

99 +/- Acres
300 Shanghai Rd
Ariton, AL 36311

\$227,700
99± Acres
Dale County



99 +/- Acres
Ariton, AL / Dale County

SUMMARY

Address

300 Shanghai Rd

City, State Zip

Ariton, AL 36311

County

Dale County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

31.629617 / -85.71532

Acreage

99

Price

\$227,700

Property Website

<https://farmandforestbrokers.com/property/99-acres-dale-alabama/96215/>



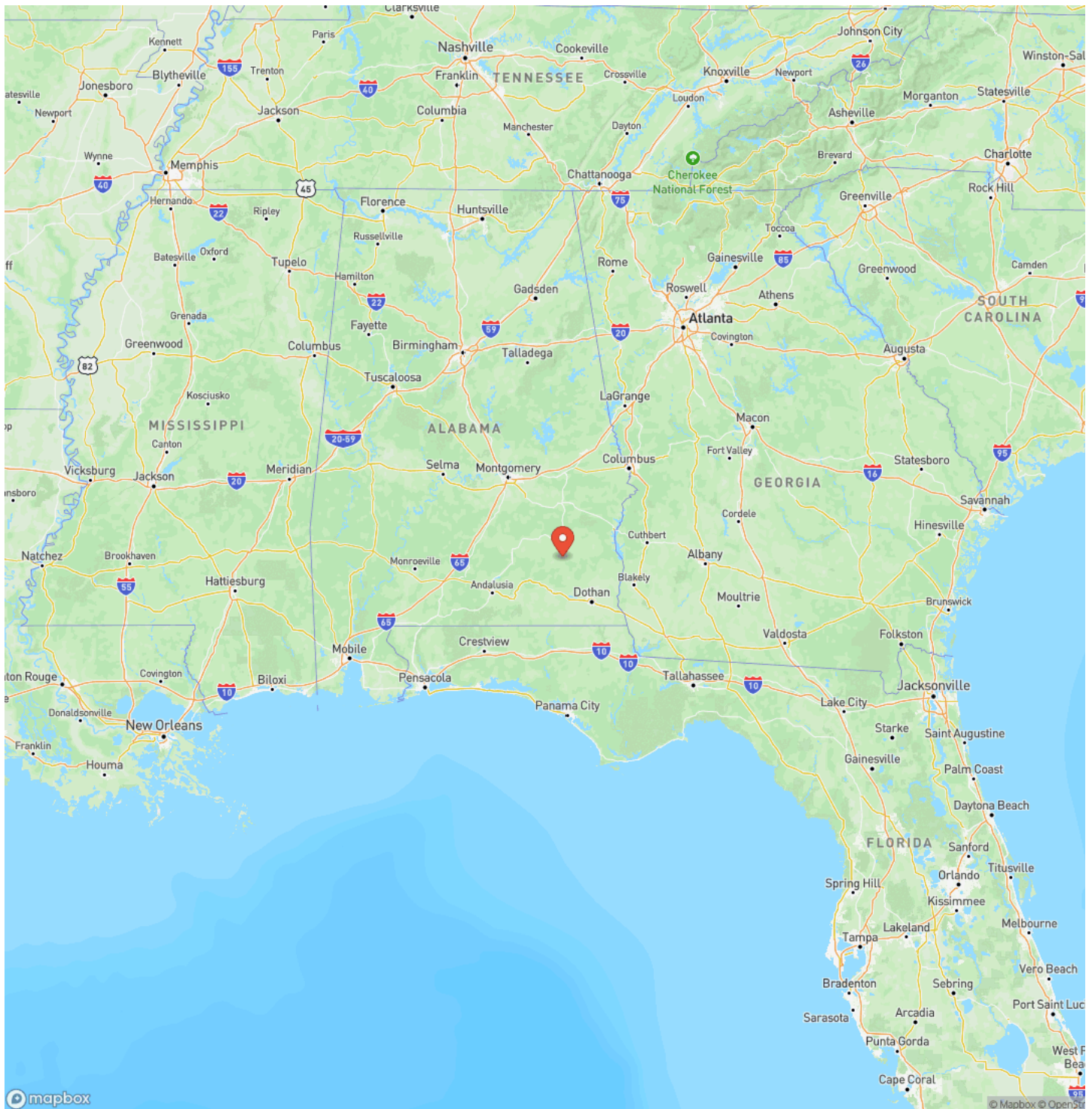
99 +/- Acres
Ariton, AL / Dale County

PROPERTY DESCRIPTION

99 +/- Acres located on the corner of River Rd and Shanghai Rd in Barbour County, AL. Property consists of approximately 7-8 yr old planted pines with good mature hardwood left in the SMZ's. This tract would make a good tract for a homesite or getaway cabin with a good layout to add 2-3 food plots. There is power along the road frontage on 2 sides. There is a current timber lease in place which expires Dec 20, 2034. The timber lease currently pays approximately \$50/ac yearly. Contact Russ Walters at [334-504-0851](tel:334-504-0851) to schedule a viewing.

