

80 acres +/- near Marion, AL
Marion, AL 36756

\$150,000
80± Acres
Perry County



MORE INFO ONLINE:

jonathangoode.com



80 acres +/- near Marion, AL
Marion, AL / Perry County

SUMMARY

City, State Zip

Marion, AL 36756

County

Perry County

Type

Hunting Land, Recreational Land

Taxes (Annually)

239

Acreage

80

Price

\$150,000



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PROPERTY DESCRIPTION

80 acres +/- of land for sale near Marion, in Perry County, Alabama. This property has potential to be a good hunting and recreational tract near the city of Marion. The timber on the property appears to have been harvested approximately 7-10 years ago, and has naturally regrown. A trail system leads to a couple of food plot areas. There is ample opportunity to add more roads and trails to this parcel. A small stream flows through the property, providing water for the wildlife. There is currently not deeded access, but there is potential to get a road use license from the timber company to the west to access the property. For more information about this arrangement, please feel free to contact the listing agent. Utilities are not currently close by. This is probably not a great candidate for a homesite, but it would be suitable for hunting and recreation.

Legal Description- The property lies in Township 19N, Range 8E, Section 22, and is described as Perry County Tax Assessor Parcel ID# 14-05-22-0-000-008.0000. Property taxes for 2023 were approximately \$238.30.

Location- The property is located a few miles east of Marion off Mars Hill Cemetery Road. The property is located 6 miles from Marion, 30 miles to Centreville, 27 miles to Selma, 60 miles to Tuscaloosa, and 80 miles to Birmingham. Showings are by appointment only please, so contact Jonathan Goode for more information about this property at [334-247-2005](tel:334-247-2005) cell.

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Locator Map



Locator Map



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.



MORE INFO ONLINE:

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