

Buttahatchee Headwaters | 119 ± Acres



For Sale

\$291,550

About the Property

This 119 acre property is a prime mix of timber value, outdoor recreation, and natural beauty, offering 1,300 feet of road frontage on County Road 141 and an impressive 3,800 feet of creek frontage along the headwaters of the Buttahatchee River. The tract features ±72 acres of thriving 20-year-old pine timber perfect for future harvest or continued growth, while the hardwood-lined creek bottoms create an ideal habitat for wildlife making it a hunter's paradise. Deer, turkey, and other game thrive in this peaceful, low-traffic setting, and the land also offers endless opportunities for trail riding, hiking, and camping.

For easy access and exploration, a newly constructed trail winds through the property providing convenient navigation across the creek to the scenic east ridge. Whether you're looking for a secluded retreat, a recreational haven, or a smart investment, this land delivers... And while the stock market goes up and down, this property will stay grounded. Land is one asset they're not making more of, so don't miss your chance to own this incredible piece of countryside.

Facts and Features

Marion County, Alabama

00 County Road 141 Haleyville, AL 35565

119 ± Acres

Best Use: Recreational, Investment

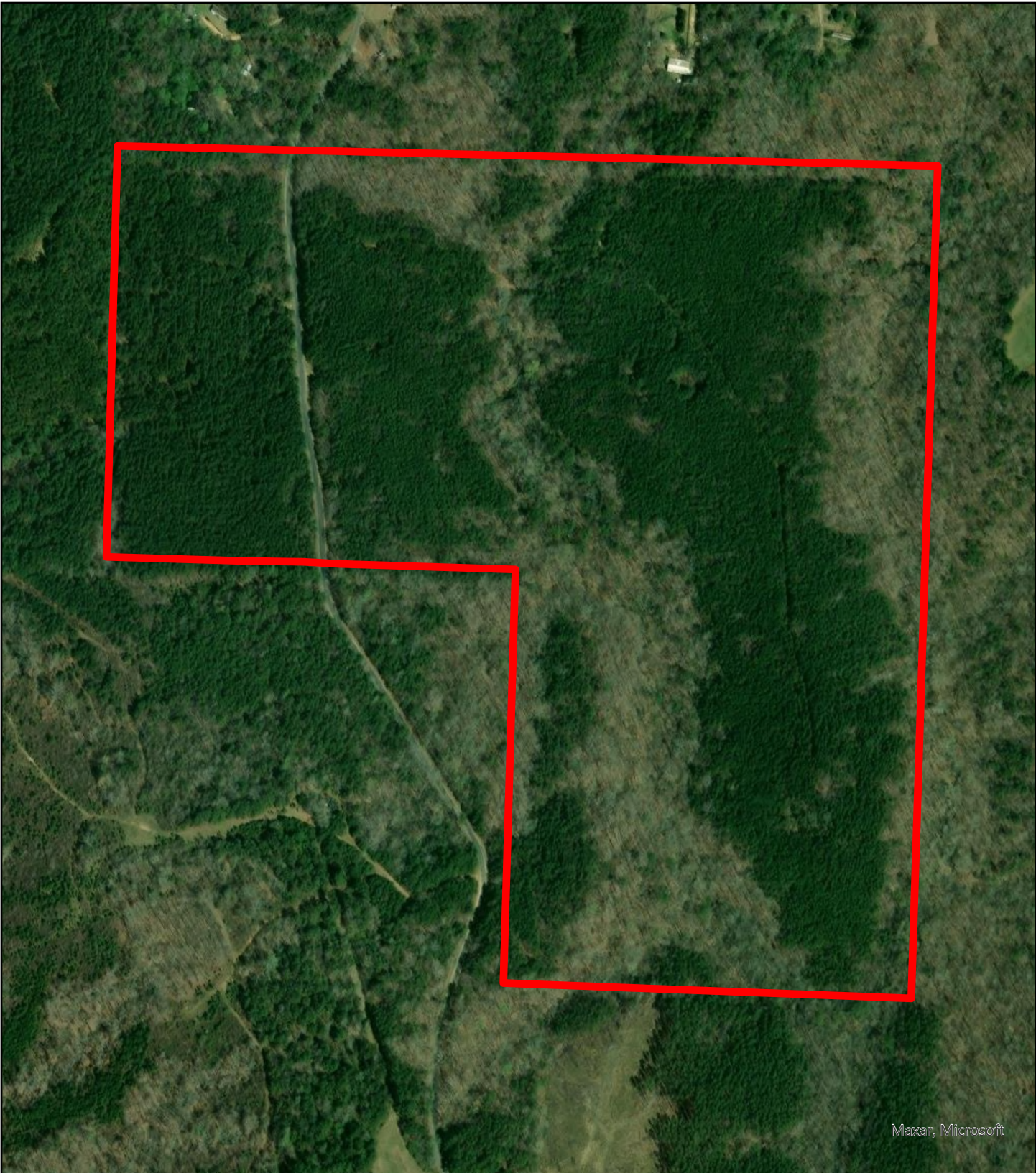


**SOUTH MAIN
LAND REALTY**

Hayden Reed

Office: (256) 383-8990 | Cell: (256) 740-2494
soldbyhayden@southmainrealty.com

Stephan Tomlinson, Broker



Maxar, Microsoft

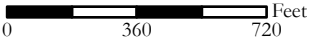
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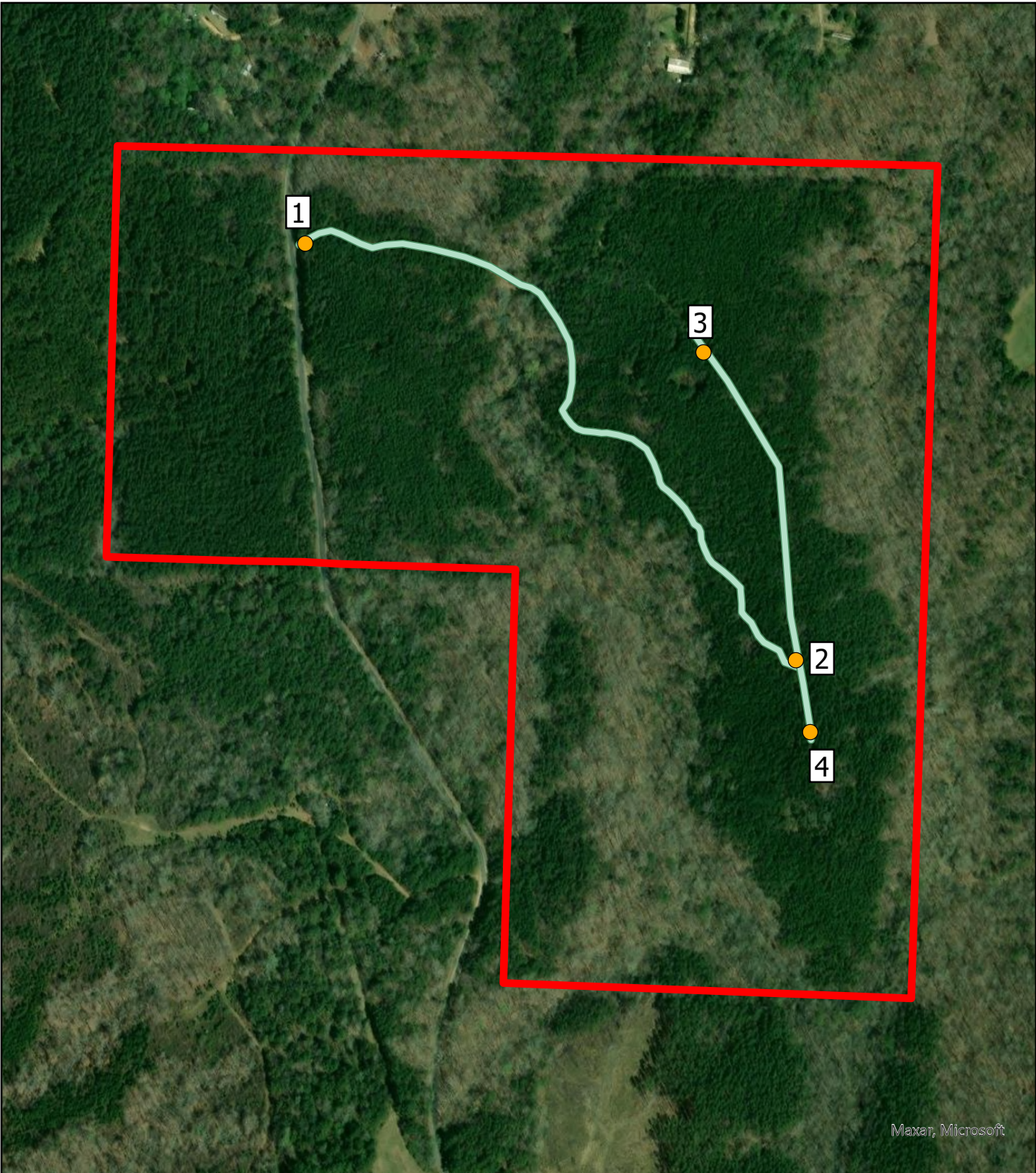
 DPV01

