

**39+/- acre Timber/Recreation Tract**  
**Burger Curb Road**  
**Marion, AL 36756**

**\$120,000**  
**39± Acres**  
**Perry County**





**39+/- acre Timber/Recreation Tract  
Marion, AL / Perry County**

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**SUMMARY**

**Address**

Burger Curb Road

**City, State Zip**

Marion, AL 36756

**County**

Perry County

**Type**

Recreational Land, Timberland

**Latitude / Longitude**

32.757449 / -87.335154

**Acreage**

39

**Price**

\$120,000

**Property Website**

<https://farmandforestbrokers.com/property/39-acre-timber-recreation-tract-perry-alabama/77128/>



## 39+/- acre Timber/Recreation Tract Marion, AL / Perry County

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### **PROPERTY DESCRIPTION**

**39+/- acre tract** located between the Heiberger and Marion communities of Perry County, AL.

**Timber** on this tract is a good mixed stand of various hardwood species along with Loblolly Pines. There is a timber cruise for this property from September 2023. Timber cruise volumes are available upon request (timber values do fluctuate with the markets).

**Terrain** on this tract is mostly flat with a few areas that are slightly rolling.

**Access** to this tract is not deeded, but is currently accessed across timber company land via a woods road.

**Water Features** on this property are a few wet weather drains along with Old Town Creek running through the Southwest quarter of the tract.

This property is located in **Section 2, Township 20 North, Range 7 East** of Perry County, AL. Perry County Tax Assessor Parcel ID #10-01-02-0-000-005.0000

For More information or to schedule a viewing of this property please contact Shaun Lee at [\(205\) 361-5002](tel:(205)361-5002) or Cooper Holmes at [\(205\) 292-6356](tel:(205)292-6356) .

Showings of this property are by appointment only.



