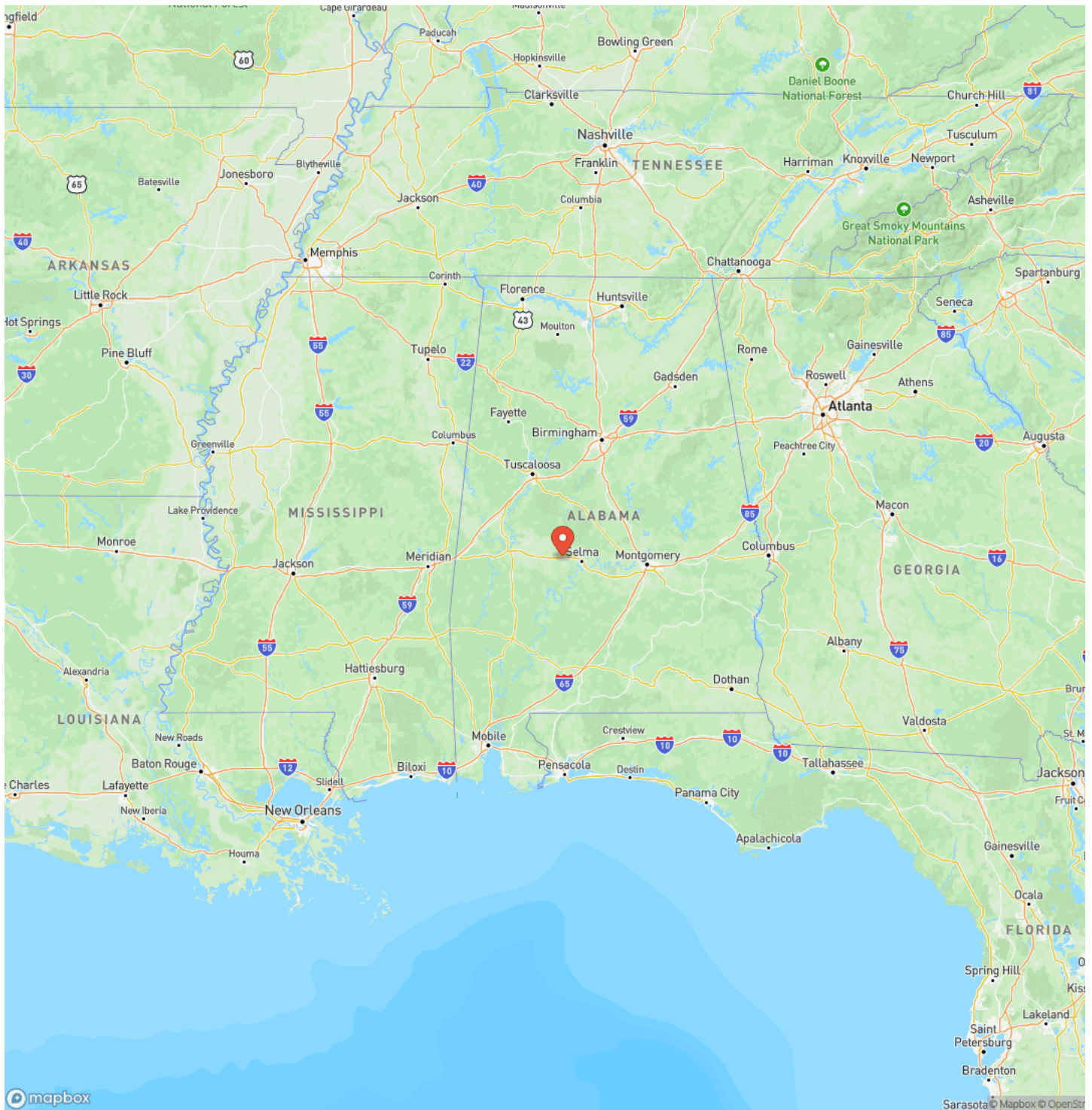
Location- The property has frontage on US Highway 80 near Marion Junction, in Dallas County, Alabama. The property is easily accessible to nearby towns. Selma is 11 miles to the east, Demopolis is 44 miles west, Marion is 21 miles north, Tuscaloosa is 78 miles, Birmingham is 96 miles, Montgomery is 61 miles, Mobile is 160 miles south, and Pensacola, Florida is 183 miles. This property is shown by appointment only, so please contact Jonathan Goode to schedule your visit to see this special place.

