

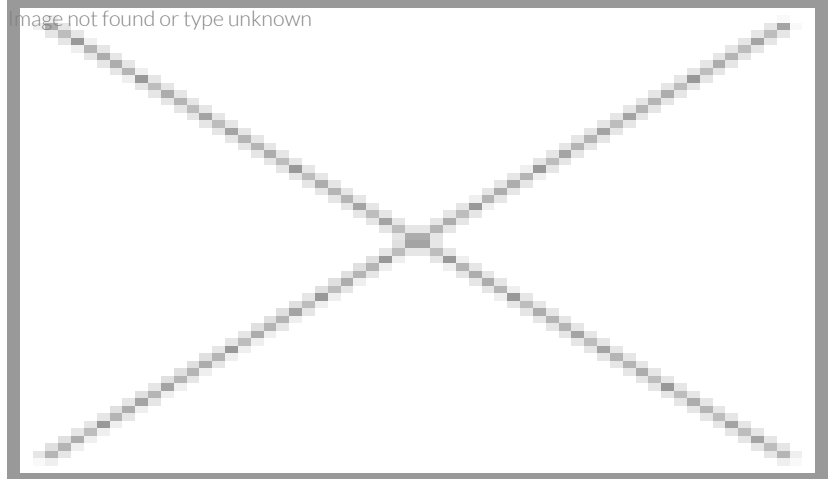


Buttahatchee River 90

Marion County | \$ 220,000

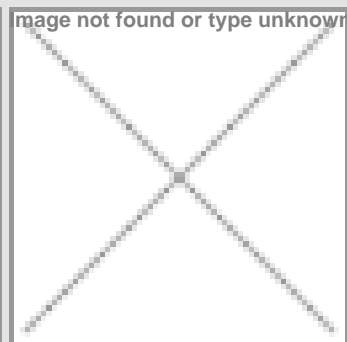
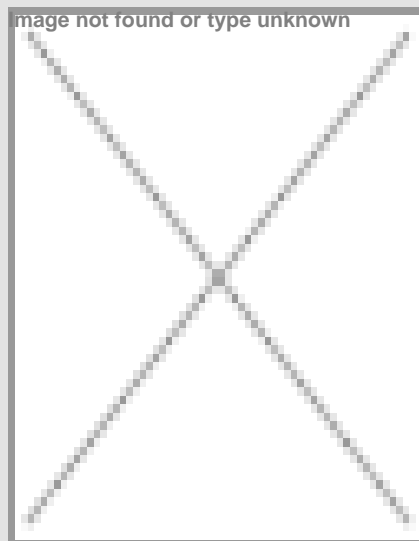
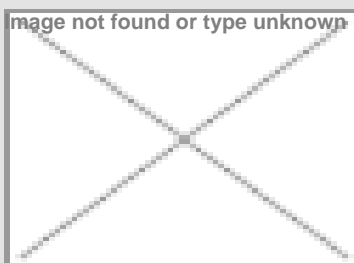
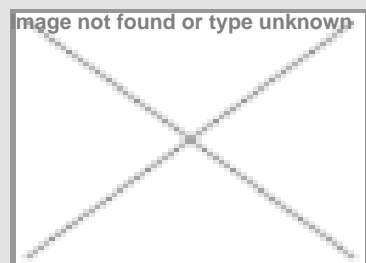
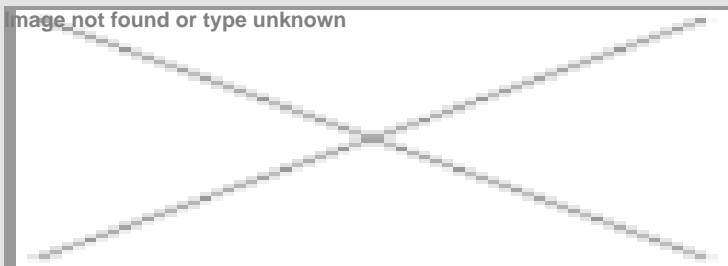
HIGHLIGHTS

- Over half a mile of river frontage on Buttahatchee
- Established agricultural lease income
- Good road access and internal road system
- Close to Hamilton within one hour drive from Florence, Muscle Shoals, Memphis, Tupelo, and Birmingham
- Great neighbors
- Good school system
- Hay barn and horse barn with stalls and tack room
- Wild quail on property
- Power on property



DESCRIPTION

Beautiful 90+ acre tract just outside of Hamilton in Marion County, Alabama. This property is part of a much larger family estate that has been a working farm for generations. It currently has an agriculture lease producing income with cotton crops. The lessee has expressed desire to continue the lease if possible. The tract has access from a main county blacktop and old county road as well as an established internal road system. There is an excellent hay barn which holds 600 or more rolls of hay and a horse barn with stalls and tack room. There have been many trophy deer taken off this tract. It is a rabbit hunter's



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