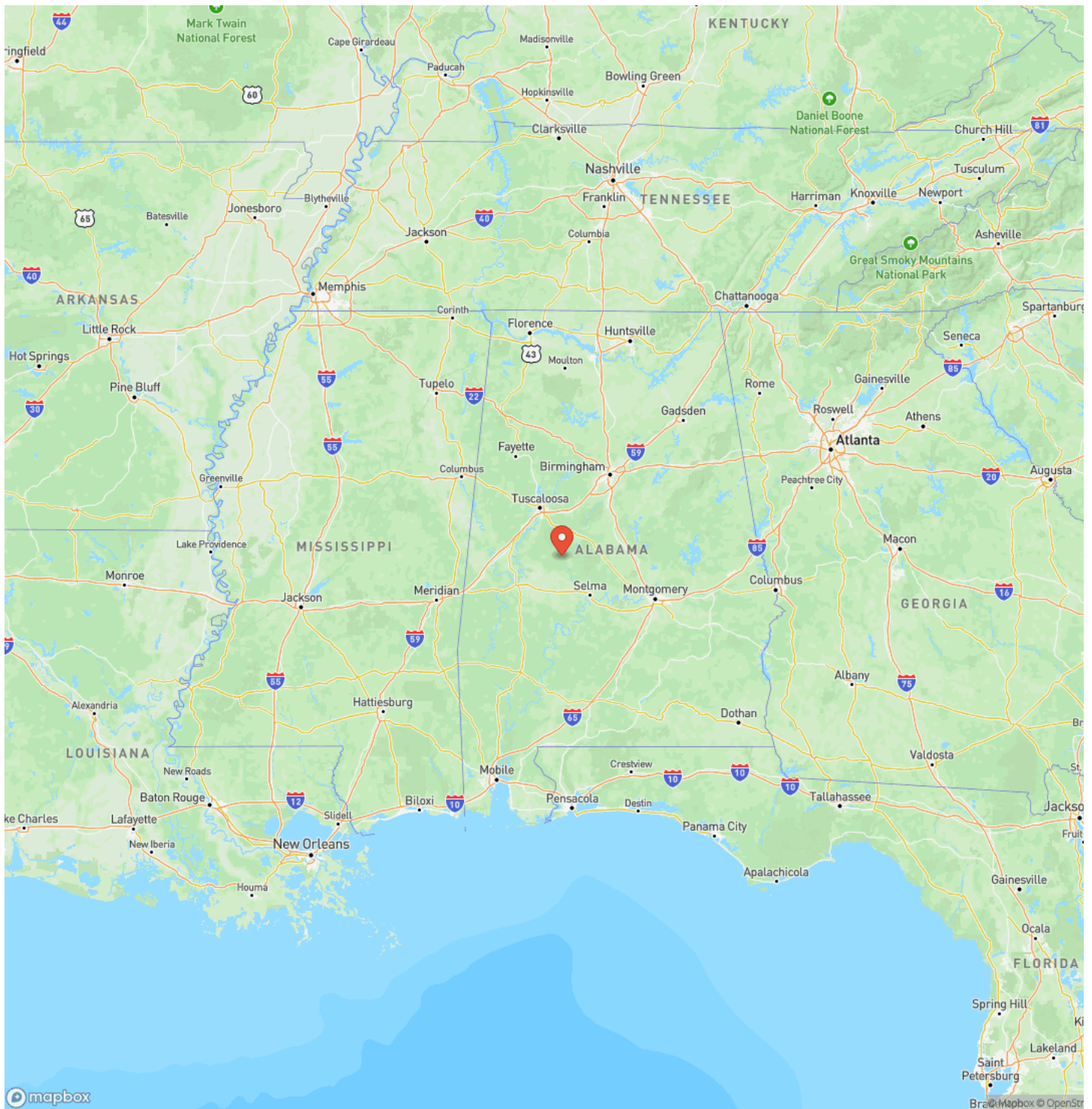


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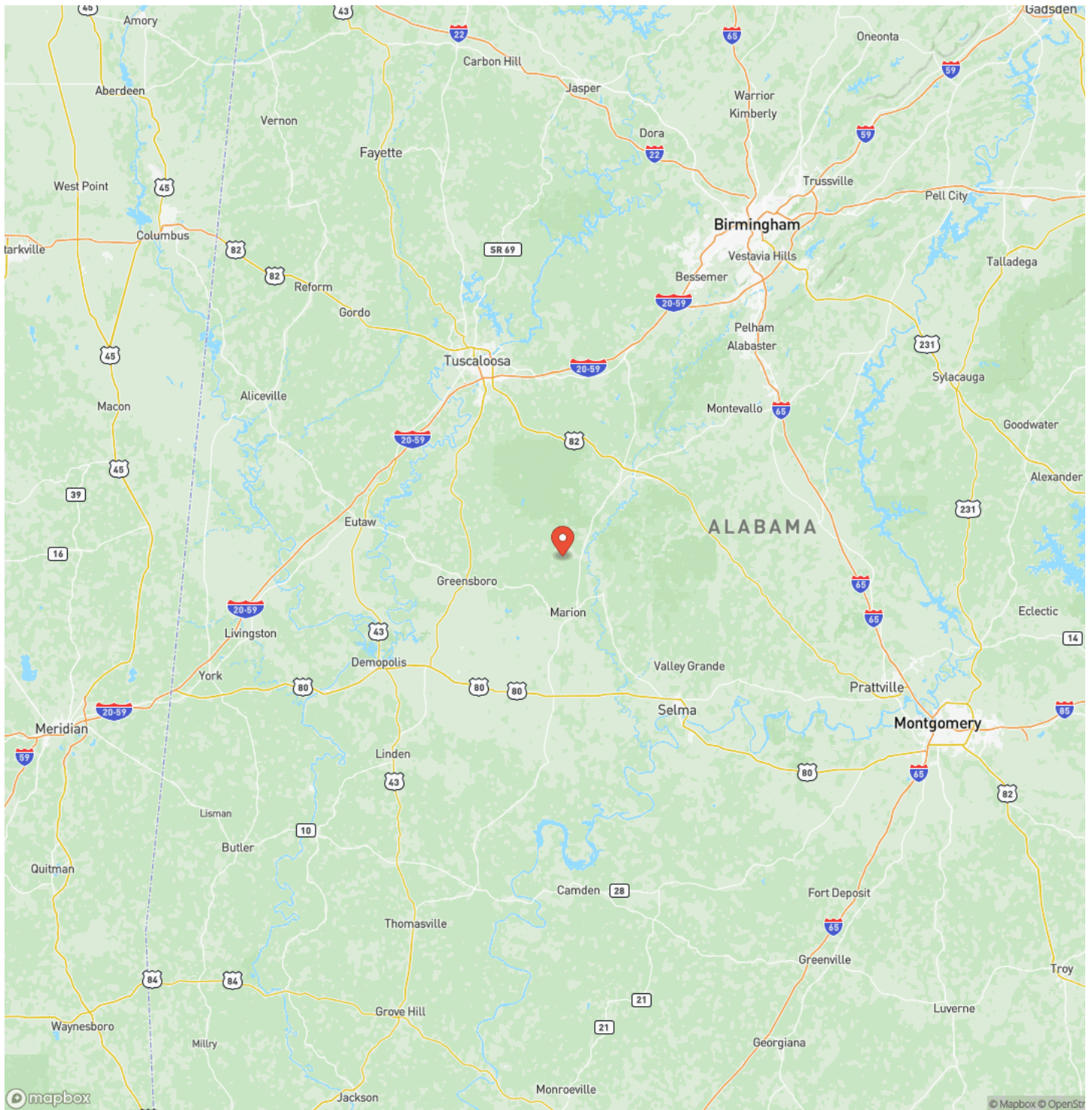




## Locator Map



# 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 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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