

32 acres +/- on AL Highway 183 in Perry County, AL
AL Highway 183
Marion, AL 36756

\$89,600
32± Acres
Perry County



**32 acres +/- on AL Highway 183 in Perry County, AL
Marion, AL / Perry County**

SUMMARY

Address

Al Highway 183

City, State Zip

Marion, AL 36756

County

Perry County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

32.749893 / -87.151525

Acreage

32

Price

\$89,600

Property Website

<https://farmandforestbrokers.com/property/32-acres-on-al-highway-183-in-perry-county-al-perry-alabama/81213/>



32 acres +/- on AL Highway 183 in Perry County, AL Marion, AL / Perry County

PROPERTY DESCRIPTION

32 acres +/- of land for sale on Alabama Highway 183 in Perry County, Alabama. This 32 acres has potential as a small hunting and recreational property, or it could make a nice spot for a hunting camp or rural homesite. The land has about 1/2 mile of road frontage on the highway, and power is available on the tract. The extensive amount of road frontage might make this suitable for someone to purchase, divide and re-sell as mini-farm tracts. The majority of the timber was cut several years ago, and has been allowed to regrow naturally. The timber along the west side has not been cut for more than 20 years. There is a small food plot near the center of the property, providing an established hunting spot. This could also make a nice spot for a barndominium or cabin. The previous owner planted some sawtooth oaks in spots for the wildlife. The terrain rolls on this property, and there are 3 good ridges, where you could make homesites or more food plots if they were desired.

Legal Description- 32 acres +/- located in Township 21N, Range 9E, Section 35, also described as Perry County Tax Assessor Parcel ID# 05-07-35-0-000-009.0000. All that portion lying south of Alabama Highway 183.

Location- The property has great access on a paved state highway, AL Highway 183. The land does not currently have an E-911 address (physical address). It is conveniently located and easily accessible from several nearby towns and cities. Marion is 14 miles to the west, Centreville is 17 miles to the north, Selma is 29 miles to the south, Maplesville is 19 miles east, Tuscaloosa is 52 miles, Montevallo is 35 miles, and Birmingham is 69 miles north. Please contact Jonathan Goode for more information or to schedule a showing of this property.

