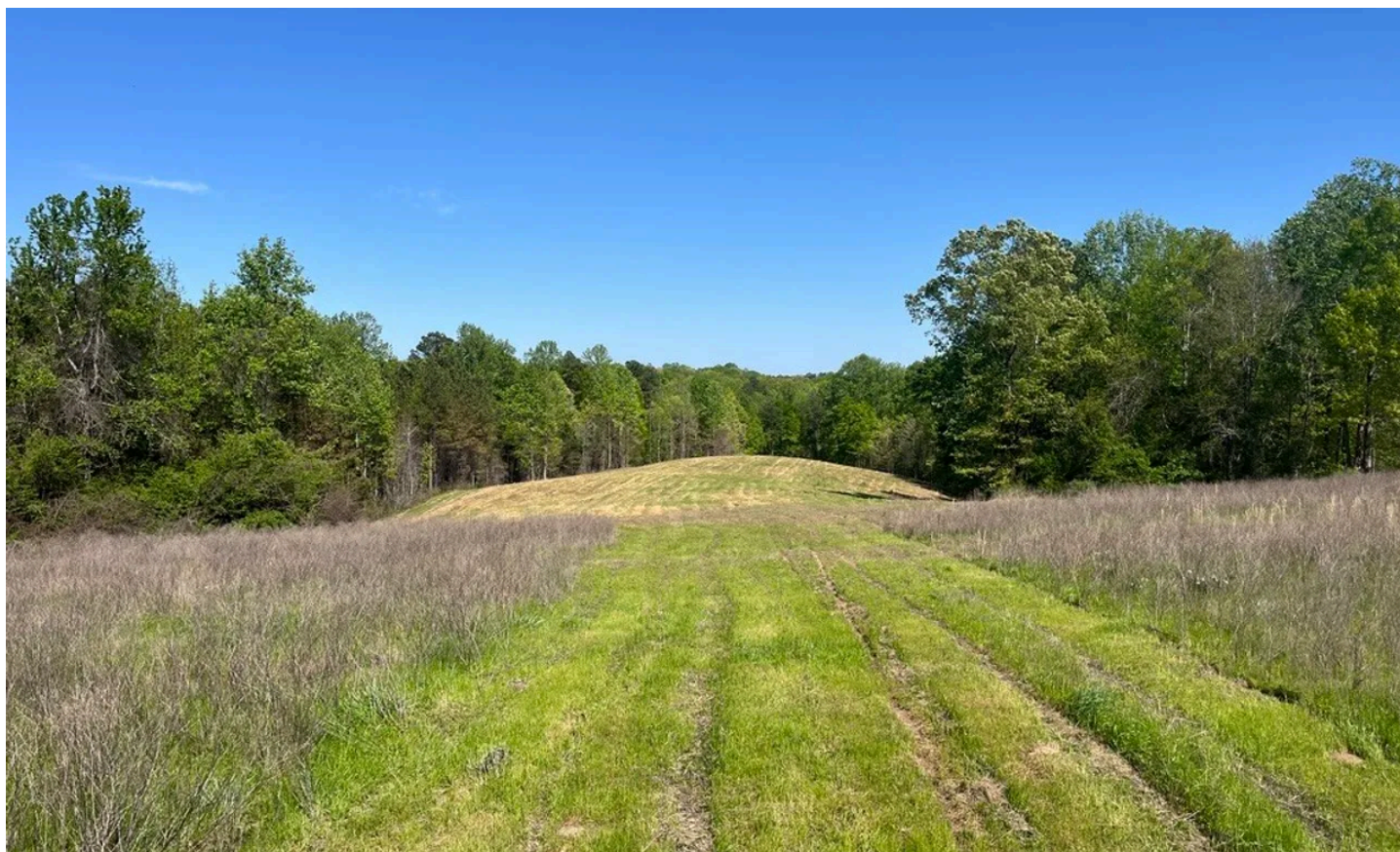


**108 +/- acre Fayette County Recreational Homesite**  
**AL Highway 13**  
**Bankston, AL 35542**

**\$351,000**  
**108± Acres**  
**Fayette County**





**108 +/- acre Fayette County Recreational Homesite**  
**Bankston, AL / Fayette County**

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**SUMMARY**

**Address**

AL Highway 13

**City, State Zip**

Bankston, AL 35542

**County**

Fayette County

**Type**

Hunting Land, Undeveloped Land, Farms, Horse Property,  
Recreational Land

**Latitude / Longitude**

33.711457 / -87.645836

**Acreage**

108

**Price**

\$351,000

**Property Website**

<https://farmandforestbrokers.com/property/108-acre-fayette-county-recreational-homesite-fayette-alabama/80268/>



## 108 +/- acre Fayette County Recreational Homesite Bankston, AL / Fayette County

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### **PROPERTY DESCRIPTION**

#### **108 +/- Acres Fayette County Recreational / Homesite.**

This tract would make a great weekend getaway or a primary residence/farm. There are so many opportunities waiting here for its new owner.

