

**Sid Duncan Road Tract- 219 acres in Perry County,
Alabama**
Sid Duncan Road
Marion, AL 36756

\$375,000
219± Acres
Perry County



Sid Duncan Road Tract- 219 acres in Perry County, Alabama
Marion, AL / Perry County

SUMMARY

Address

Sid Duncan Road

City, State Zip

Marion, AL 36756

County

Perry County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

32.769481 / -87.178428

Acreage

219

Price

\$375,000

Property Website

<https://farmandforestbrokers.com/property/sid-duncan-road-tract-219-acres-in-perry-county-alabama-perry-alabama/88915/>



Sid Duncan Road Tract- 219 acres in Perry County, Alabama Marion, AL / Perry County

PROPERTY DESCRIPTION

The Sid Duncan Road Tract is 219 acres +/- of land for sale in the Talladega National Forest in Perry County, Alabama. This is a very affordable timberland and hunting property located in north Perry County, and that adjoins the Talladega National Forest. Approximately 160 acres of the property is pine plantation that is about 10 years old. The remainder is in stream side management zones, and land lying east of the large creek. The main creek is a branch that flows into Barnett Branch south of the property. The property has been leased out to local deer hunters for many years, and they have planted food plots and maintained the road system. The property is accessed from Sid Duncan Road, which was formerly a county maintained road, but is currently gated off to restrict access to landowners behind the gate. Within the past year, underground electricity and fiber internet was run down Sid Duncan Road. There are two gates between the main county road and the road that leads into the heart of the tract. The property has potential to improve hunting, by creating a more thorough network of internal roads and enlarging the food plots. The Talladega National Forest adjoins the property on the west and north sides, giving access to about 400 more acres that are difficult for the public to reach. One of the great things about land adjoining the Forest Service property is that you can plant food plots and attract wildlife from the surrounding public land. The elevation on the property is rolling, with the lowest spots at about 280' up the highest at around 500'. This property has potential for someone that wants to purchase and use it personally, or as a long term timberland investment.

Legal Description- The property consists of 4 tax parcels that are being sold together. Property taxes for 2024 were approximately \$662.

Parcel 1: 100 acres +/- located in Township 21N, Range 9E, Section 28, also described as Perry County Tax Assessor Parcel ID# 05-08-28-0-000-002.0010.

Parcel 2: 60 acres +/- located in Township 21N, Range 9E, Section 28, also described as Perry County Tax Assessor Parcel ID# 05-08-28-0-000-002.0000

Parcel 3: 39 acres +/- located in Township 21N, Range 9E, Section 21, also described as Perry County Tax Assessor Parcel ID# 05-05-21-0-000-005.0000

Parcel 4: 20 acres +/- located in Township 21N, Range 9E, Section 27, also described as Perry County Tax Assessor Parcel ID# 05-08-27-0-000-003.0000

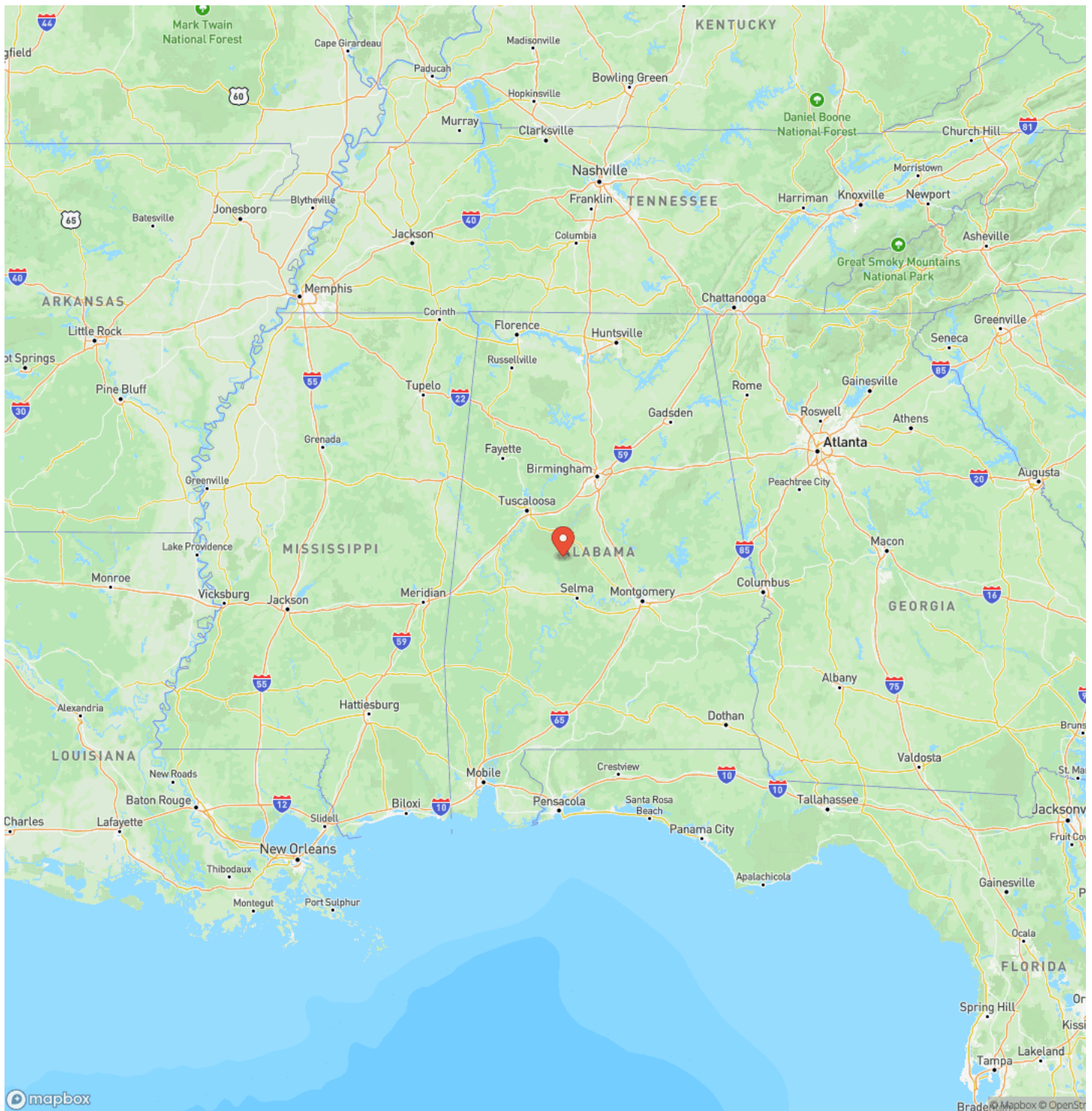
Location- The property is located off Sid Duncan Road near Sprott in Perry County, Alabama. The property is located 15 miles east of Marion, 21 miles south of Centreville, 32 miles to Selma, 39 miles to Clanton, 39 miles to Montevallo, 56 miles to Tuscaloosa, and 73 miles to Birmingham. The property is located behind locked gates, and showings are by appointment only please. So contact Jonathan Goode to schedule your visit to the property.