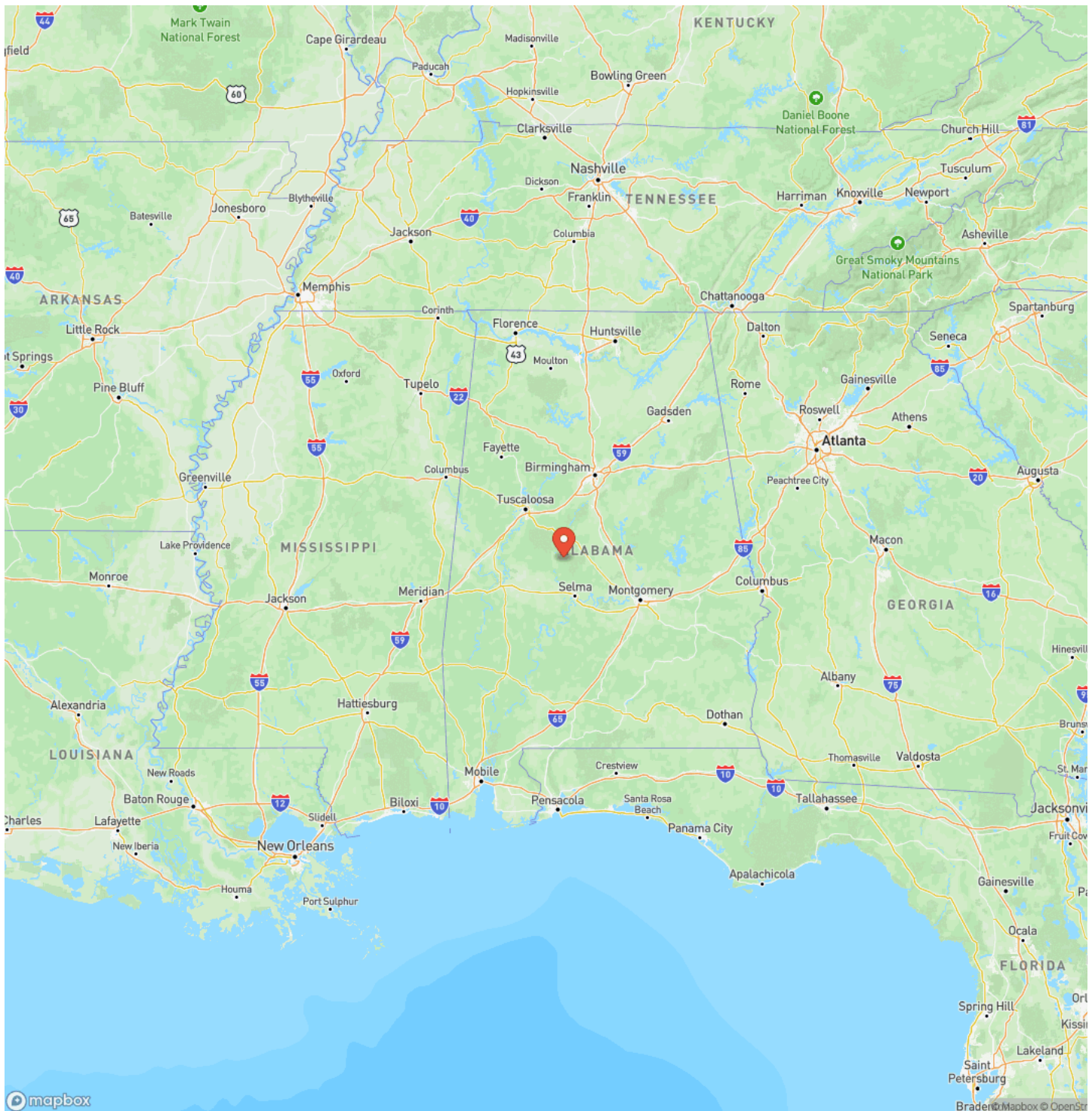


32 acres +/- on AL Highway 183 in Perry County, AL
Marion, AL / Perry County



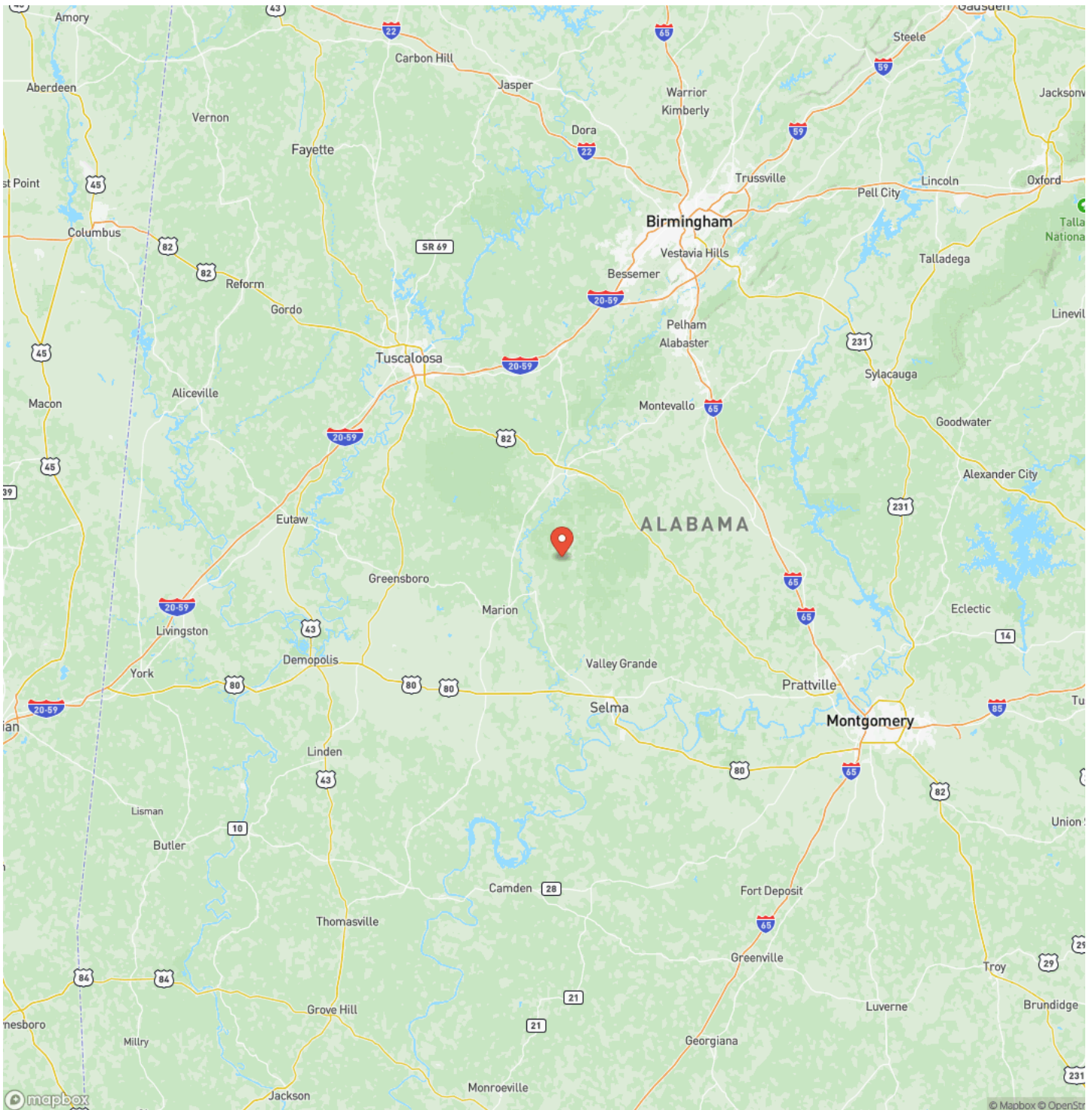
32 acres +/- on AL Highway 183 in Perry County, AL
Marion, AL / Perry County

