

**1,376 acre +/- Row Crop Farm**  
Hwy 183  
Marion, AL 36756

**\$5,215,000**  
1,376± Acres  
Perry County



**1,376 acre +/- Row Crop Farm  
Marion, AL / Perry County**

**SUMMARY**

**Address**

Hwy 183

**City, State Zip**

Marion, AL 36756

**County**

Perry County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Timberland

**Latitude / Longitude**

32.56938 / -87.414737

**Acreage**

1,376

**Price**

\$5,215,000

**Property Website**

<https://farmandforestbrokers.com/property/1-376-acre-row-crop-farm-perry-alabama/75884/>



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**PROPERTY DESCRIPTION**

**1,376 ACRES +/- DIVERSIFIED ROW CROP/CATTLE FARM IN PERRY COUNTY, AL**

The Black Belt of Alabama is known for its rich fertile soil, abundance of Natural Resources and unique culture. Since the early 1800's settlers flocked to the wild prairies of this region to start new lives and build an agricultural legacy. Generational family properties are found all across this narrow strip that runs through the middle section of the State. It's not very often that large tracts of farm land pass hands in this area of the Black Belt, especially Perry County. This farm is made up of approximately 824 acres of row crop, 174 acres of pastureland and 354 acres of timber/recreational land. Two lakes ranging in sizes of 14.5 and 9.5 acres make a great addition for fishing and providing a water source for wildlife like duck, dove and deer. There is currently a Solar option lease that encompasses 1,254 acres with 3.5 years remaining. This lease does not restrict the owner of any use of the property. Corn, cotton and cattle are currently being grown on the farm. There is an abundance of wildlife in this area making this a great recreational property as well. Approximately 40 acres of mature hardwood timber and a camphouse were just added to the property in early 2025.

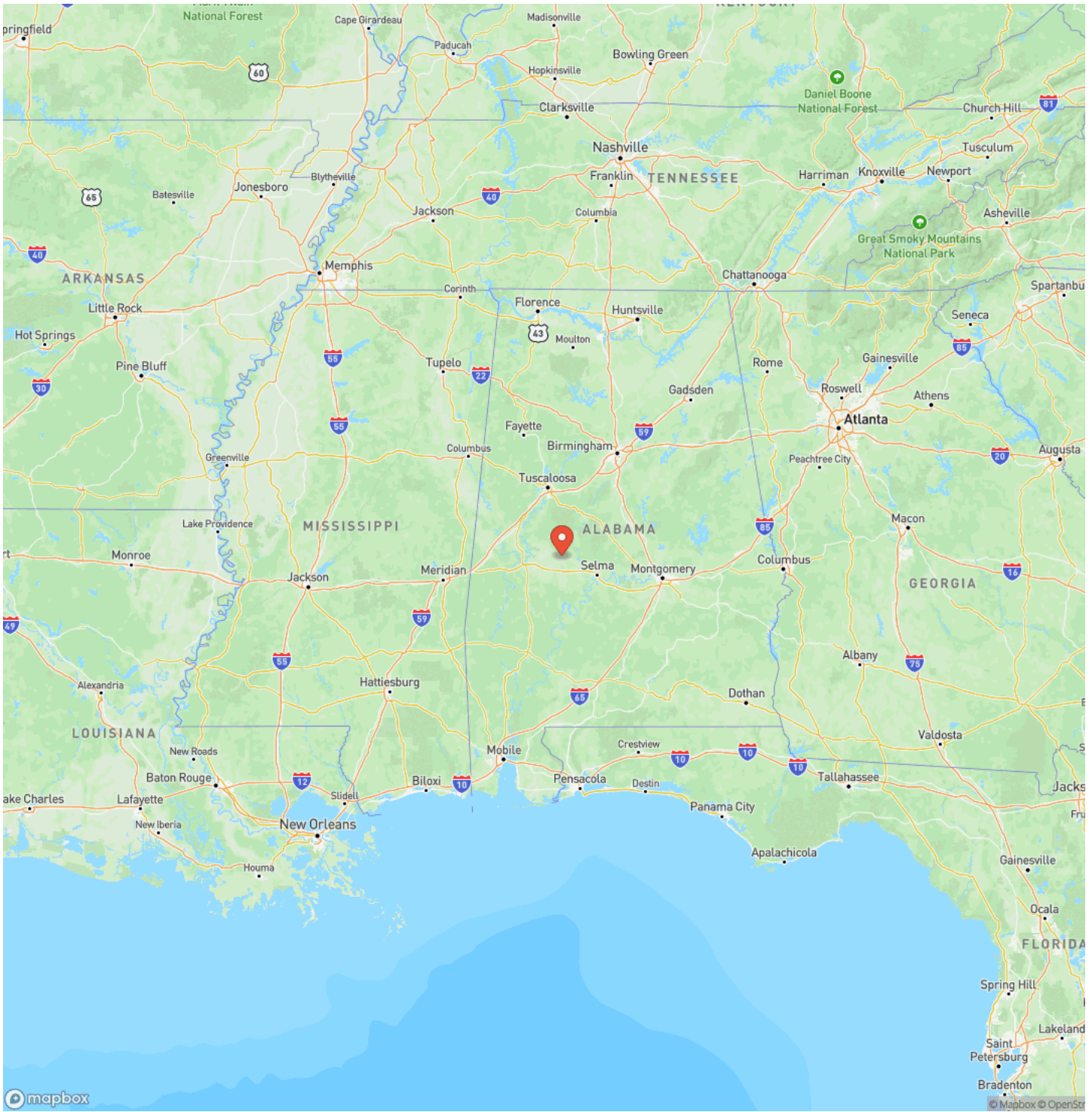
For more information on the property and Solar option lease details please reach out to **J. Cooper Holmes** @ [205-292-6356](tel:205-292-6356) .

