



Tract 8226A Marion County, AL

125 Acres
Marion County, Alabama
Property Price : \$312,500 (\$2,500/acre)



Acreage:

125 +/- acres

General Description:

Located between Hamilton and Vina, this property has approximately 4000 feet of road frontage. The timber was recently harvested and replanted with loblolly pine seedlings.

Prime opportunity to develop this property before the trees get older.

Investment:

\$312,500 (\$2,500/acre)

Tax ID:

Agent:

Greg Fleming
601-678-7640

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www.advancelandandtimber.com

Location/Directions:

Directions from Hamilton, AL:

Take Hwy 74 West (Bexar Avenue) for 4.9 miles. Right on Hwy 19 North for 8.9 miles. Left on County Road 13 for .3 mile. Right on County Road 153 for .7 mile. Left on Pap Franklin Road for .4 mile. Left on County Road 89 for .2 mile. Look for Advance Land and Timber signs.

Directions from Vina, AL:

Take Hwy 19 South for 8.2 miles. Right on County Road 13 for .3 mile. Right on County Road 153 for .7 mile. Left on Pap Franklin Road for .4 mile. Left on County Road 89 for .2 mile. Look for Advance Land and Timber signs.

Disclaimer: Property inspections shall be done during daylight hours. Seller and Advance Land and Timber, LLC in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.