DPV01
Marion County, AL
Aerial






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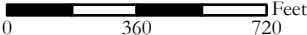
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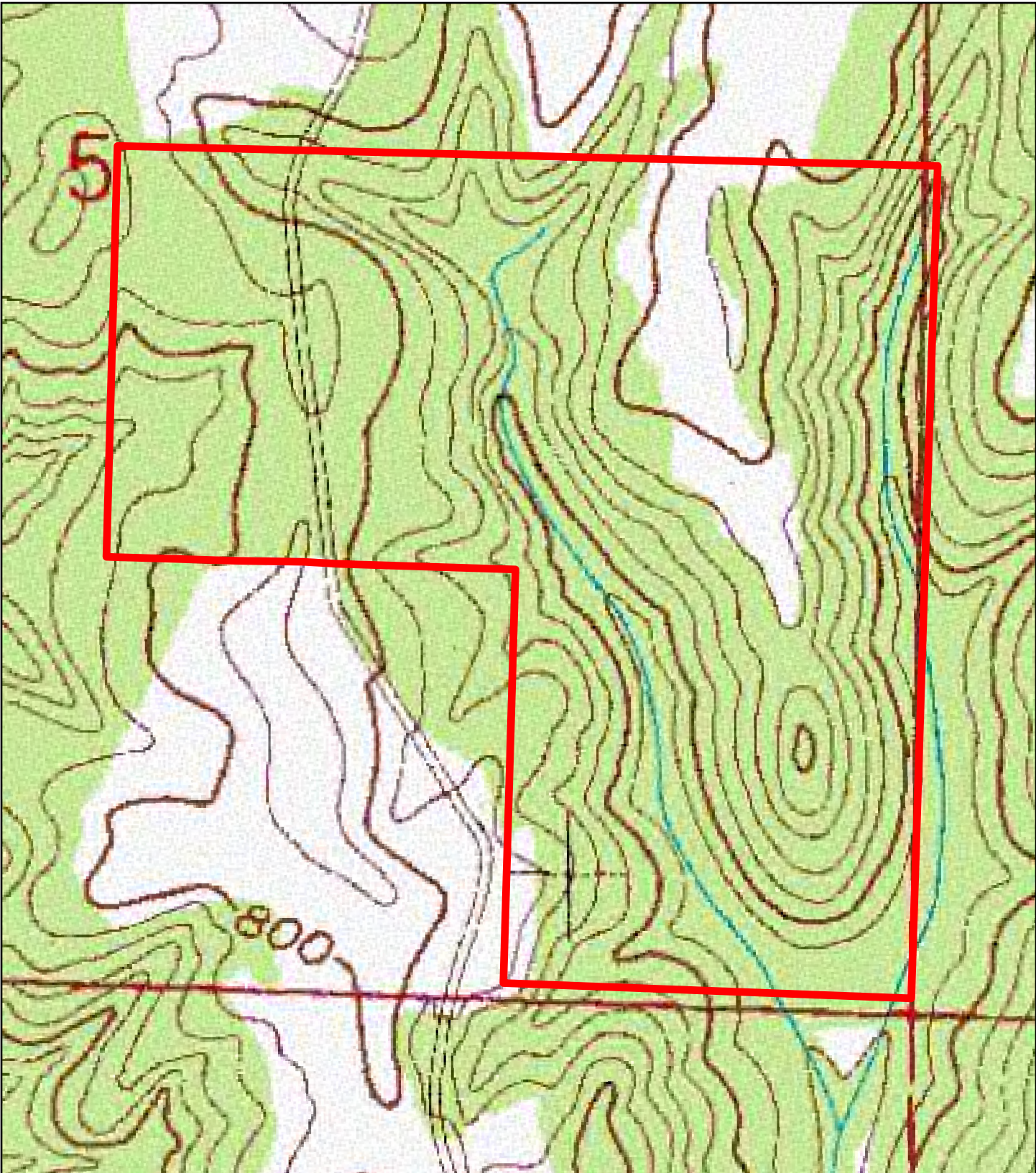
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-  DPV01
-  Trails
-  Trail Markers