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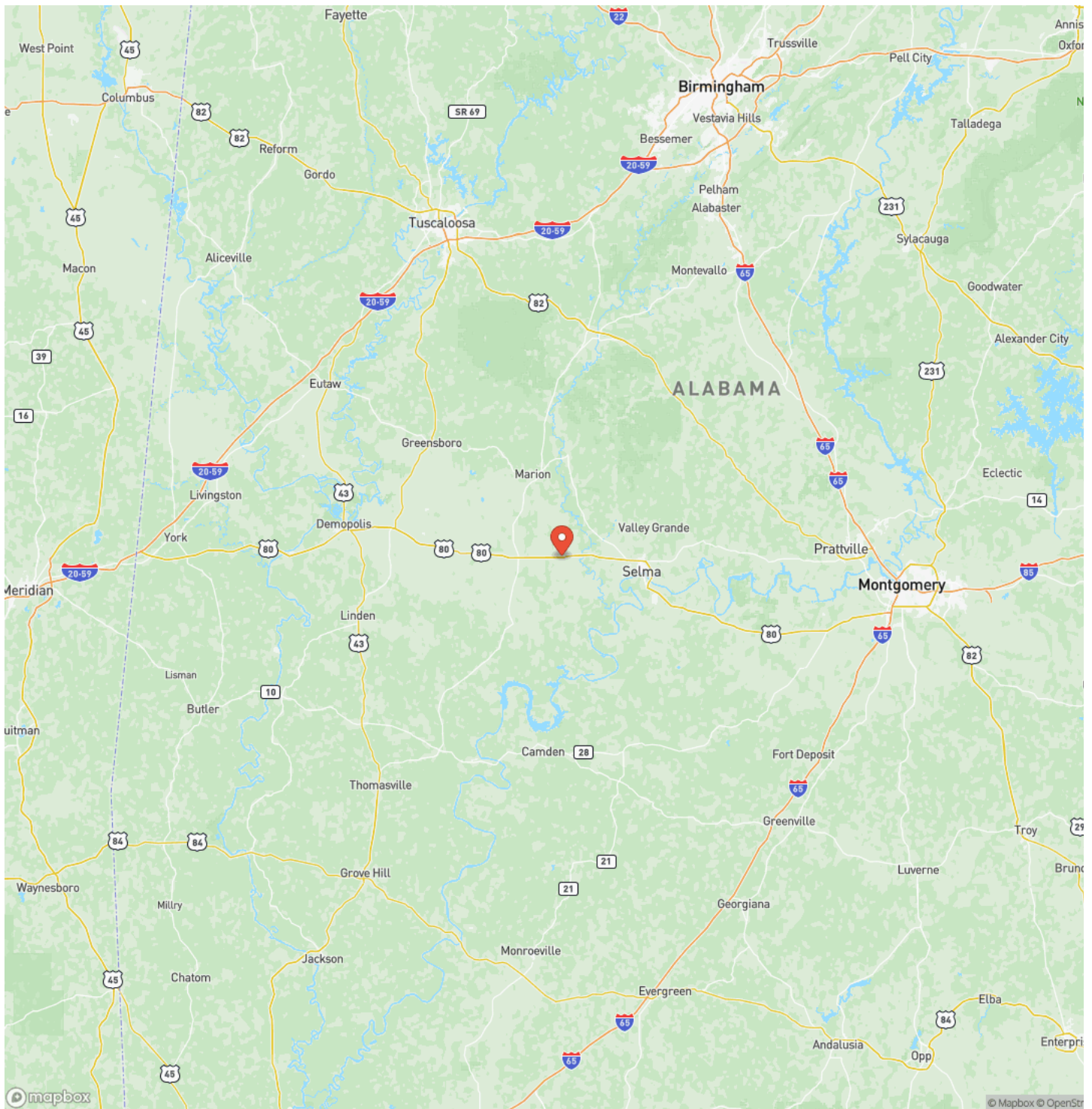


