

TRAIL TREE | IMPROVED LAND FOR SALE
3710 GRASSFARM RD. ELMORE, AL



OFFERING SUMMARY

Sale Price:	\$435,000
Lot Size:	42.6 Acres
Price / Acre:	\$10,211
Market:	Land

PROPERTY OVERVIEW

Tracts of multi-purpose land like this do not come along often. 42+/- acres that has been improved with large pole barn and tractor shed, electrical service and water on site. 50amp RV connection and RV septic tank and a well-developed road system throughout. Large sitting area overlooking the stocked pond with a pier that is partially covered, several green fields. Building pad for future home site. The property has abundant wildlife and a mixture of pine and hardwood trees. Two separate creeks flow through the property. The landscape graduates from flat to rolling to slightly hilly. This property offers recreational hunting and fishing or that perfect spot to build your dream home. Endless possibilities are at your fingertips. **This is an active hunting area. No admittance without listing agent present** For a personal showing. Contact your favorite agent or call David Tibbs at 334 391-7350.

PROPERTY HIGHLIGHTS

- 42+/- Improved Acres
- Building Pad for future Home-site
- 50amp RV connection and RV septic tank
- Large sitting area overlooking the stocked pond with a partially covered pier
- Two separate creeks, abundant wildlife and a mixture of pine and hardwood trees

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**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

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ADDITIONAL PHOTOS



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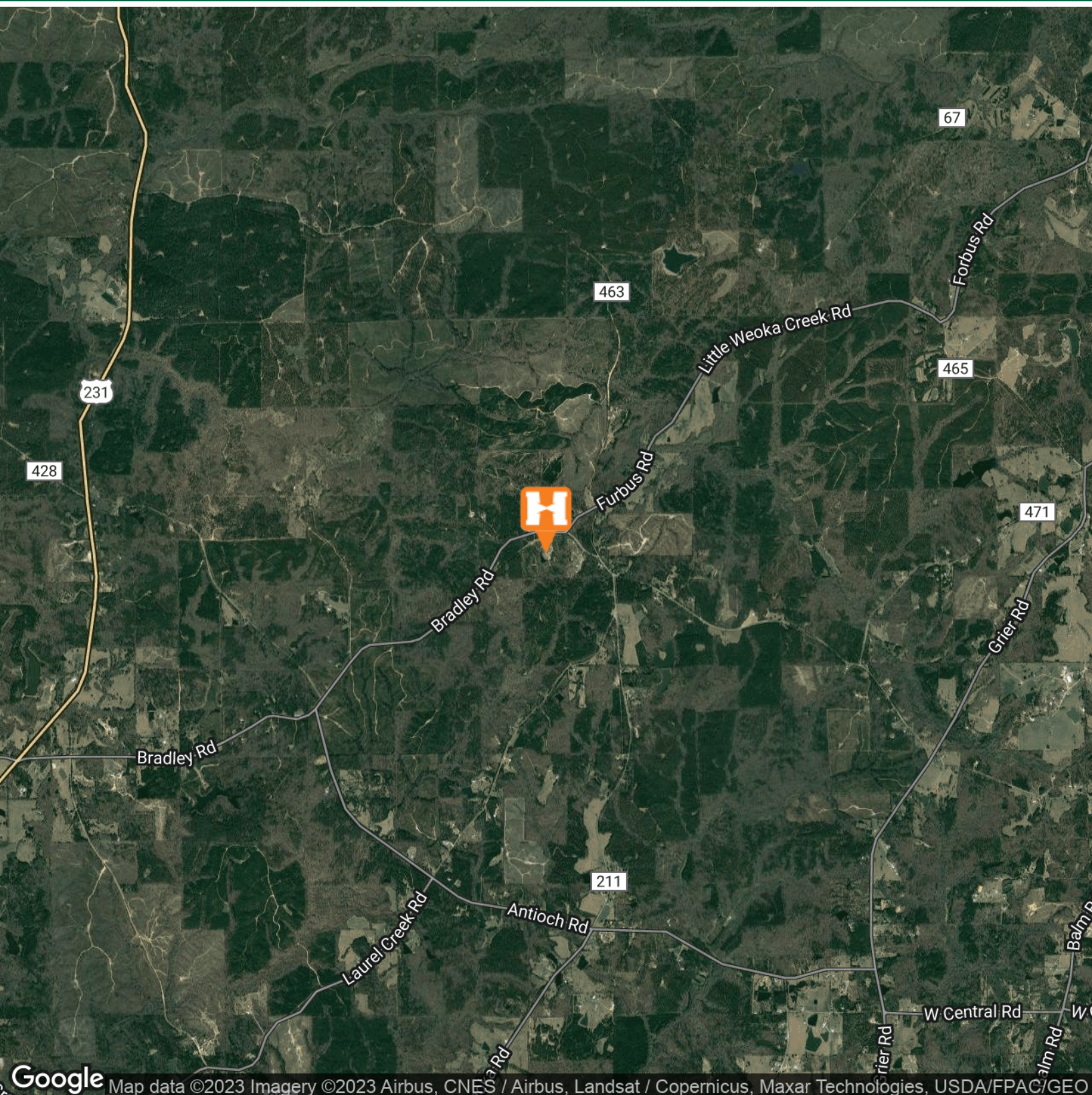
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LOCATION MAP