**Utilities-** Power and county water are located on the property near AL state HWY 13.

**Timber-** 10+/- acres of recently planted white oaks (2024), open fields consists of roughly 11+/- acres and the remainder in plantation pine with hardwood located in the creek drains.

**Rocks-** This tract has beautiful rocks across the property, mainly on the eastern side and in the drains between the fields.

**Creeks-** Several drains flowing into a nice rock bottom creek running from North to South through the property. Each creek crossing has new double walled culverts installed for ease of crossing on a side by side or tractor.

**Terrain-** The topography here is mostly flat open fields to gently rolling woodlands with steep rocky drains.

**Wildlife-** The property has plenty of wildlife sign along with viewing various species while visiting the property

**Open Fields-** There are roughly 11 +/- acres in open (bush hogged) fields.

**Improvements-** The owner has installed 5 culverts at creek crossings, recent prescribed fire run through the plantation pines, 1100 whiteoaks planted in western fields and pollinators planted in the Northern most field.

The property lies just 31 miles from Northport, AL., 14 miles to Fayette, 69 miles to Birmingham-Jefferson Civic Center and 39 miles to Bryant Denny Stadium in Tuscaloosa, AL.

For more information or to schedule a showing please contact Shaun Lee at [\(205\) 361-5002](tel:2053615002) or [shaun@farmandforestbrokers.com](mailto:shaun@farmandforestbrokers.com). Showings are by appointment only.





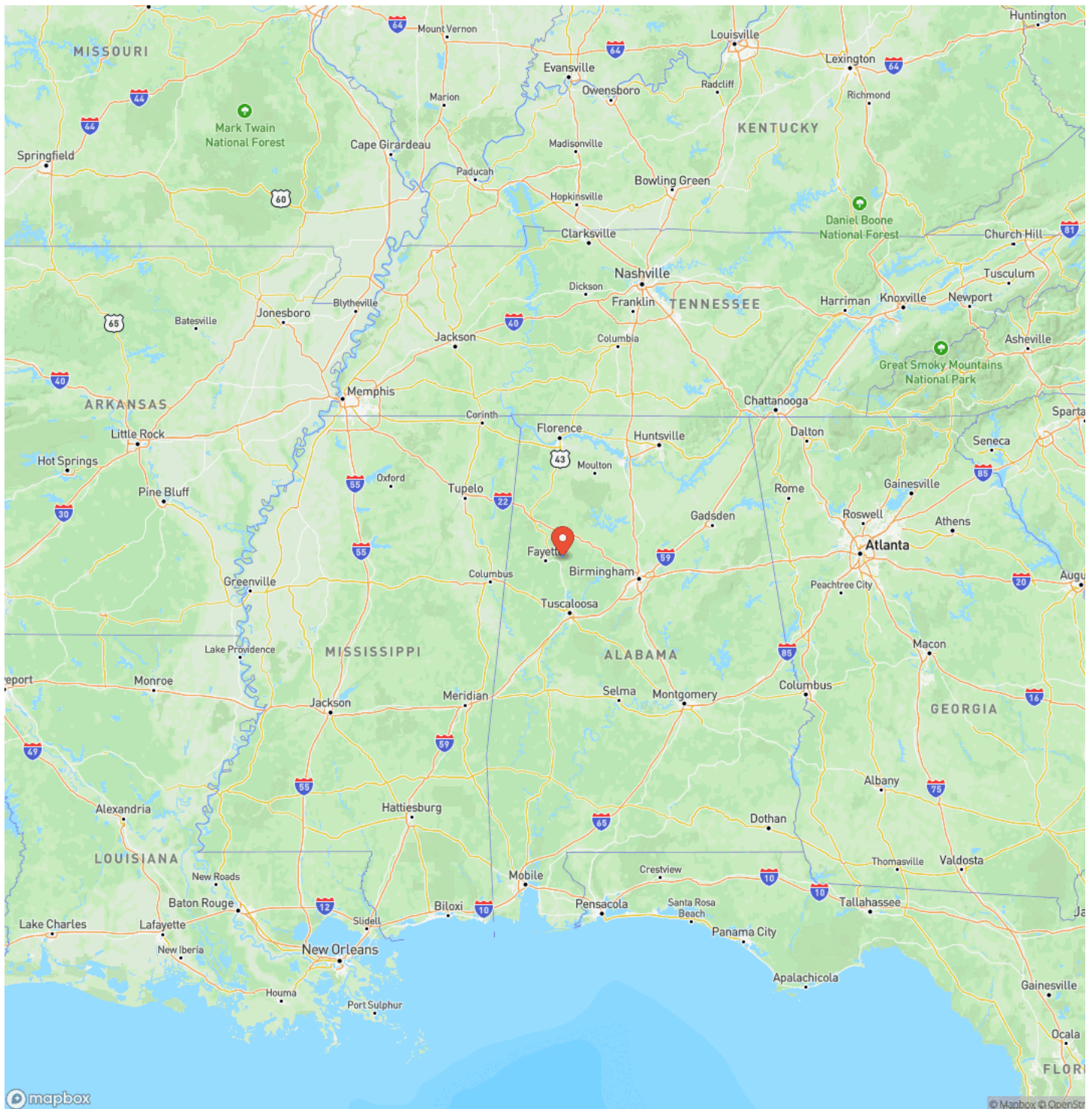
**108 +/- acre Fayette County Recreational Homesite  
Bankston, AL / Fayette County**

