

33.21± ACRES
PICKENS COUNTY, AL
\$250,000



ST
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 338-2027

THE PICKENS 33.21

PROPERTY PROFILE

LOCATION:

- 4980 Highway 82
Ethelsville, AL, 35461
- Pickens County, AL
- 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:

- 33.4493, -88.2118

TAX INFORMATION:

- \$128.80 For 2024

PROPERTY USE:

- Recreational
- Hunting
- Home Site
- Investment
- Development

PROPERTY INFORMATION:

- 33.21± Acres
- 3± Acre Fishing Lake
- Frontage on Hwy 82
- Mature Pine Timber
- Signs of Deer



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JACOB HANSON

LAND SPECIALIST

C: 662-386-3814

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jacob@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PICKENS 33.21

WELCOME TO THE PICKENS 33.21 IN ETHELSVILLE, ALABAMA! SEIZE THE CHANCE TO OWN THIS BEAUTIFUL PIECE OF RAW LAND LOCATED OFF HWY 82. The 33.21± acre Pickens County property offers an established address, making it easy to access. The land features a stunning 3± acre lake, perfect for fishing or enjoying the serene surroundings, an established dirt road, and mature pine timber, creating a private, peaceful retreat. This property offers excellent potential as a home site for one or multiple homes. Additionally, the road frontage on Hwy 82 makes this an attractive location for a business. For the outdoor enthusiasts, this tract is ideal for recreation and hunting. Acreage on Highway 82 is rarely available, making this a unique investment opportunity.

Call Jacob Hanson today to schedule a private tour of the Pickens 33.21!



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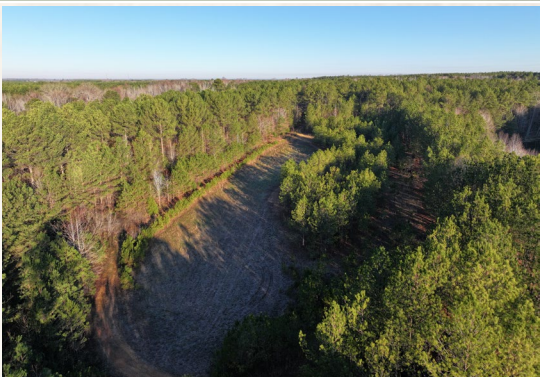
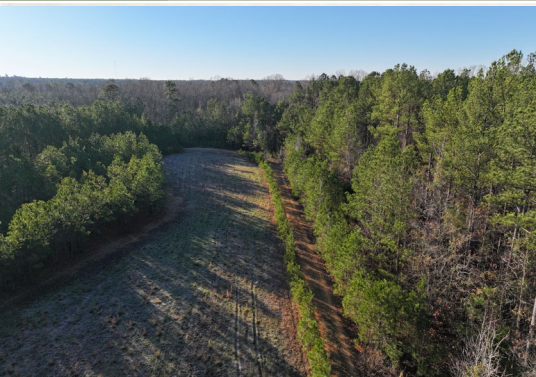
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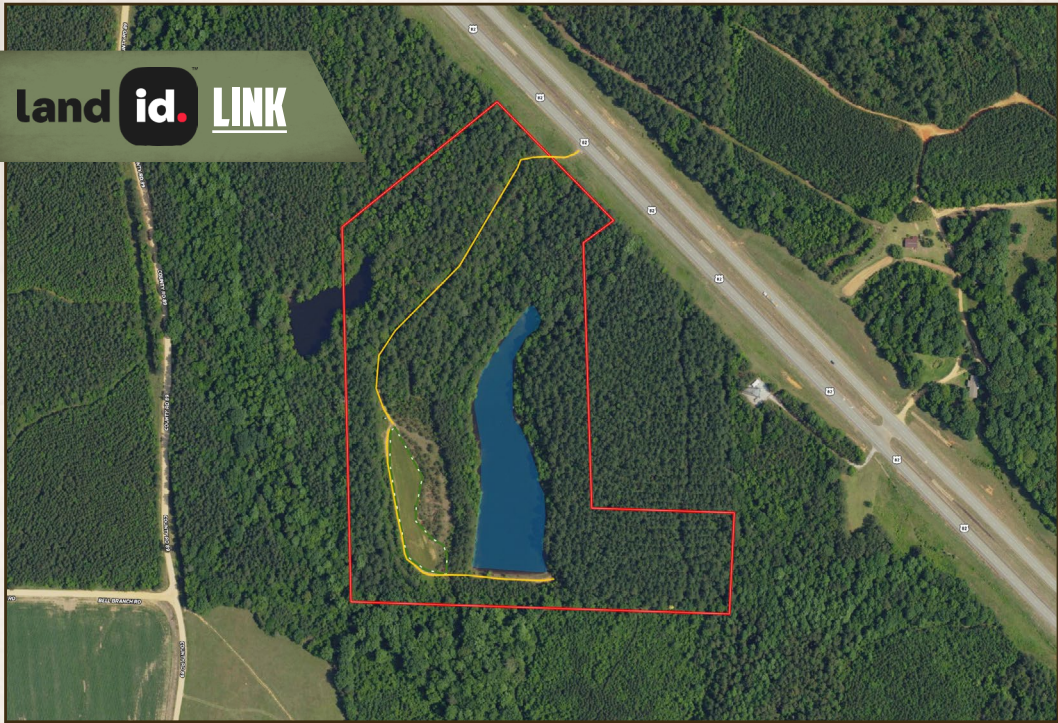
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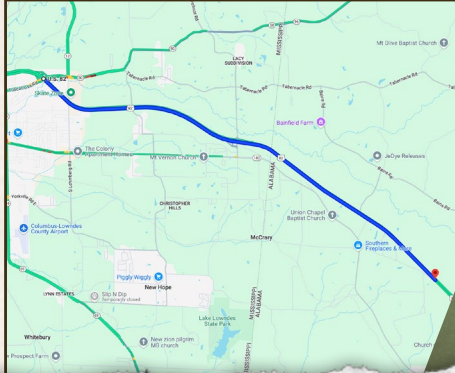
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land id. LINK



Directions From the Intersection of Tuscaloosa Road and Hwy 82 in Columbus, MS: Travel Hwy 82 southeast towards Alabama. After crossing the state line, proceed 5 miles to arrive at the destination. 4980 Hwy 82 in Ethelsville, AL

LINK TO GOOGLE MAP DIRECTIONS



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