Hodges

Commercial Real Estate

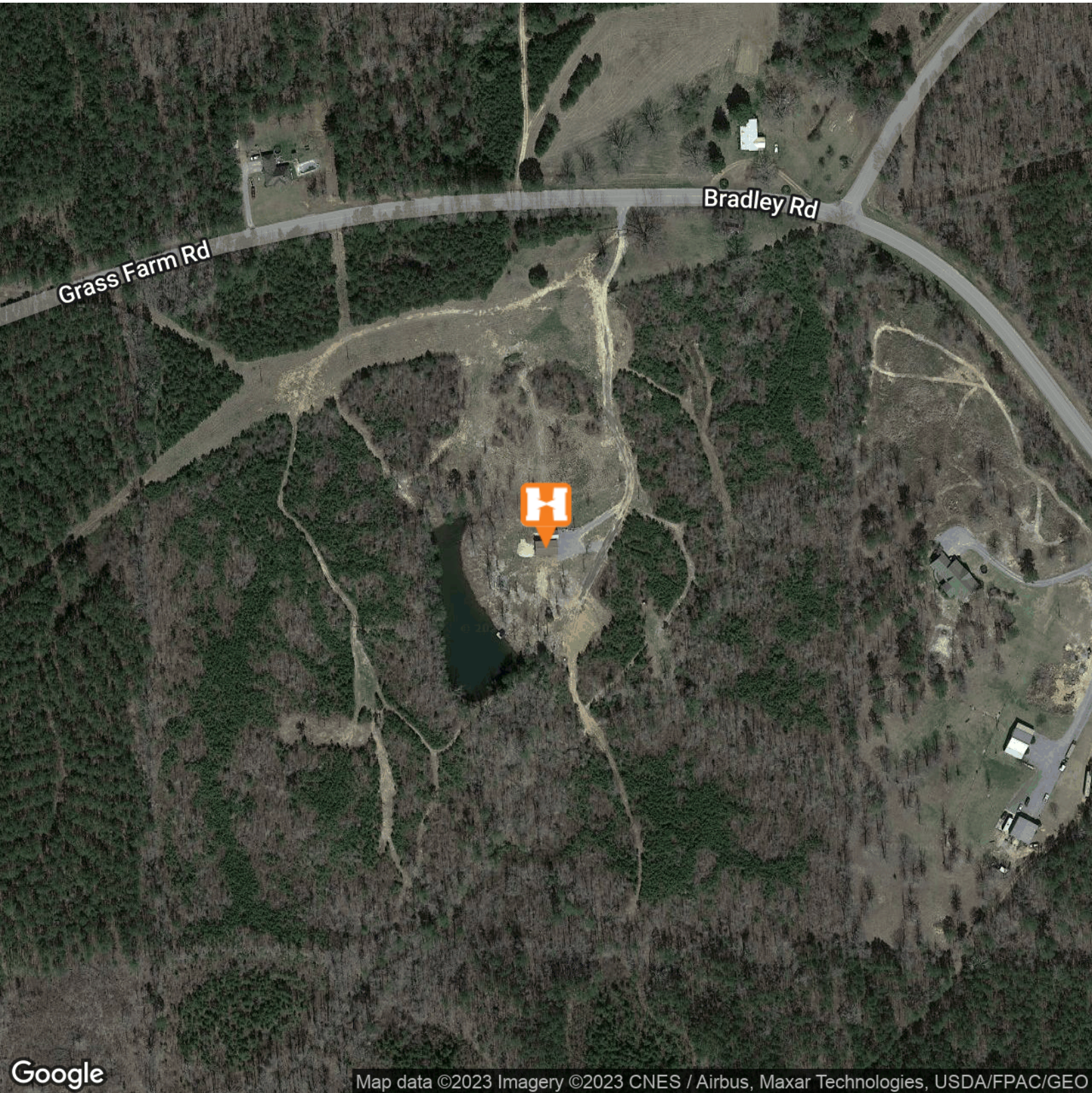


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AERIAL MAP



Google

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