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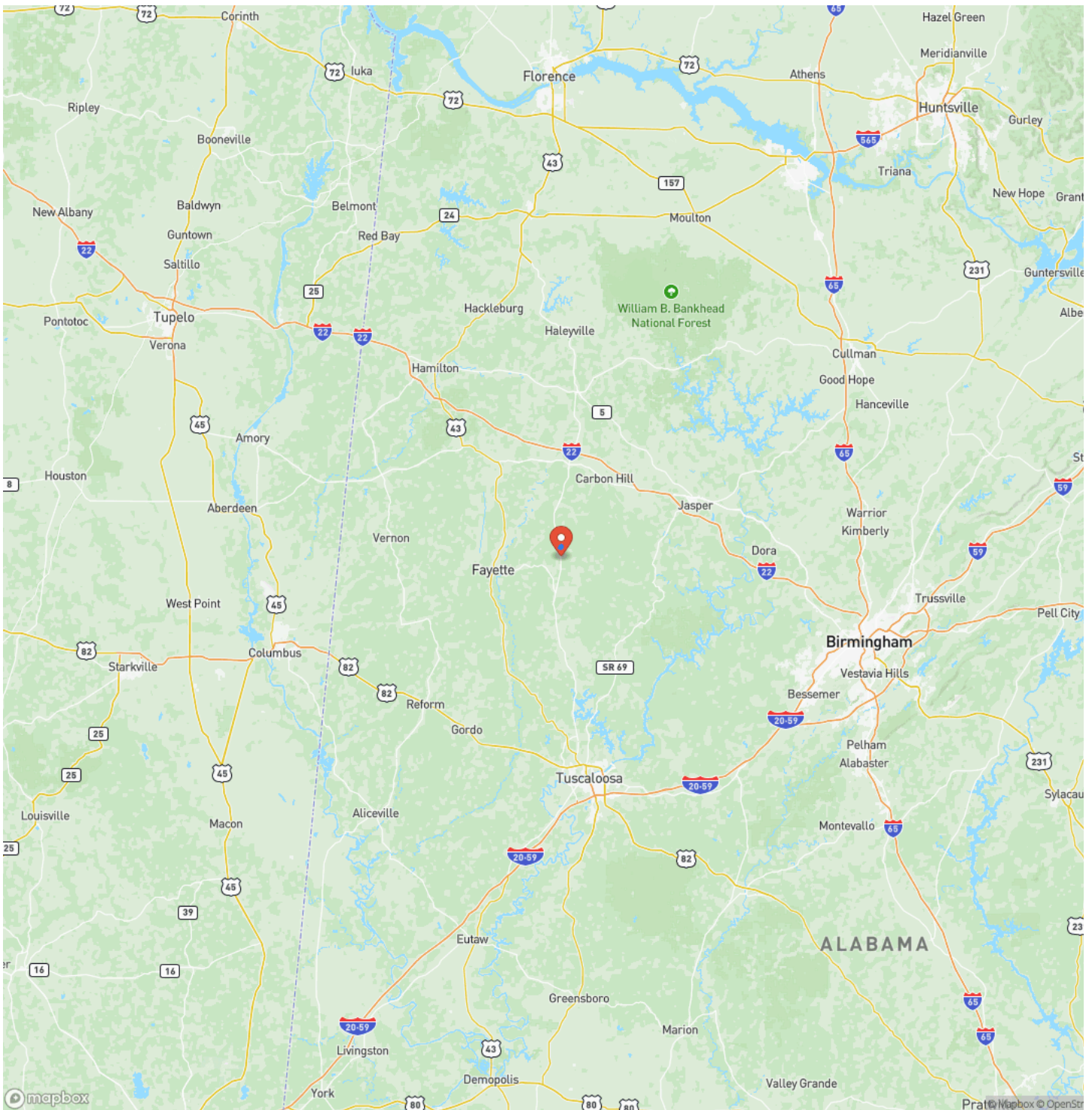