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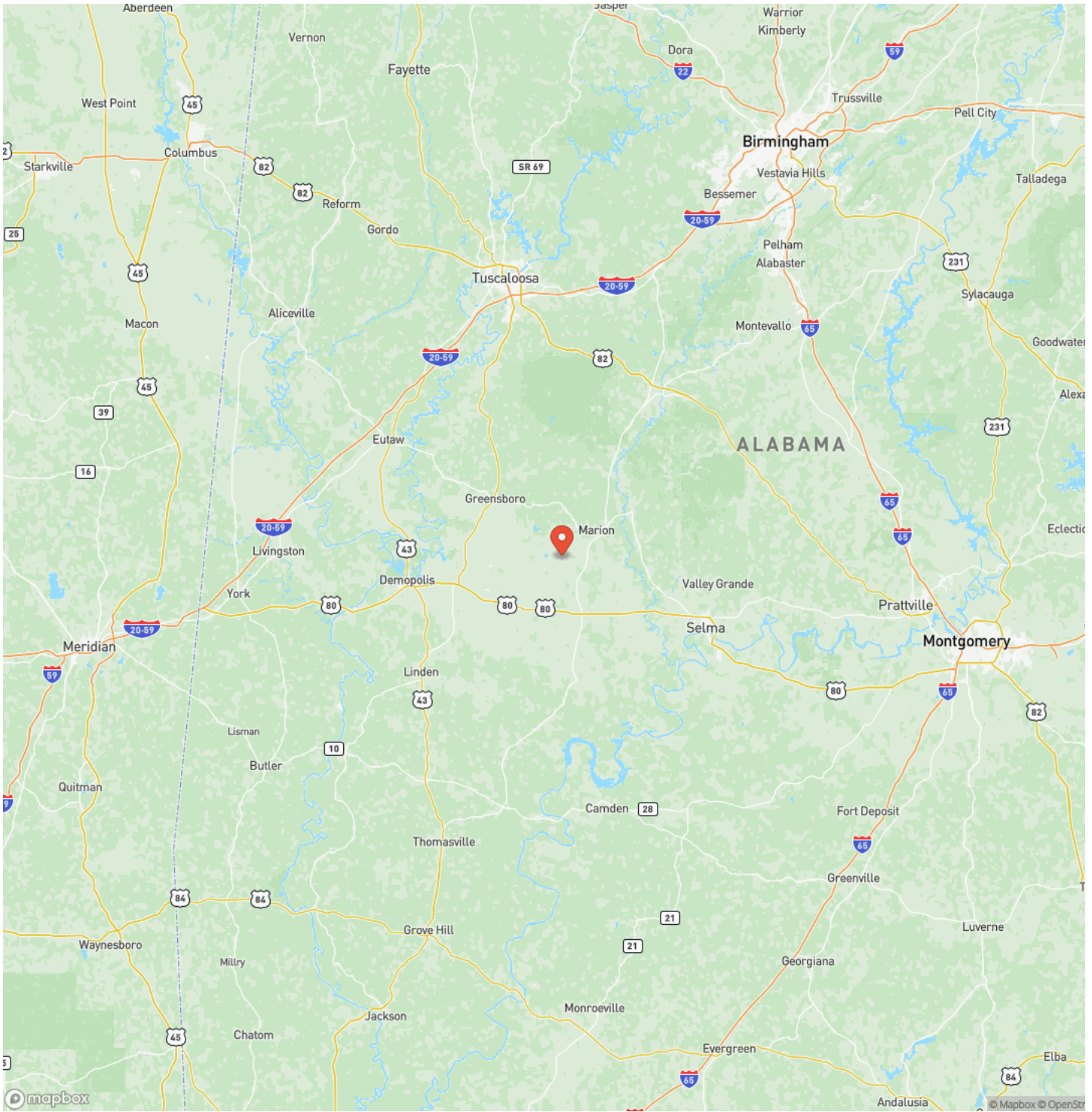