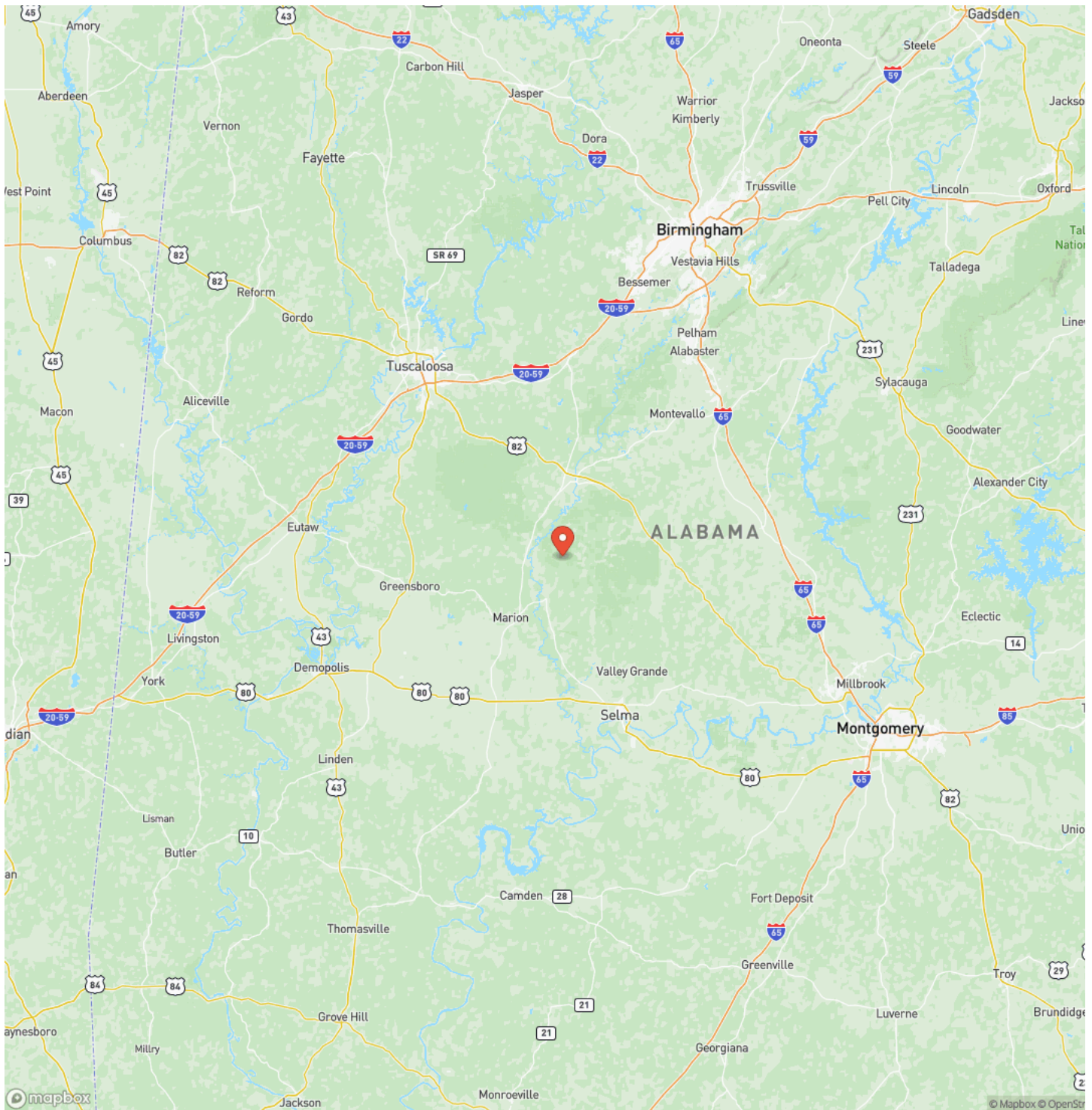
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Marion, AL / Perry County