## Locator Map

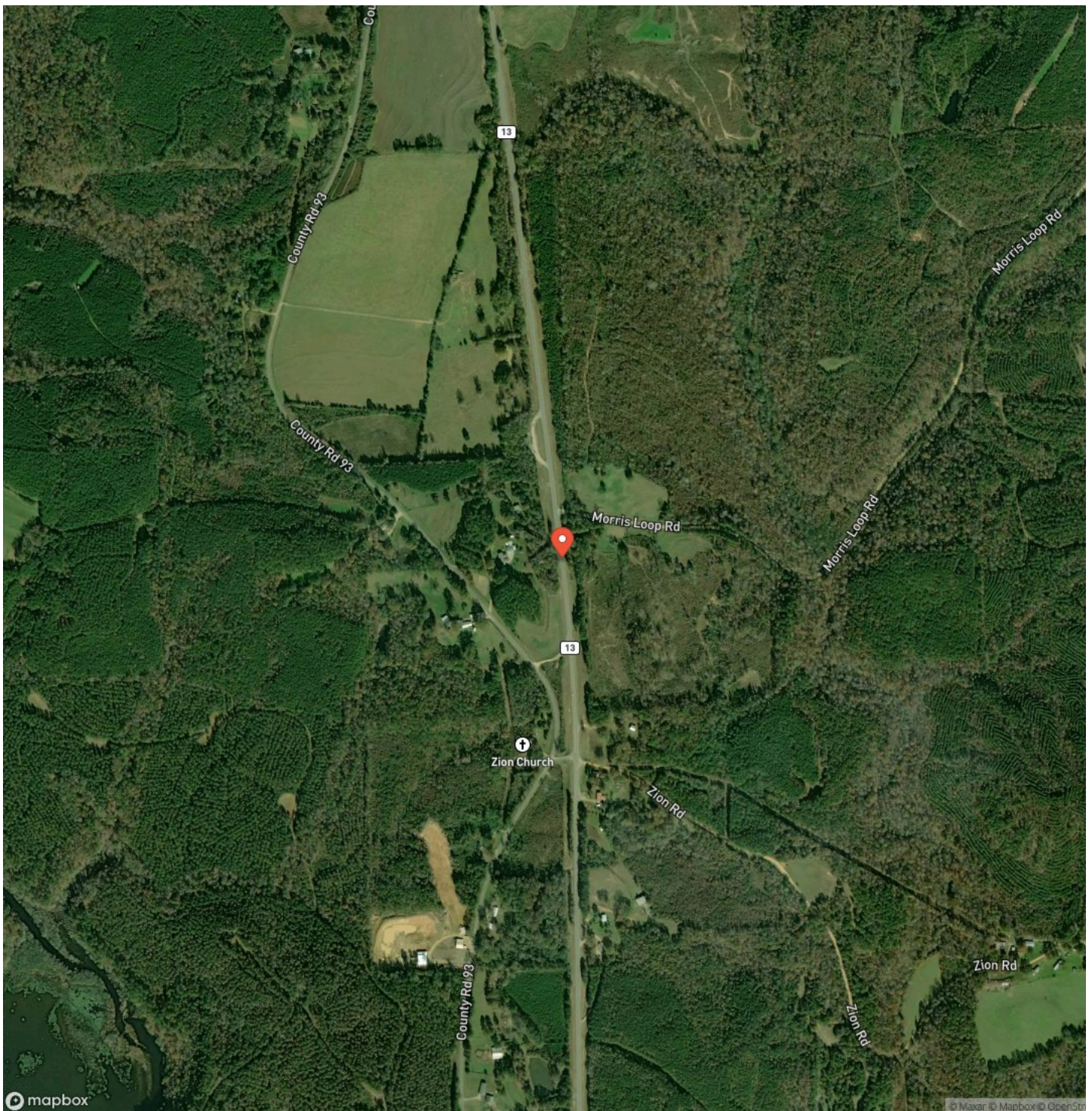


## Locator Map





## Satellite Map



## 108 +/- acre Fayette County Recreational Homesite Bankston, AL / Fayette County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Shaun Lee

## Mobile

(205) 361-5002

## Email

shaun@farmandforestbrokers.com

**Address**

City / State / Zip

## NOTES

[illegible]



## NOTES

This image shows a single sheet of white paper with horizontal blue 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.

## **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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