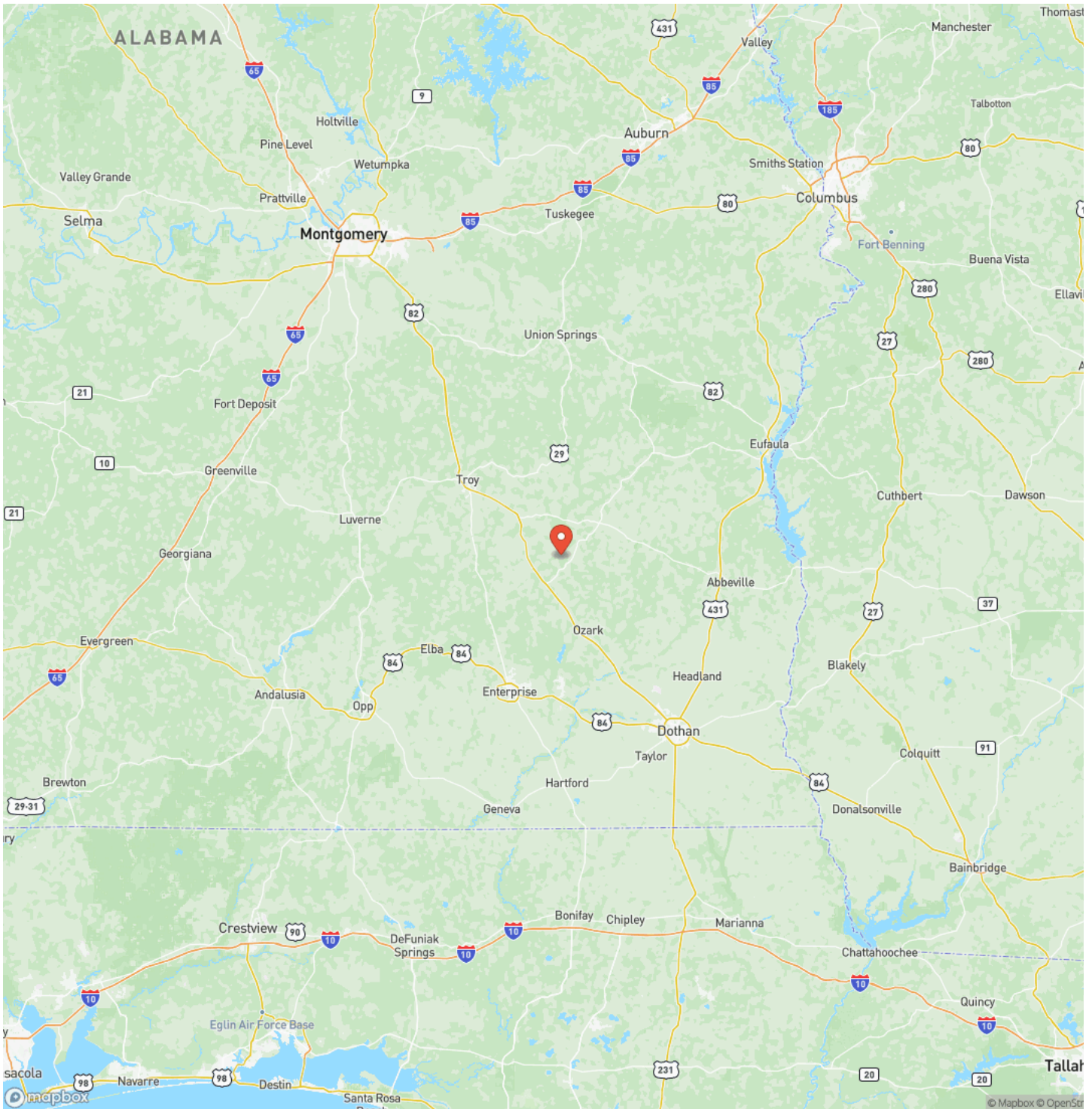


Locator Map



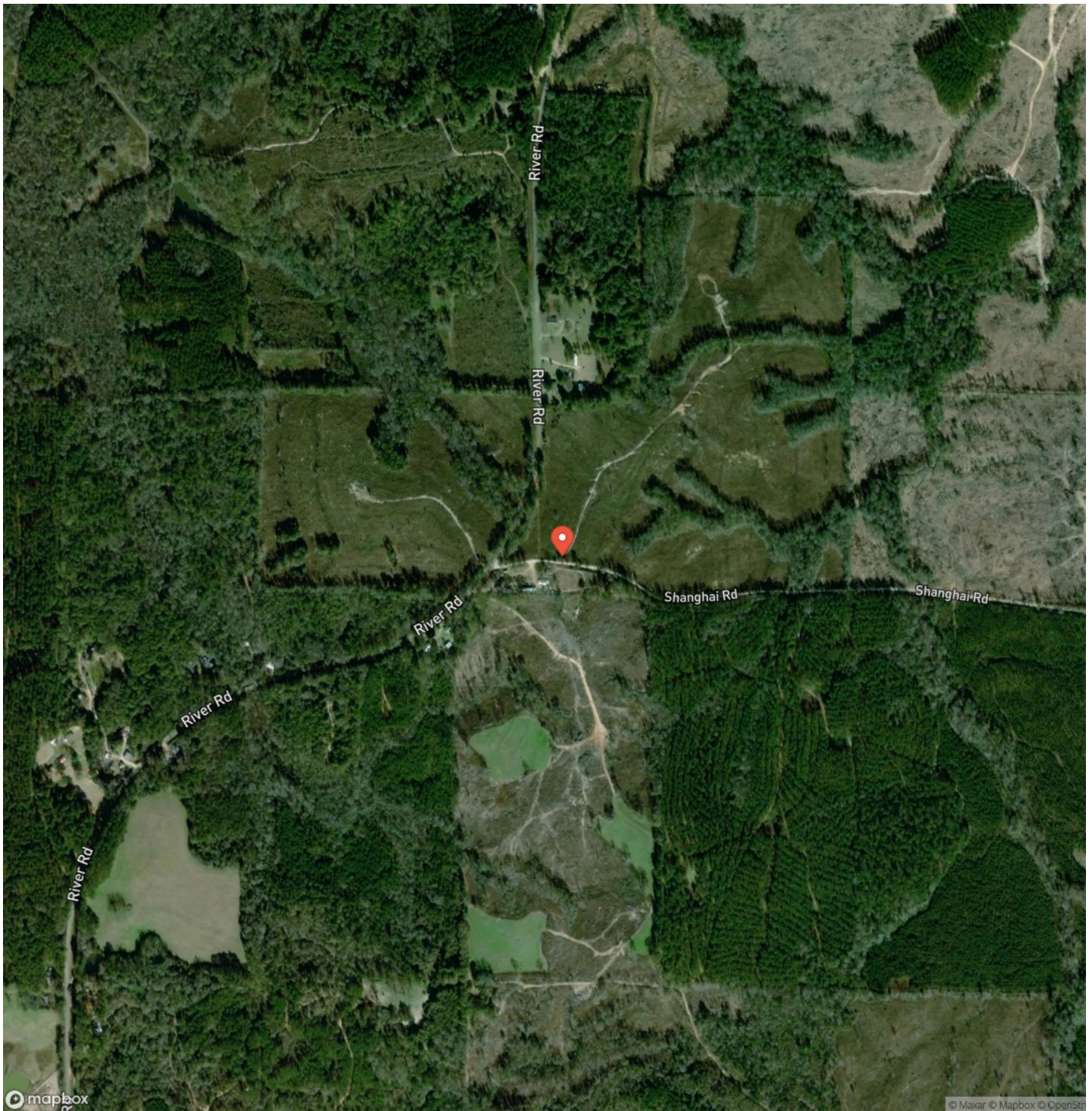
99 +/- Acres
Ariton, AL / Dale County

Locator Map



99 +/- Acres
Ariton, AL / Dale County

Satellite Map



99 +/- Acres
Ariton, AL / Dale County

LISTING REPRESENTATIVE

For more information contact:



Representative

Russ Walters

Mobile

(334) 504-0851

Email

russ@farmandforestbrokers.com

Address

City / State / Zip

NOTES

[illegible]

MORE INFO ONLINE:

farmandforestbrokers.com/

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.



Farm & Forest Brokers
155 Birmingham Road
Centreville, AL 35042
(205) 340-3946
farmandforestbrokers.com/