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## Locator Map

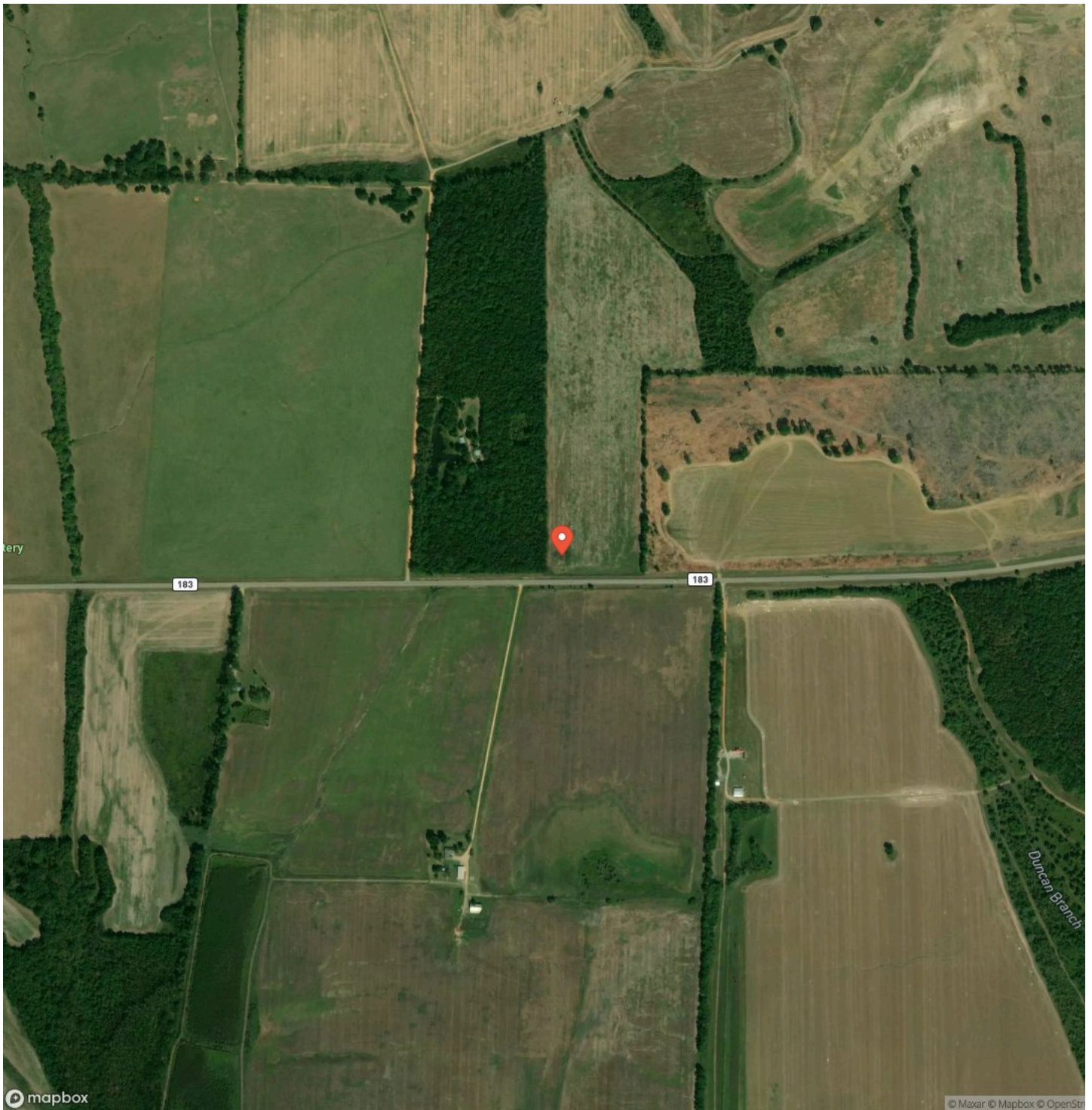


# Locator Map



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## Satellite Map









## **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.

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