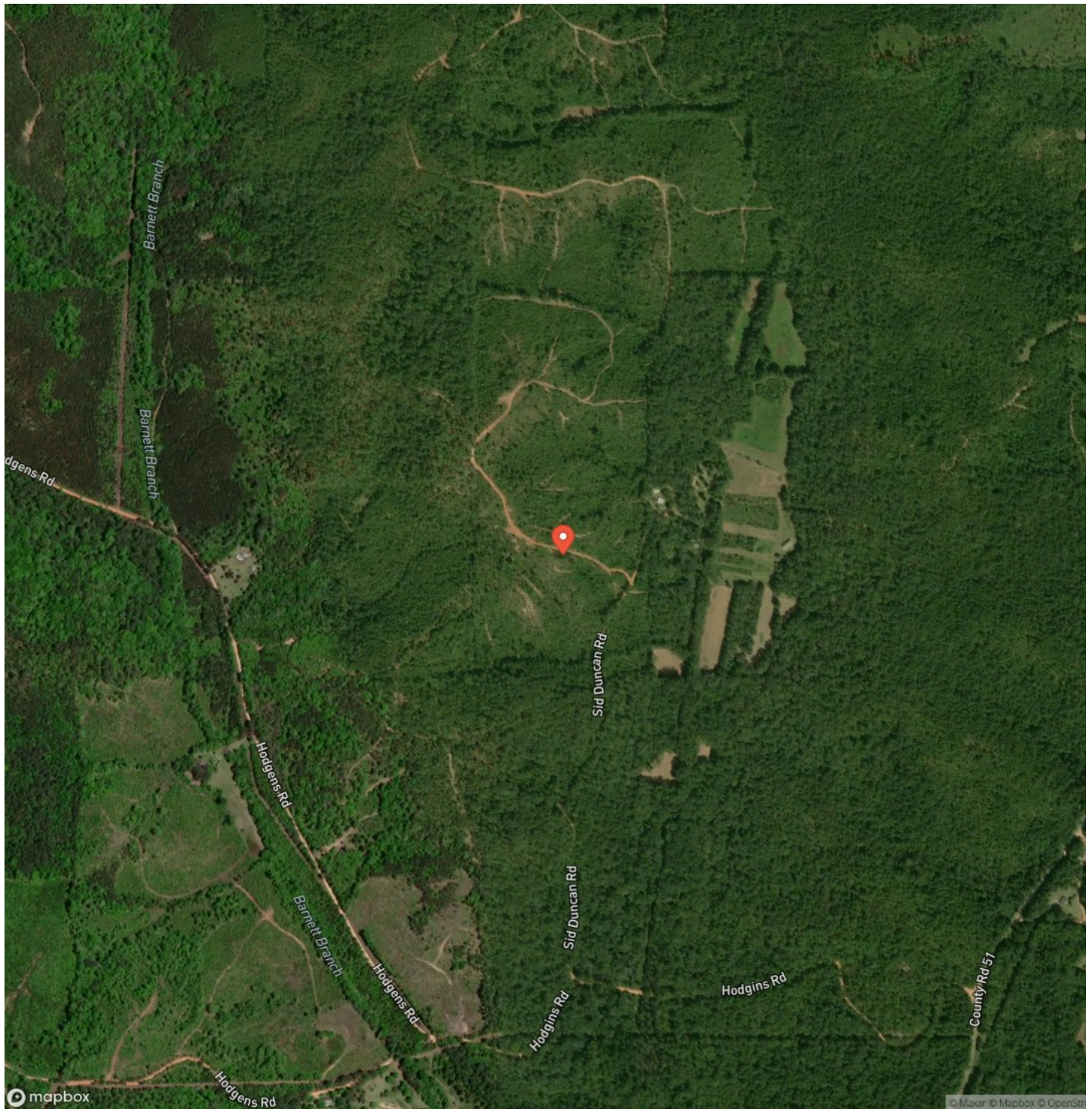
Locator Map



Locator Map



Satellite Map



**Sid Duncan Road Tract- 219 acres in Perry County, Alabama
Marion, AL / Perry County**

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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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.

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