

An aerial photograph of a large, dense forest in Pickens County, Alabama. A two-lane road runs diagonally across the lower portion of the image, with a white car parked on the shoulder. The top of the image is partially obscured by a white, torn-paper-like border.

**9.1± ACRES**  
**PICKENS COUNTY, AL**  
**\$55,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

OFFICE (662) 338-2027



# THE PICKENS 9.1

## PROPERTY PROFILE

### LOCATION:

- Highway 82  
Ethelsville, AL 35461
- Pickens County
- 5.1± Miles E of the AL State Line
- 10± Miles SE of Columbus, MS
- 14± Miles SE of MUW
- 38± Miles E of MSU
- 46± Miles NW of the  
University of Alabama

### COORDINATES:

- 33.448, -88.2107

### PROPERTY USE:

- Recreational
- Hunting
- Potential Home Site/Development
- Investment

### PROPERTY INFORMATION:

- 9.1± Acres
- 500'± Frontage on Hwy 82
- Mature Pine Timber
- Deer Sign

### TAX INFORMATION:

- Tax Code Area 12
- Tax Amount \$19.09
- Tax Year 2024
- Parcel ID 408330000006002



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**JACOB HANSON**

LAND SPECIALIST

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501 Hwy 12 W, Ste 150B - Starkville, MS 39759

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE PICKENS 9.1

**THIS 9.1± ACRE PICKENS COUNTY PROPERTY LOCATED ON HIGHWAY 82 IN ETHELSVILLE, ALABAMA, OFFERS INCREDIBLE POTENTIAL.** The location is excellent for one or multiple home sites, providing ample space to design and build as you envision. The road frontage on Highway 82 enhances its appeal, making it well-suited for a business venture with easy accessibility. For those who enjoy the outdoors, this land is covered in mature pine timber, perfect for recreation and hunting, offering a variety of opportunities to enjoy nature. Properties like this along Highway 82 are a rare find, making it a fantastic investment option.

**Contact Jacob Hanson today to schedule a personal tour.**



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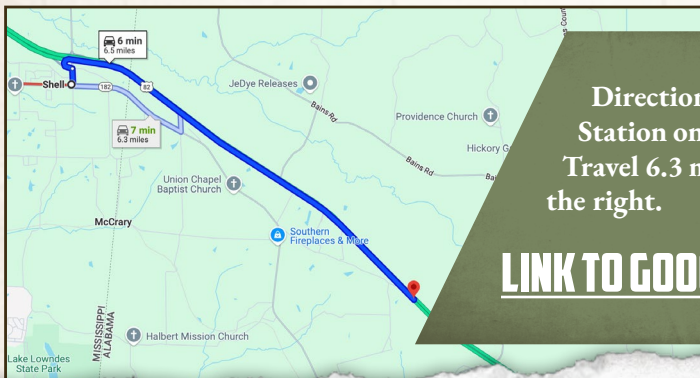
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9.1± ACRES

PICKENS COUNTY, ALABAMA

land id. LINK



Directions From the Shell Gas Station on Hwy 82 in Columbus, MS:  
Travel 6.3 miles east to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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