

92± ACRES
MARION COUNTY, AL
\$239,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (334) 931-0090

THE MARION 92

PROPERTY PROFILE

LOCATION:

- County Road 63
Winfield, AL 35594
- Marion County
- 27± Miles W of the
Bankhead National Forest
- 31.6± Miles NW of Jasper
- 63± Miles N of Tuscaloosa
- 75± Miles NW of Birmingham
- 79± Miles NE of Starkville, MS

COORDINATES:

- 33.99365, -87.752

PROPERTY USE:

- Hunting
- Recreational
- Potential Cabin/Homesite

PROPERTY INFORMATION:

- 92± Acres
- 4,907± Feet of Road Frontage
- 1,070± Feet of Clifty Creek
- Marketable Pine and
Hardwood Timber
- Well Managed Road System
- 2 Established Food Plots
- 2 Box Stands
- 3 Ladder Stands
- 3 Game Feeders
- Fresh Water Source
- Home Site
- Whitetail Deer and Eastern Turkey
- Gated Entrance
- Utilities Available at the Road
- Agent Owned

TAX INFORMATION:

- Parcel 21-06-24-0-000-015-0000
- \$209 for 2023
- Tax Code Area 02



JUSTIN NUNEZ | LAND SPECIALIST

C: 256-583-3928 | jnunez@smalltownproperties.com

ANNA BARNES | LAND & RESIDENTIAL SPECIALIST

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2121 5th St., Ste 206 | Meridian, MS 39301 | O: 334-931-0090 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

WELCOME TO THE MARION 92

WELCOME TO THE MARION 92, A STUNNING HUNTING PROPERTY WHERE NATURE'S BEAUTY AND OUTDOOR ADVENTURE COME TOGETHER IN PERFECT HARMONY. Located in Marion County, just over three miles south of Brilliant, AL, this gated 92± acre property offers all the essentials needed for you to enjoy as a woodsman on day one.

With mature hardwoods and standing pines surrounding you, this tract is ideal for hunting whitetail deer and long-beard turkeys. Clifty Creek meanders along the western border, adding even more charm to the property, while a home site offers sunset views you'll never get tired of. Nestled within a stunning landscape, this property is highlighted by its captivating rock formations, adding a rugged charm to its surroundings. The property encompasses a diverse range of habitats, including planted pines, timbered drainages, and areas with softwoods and mast-producing hardwoods, providing a variety of environments to explore. The outstanding timber affords the opportunity for a big return on your investment in the future.



*Owner
& Agent*



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MORE ABOUT THE MARION 92

Designed with a focus on deer and turkey hunting, this tract features thoughtful improvements to enhance your hunting experience. Newly established food plots set the stage for successful hunts. Complementing these plots are strategically placed shooting houses and tree stands with feeders, ensuring convenience and maximizing your chances of a rewarding hunt. Navigating the property is effortless thanks to the well-kept road system that's wide enough for your 4x4 pickup anywhere you need to go.

The property features 4,907± feet of road frontage with multiple entry points, allowing secure, convenient access to different sections. Additionally, an ideal building spot with an established driveway overlooks Clifty Creek, offering incredible views. Water and electricity are available at the road, making it easy to start building your dream cabin or hunting camp.



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MORE ABOUT THE MARION 92

The Marion 92 strikes a perfect balance, offering a serene, tranquil atmosphere while remaining just a short distance from the city. With access to shopping, restaurants, healthcare, and more, you have the best of both worlds: peaceful seclusion without sacrificing convenience. Located just 27 miles from Bankhead National Forest, you will always have places to explore and hunt. Whether you prefer hunting, hiking, fishing, or simply immersing yourself in the breathtaking surroundings, this location provides ample opportunities to connect with nature.

Take advantage of a unique chance to own a property that offers everything you need. Whether you're looking for a place to hunt or simply enjoy the outdoors, the Marion 92 will satisfy your desires!

