

Morgan Co. Alabama 8 acre Homestead  
3467 Highway 55 W  
Danville, AL 35619

**\$440,715**  
8± Acres  
Morgan County



**Morgan Co. Alabama 8 acre Homestead  
Danville, AL / Morgan County**

**SUMMARY**

**Address**

3467 Highway 55 W null

**City, State Zip**

Danville, AL 35619

**County**

Morgan County

**Type**

Farms, Ranches, Residential Property, Horse Property

**Latitude / Longitude**

34.367331 / -87.042382

**Dwelling Square Feet**

1,889

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

8

**Price**

\$440,715

**Property Website**

<https://www.mossoakproperties.com/property/morgan-co-alabama-8-acre-homestead-/morgan/alabama/110249/>



## Morgan Co. Alabama 8 acre Homestead Danville, AL / Morgan County

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### **PROPERTY DESCRIPTION**

#### **8 Acre Morgan County, AL Homestead**

Experience refined country living on this impressive 8-acre homestead, anchored by a well-maintained custom home with three bedrooms and 2.5 bathrooms. The property also includes a barn, shop, fenced pasture, pool, and pool house.

**Main Residence:** The home features 3 bedrooms, 2.5 bathrooms, a spacious living room, a gas-log fireplace, an inviting foyer, and a 1,800 +/- square foot finished basement with a storm shelter. Outdoor amenities include a large front porch, screened back porch, pool, pool house, and beautifully manicured yard.

**Pasture:** The pasture has been well maintained over the years and is partially fenced, making for great livestock grazing.

**Shop:** A 900± square-foot shop is located behind the house. This recently built, insulated metal building sits on a concrete foundation.

#### **Ample Road Frontage**

**Location:** Conveniently located 1 mile from Highway 157, 9 miles from I-65, 7 miles from Hartselle, 13 miles from Decatur, and 15 miles from Moulton.

#### **Owner is willing to subdivide:**

Tract 1: 8 Acres, Home, Pool, Pool house and Shop \$440,715

Tract 2: 40 +/- Acres with pond \$290,000

Tract 3: 26 +/- Acres with barn \$228,250

Tract 1-3: \$958,965

To view video Click [Here](#).

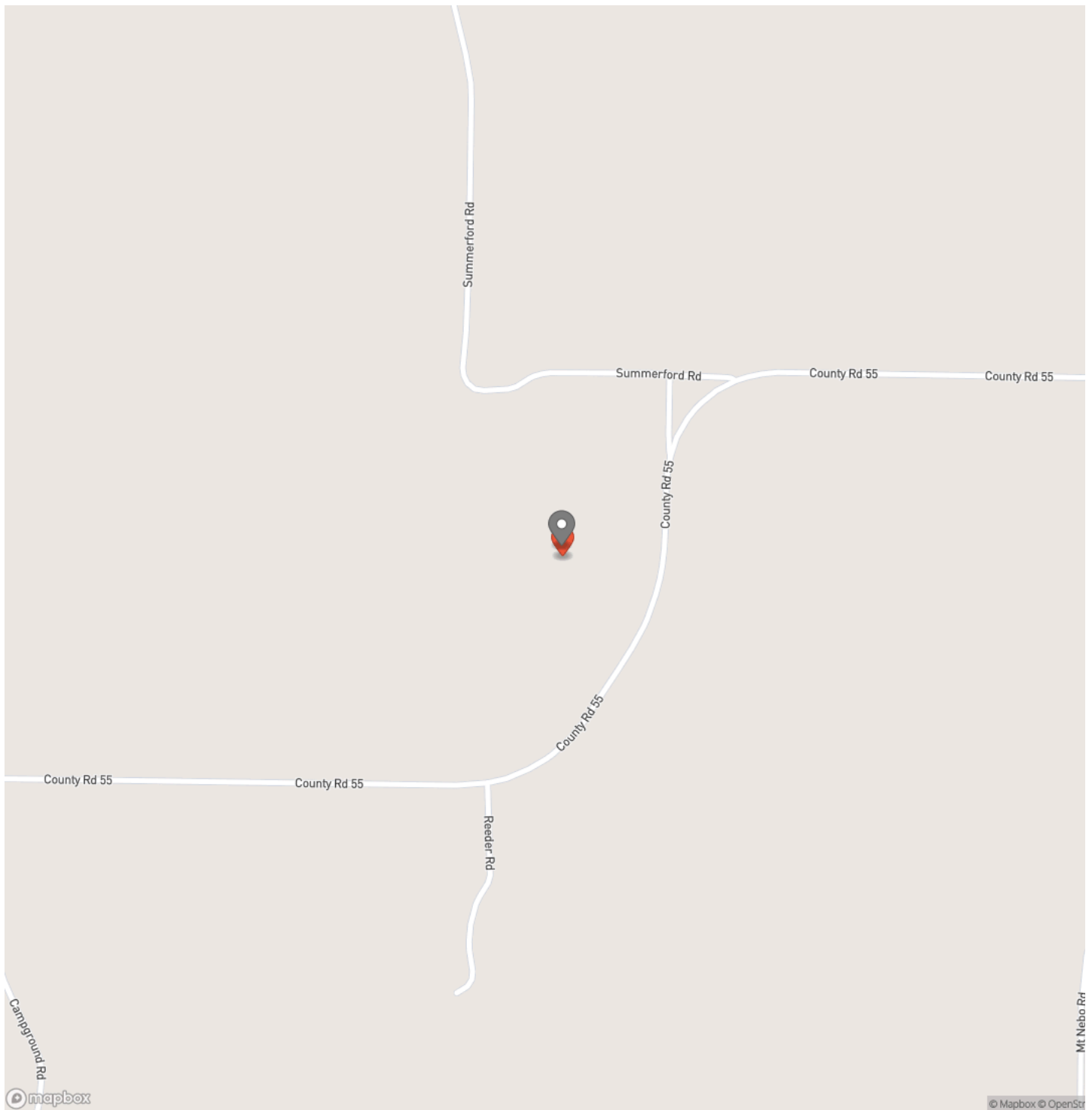
For inquiries or to arrange a private viewing, please contact Jim Greene at [256.227.4869](tel:256.227.4869).