DPV01
Marion County, AL
Trails and Markers - Aerial

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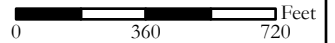
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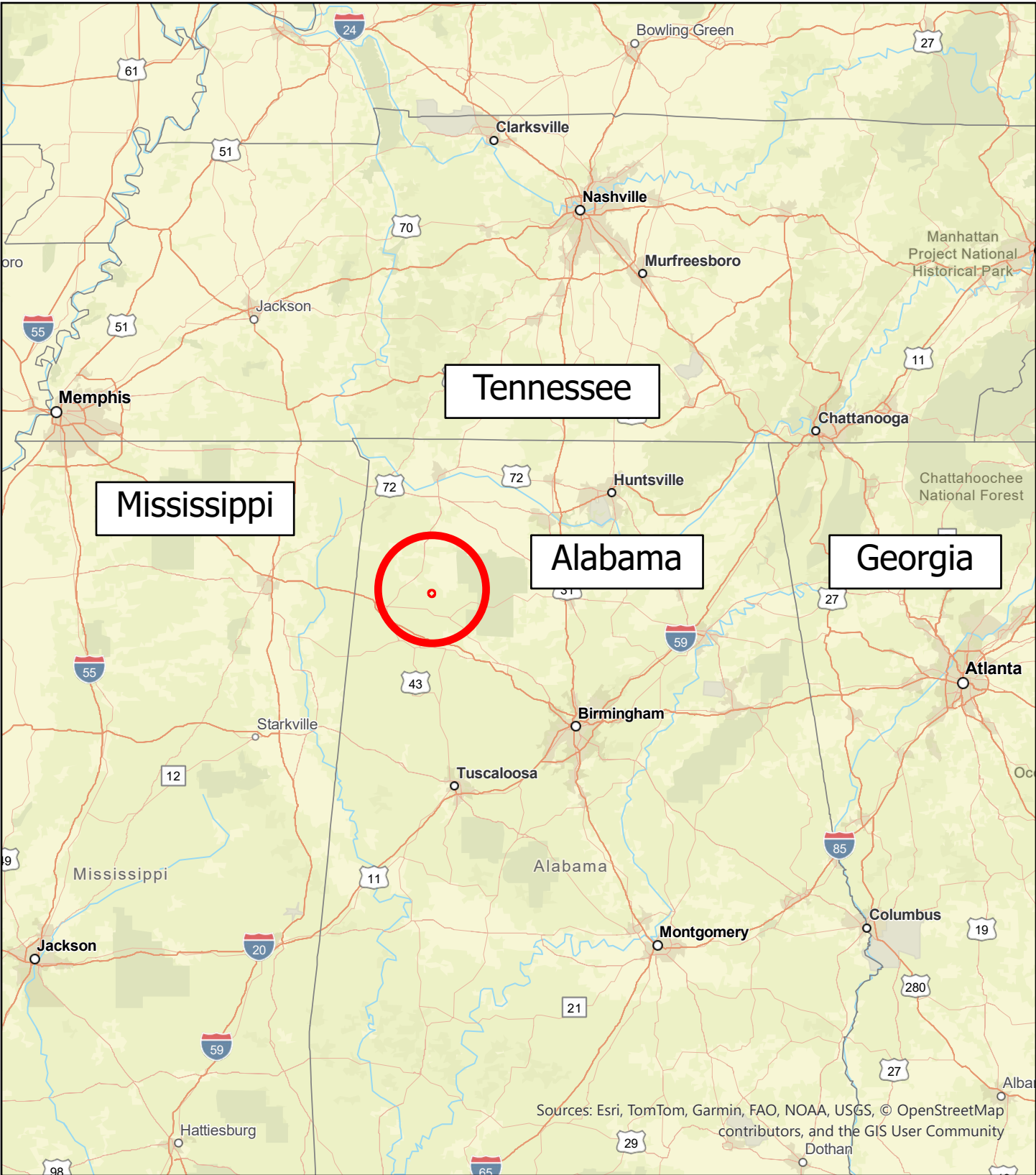
 DPV01

DPV01
Marion County, AL
Topo



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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

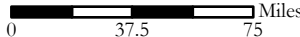
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 DPV01

**DPV01
Marion County, AL
General Area**



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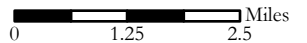


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Legend

 DPV01

**DPV01
Marion County, AL
Local Roads**



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