



**11.39± ACRES**  
**PICKENS COUNTY, AL**  
**\$68,340**



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

**OFFICE (662) 338-2027**



# THE PICKENS 11.39

## PROPERTY PROFILE

### LOCATION:

- Highway 82  
Ethelsville, AL 35461
- Pickens County
- 2.3± Miles E of the MS State Line
- 7± Miles SE of Columbus, MS
- 12± Miles SE of MUW
- 35± Miles E of MSU
- 48± Miles NW of the  
University of Alabama

### COORDINATES:

- 33.4741, -88.2465

### PROPERTY USE:

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

### PROPERTY INFORMATION:

- 11.39± Acres
- 450'± of Road Frontage
- Hardwood/Pine Mix
- Creek Frontage
- County Water on Site
- Electricity Close By

### TAX INFORMATION:

- Tax Code Area 12
- Tax Amount \$64.79
- Tax Year 2024
- Parcel ID: 409300000001004



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**JACOB HANSON**

LAND SPECIALIST

C: 662-386-3814

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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 11.39

**THIS 11.39± ACRE PICKENS COUNTY PROPERTY, LOCATED ON HIGHWAY 82 IN ETHELSVILLE, ALABAMA, OFFERS INCREDIBLE POTENTIAL.** With county water on-site and electricity conveniently close by, the property is ready for your vision. The land boasts a mix of hardwood and pine timber, enhancing its natural beauty, and features approximately 450 feet of frontage on Highway 82 for convenient accessibility. Additionally, creek frontage adds to its charm, making it perfect for recreational use and nature enthusiasts. Whether you're considering it for one or multiple home sites, a business venture, or simply as an investment, properties like this along Highway 82 are truly a rare find.

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



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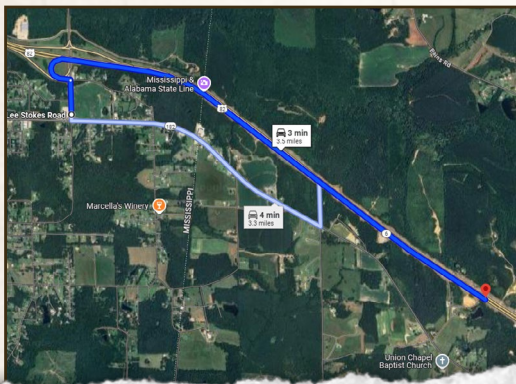
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Directions From the Shell Gas Station off Hwy 82 in Columbus, MS: Travel 5 miles east on Hwy 82 to the property on the right.

**LINK TO GOOGLE  
MAP DIRECTIONS**



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