Locator Map



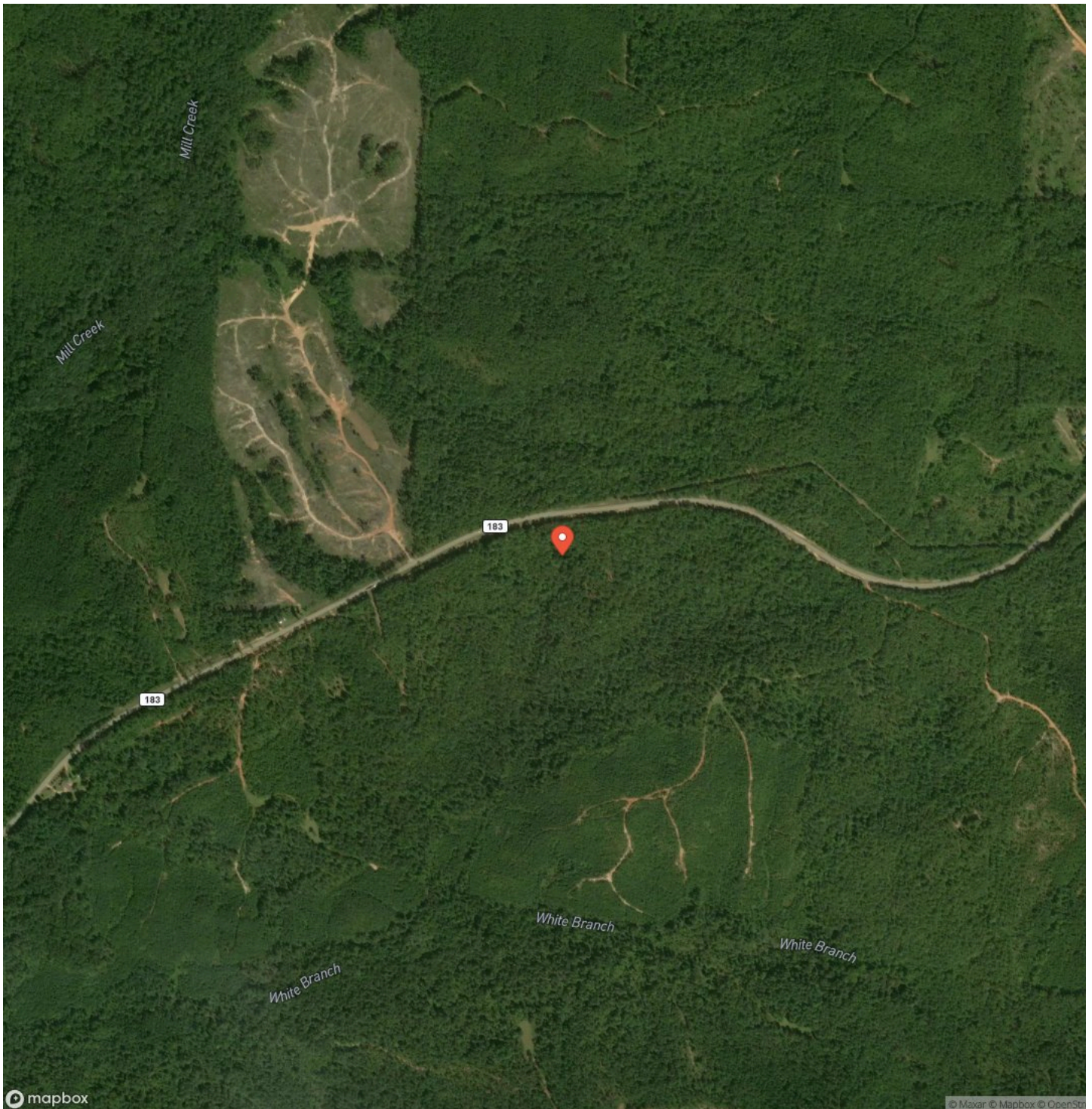
32 acres +/- on AL Highway 183 in Perry County, AL
Marion, AL / Perry County

Locator Map



32 acres +/- on AL Highway 183 in Perry County, AL
Marion, AL / Perry County

Satellite Map



**32 acres +/- on AL Highway 183 in Perry County, AL
Marion, AL / Perry County**

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

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:

farmandforestbrokers.com/

[illegible]

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/

