

**16.58± ACRES**  
**TUSCALOOSA COUNTY, AL**  
**\$72,000**



**SMALLTOWN**

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

OFFICE (662) 338-2027



# THE TUSCALOOSA 16.58

## PROPERTY PROFILE

### LOCATION:

- Brownin Road  
Ralph, AL 35480
- Tuscaloosa County
- 7± Miles N of Ralph
- 11± Miles N of I-20
- 22± Miles SW of the  
University of Alabama

### COORDINATES:

- 33.1288, -87.7538

### PROPERTY USE:

- Home Site
- Recreational

### PROPERTY INFORMATION:

- 16.58± Surveyed Acres
- Access Via Deeded Easement
- Arthur Creek Frontage
- Cut-Over
- Scattered Pine/Hardwood Mix
- Potential Pond
- Deer Sign
- Additional Acreage is Available

### TAX INFORMATION:

- Tax code area 1
- 2023 Tax amount \$24.06



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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 TUSCALOOSA 16.58

**INTRODUCING THE TUSCALOOSA 16.58, LOCATED OFF BROWNING ROAD IN RALPH, ALABAMA.** This 16.58± surveyed acre tract offers rural tranquility while being approximately 22 miles southwest of the University of Alabama. Accessed by a deeded easement, the Tuscaloosa County property is ideal for a serene homesite or as a recreational playground. Arthur Creek traverses the northern portion of the property, adding to its charm and offering a water source for local wildlife. Deer sign was noted while evaluating this place. It appears that this property has gone untouched for quite some time; with your imagination and a little work, this place could provide multiple outdoor opportunities.

If you are looking for a place to build your forever home, the Tuscaloosa 16.58 is ideal. This area of Ralph is highly sought-after and offers well-maintained, attractive homes reflecting pride of ownership. Utilities are available on Browning Road.

**Contact Jacob Hanson today to explore the endless options here.**



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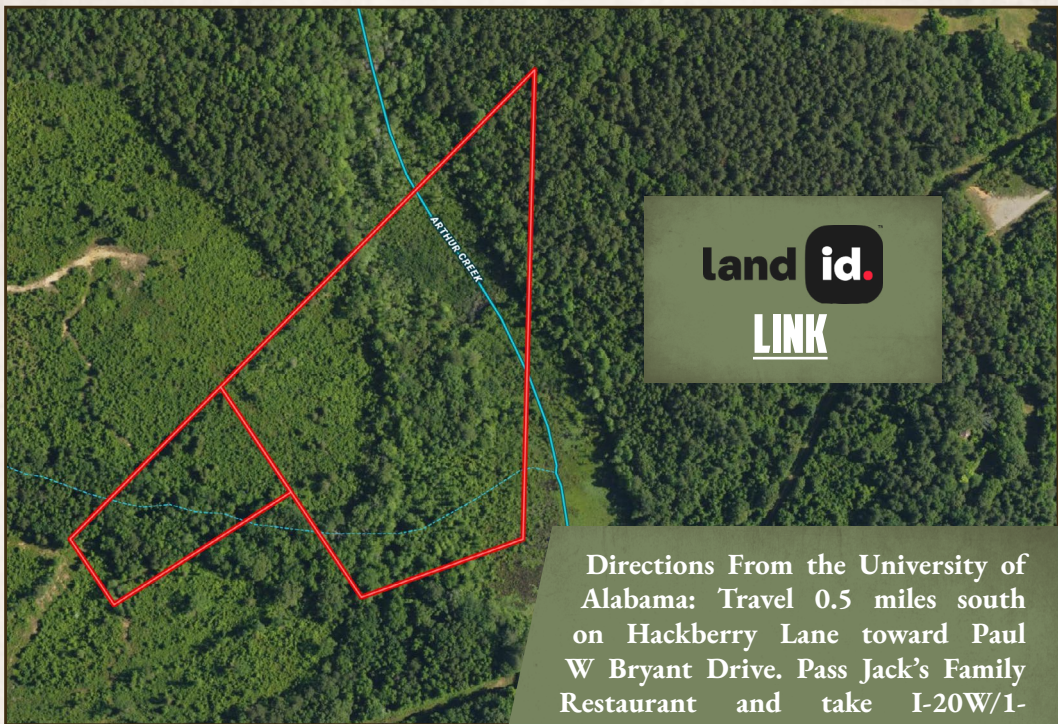
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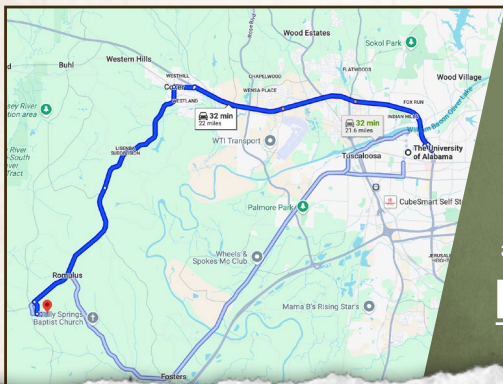
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**Directions From the University of Alabama:** Travel 0.5 miles south on Hackberry Lane toward Paul W Bryant Drive. Pass Jack's Family Restaurant and take I-20W/1-59S. Take Exit #62 towards Fosters. Turn right on Holley Springs Lane and continue 0.6 miles. Turn left on Gainsville Road and proceed 6 miles. Turn left on Romulus Road and travel 1.6 miles. Turn left on Timberlane Road and in 0.5 miles turn left on Brownin Road to arrive at the destination.

**LINK TO GOOGLE MAP DIRECTIONS**



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