**Call Justin Nunez or Annah Barnes
today to schedule a private showing.**

Agent Owned



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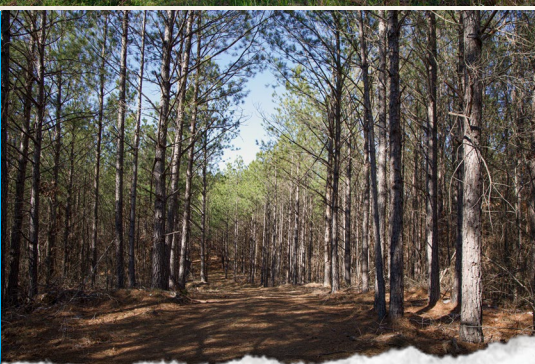
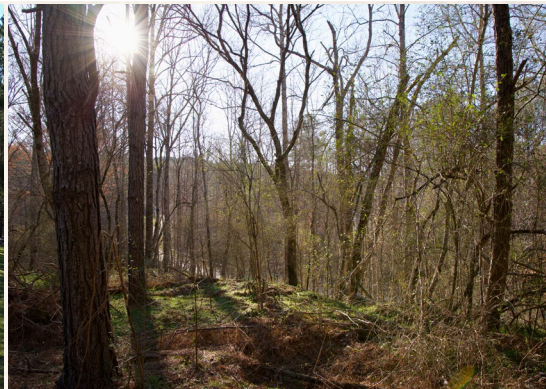
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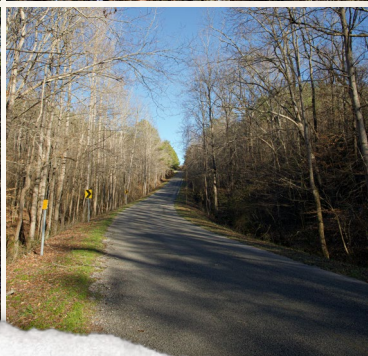
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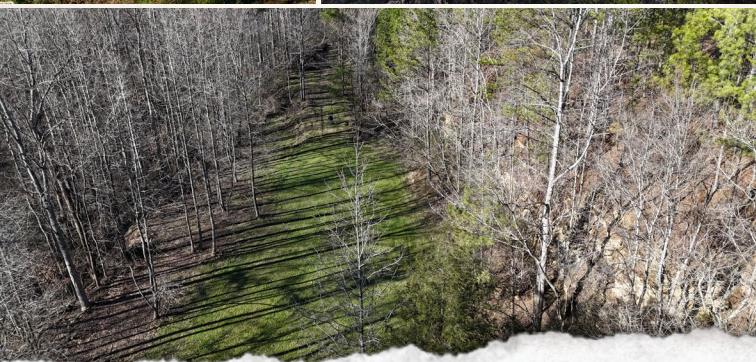
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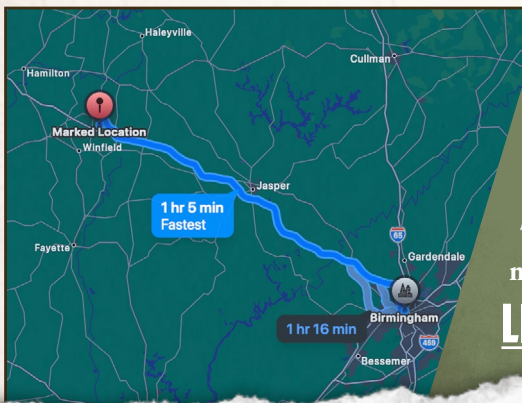
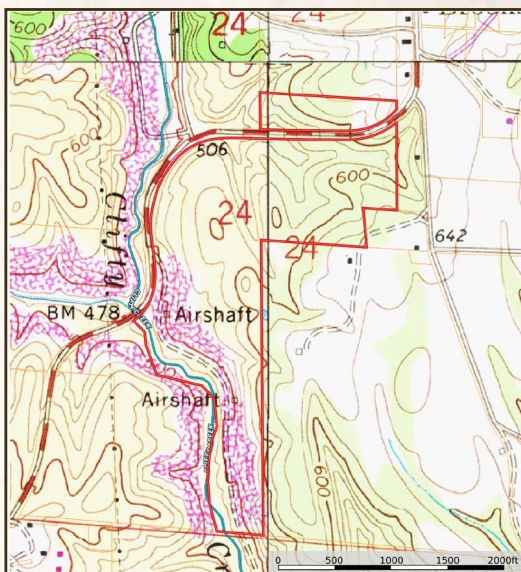
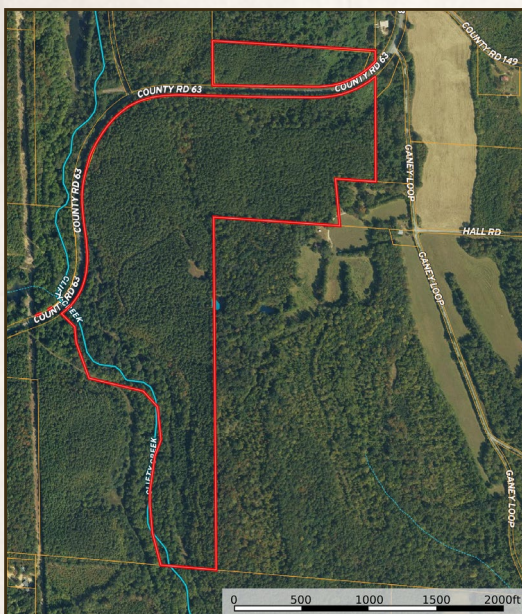
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land id. LINK

TOPOGRAPHY MAP



Directions From Jasper, AL: Travel 25.9 miles northwest on I-22. Take exit 34 to merge onto AL-233 N toward Natural Bridge. In 1.5 miles, turn left onto County Road 40 and proceed 0.6 miles. Turn right to stay on County Road 40 and continue 2.3 miles. Turn left onto County Road 63 and in 1.3 miles, the property will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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