Buyers Agent Commission is 2.5% of final sales price.

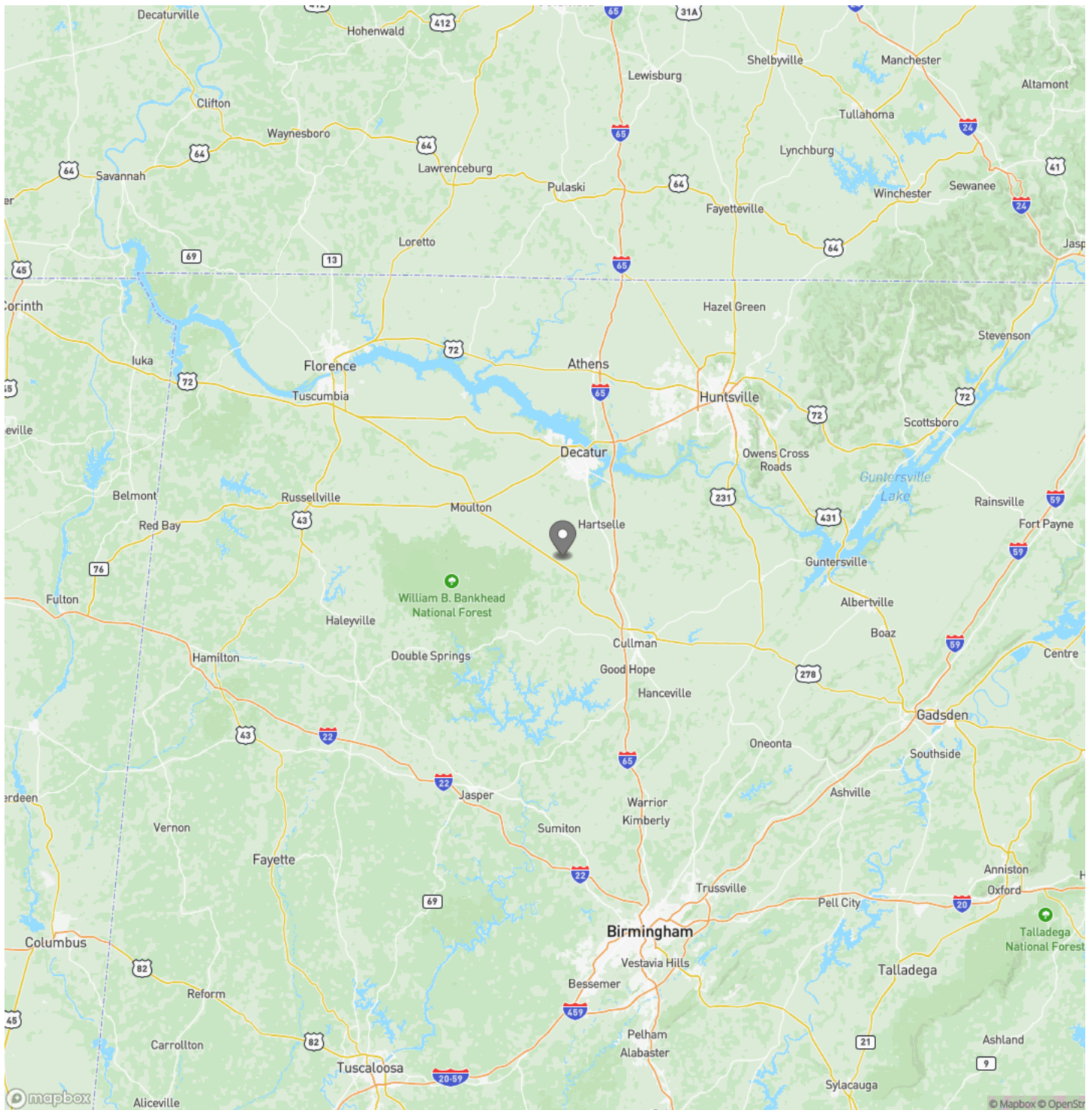
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## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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