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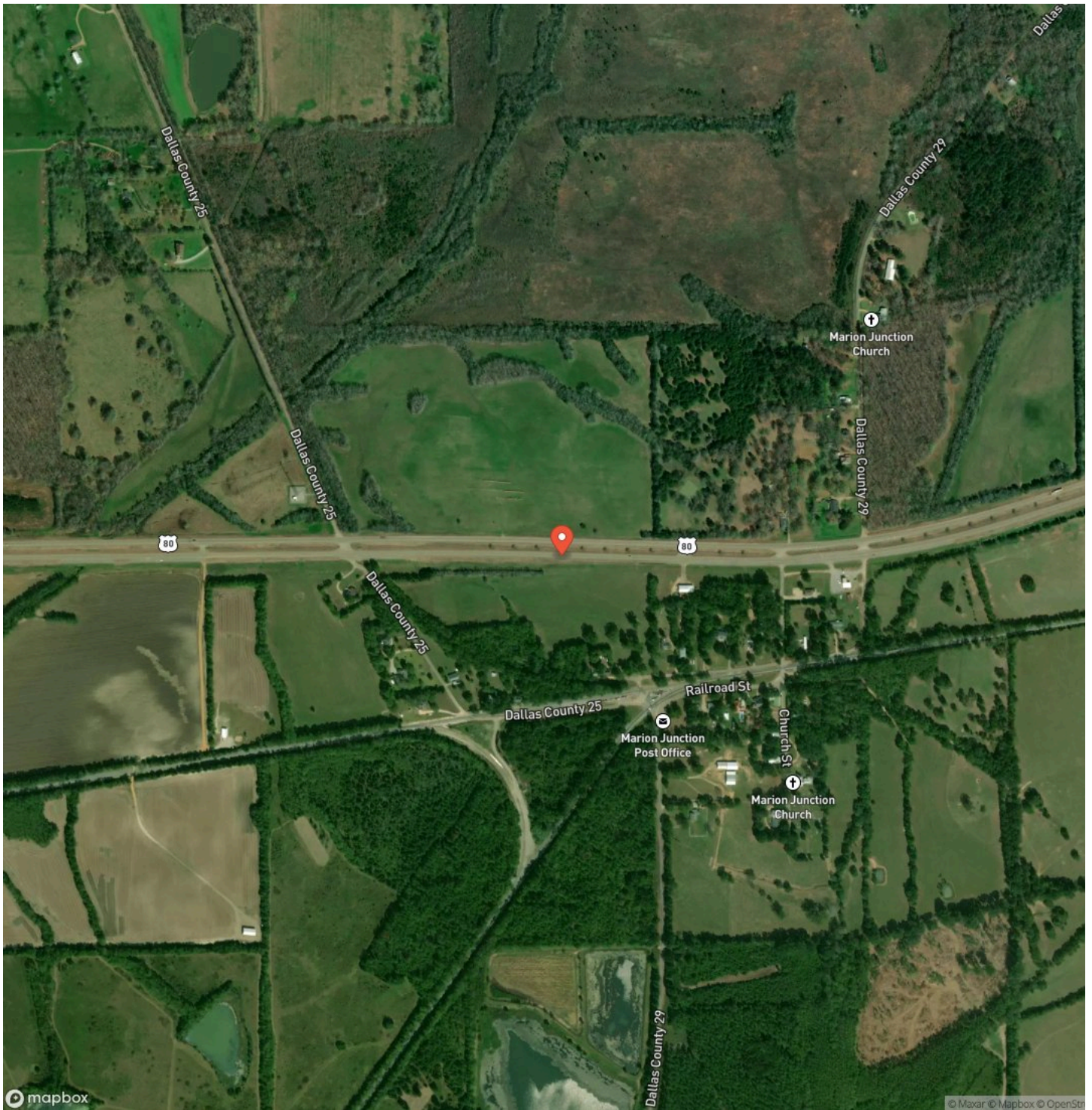
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE
For more information contact:



Representative

Jonathan Goode

Mobile

(334) 247-2005

Email

jonathan@farmandforestbrokers.com

Address

2244 Sherman Huey Road

City / State / Zip

Centreville, AL 35042

NOTES



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 fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence 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/
