



Highway 219, Oakmulgee Creek Tract

57 +/- Acres | Perry County, AL | \$142,500



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PROPERTY SUMMARY

57+/- acres of raw land on Hwy 219 in Perry County, AL. Features 25+/- acres of ~20-year-old loblolly pine ready for thinning and 30+/- acres of natural hardwood regeneration in lowlands adjoining Oakmulgee Creek—ideal for duck habitat with some improvement. Loaded with deer and turkey, offering excellent hunting. Power is on-site, and a high point with 180 ft of elevation offers a great cabin site. Just minutes from the most secluded parts of the 375,000-acre Oakmulgee District of the Talladega National Forest. Conveniently located: 50 miles to Tuscaloosa, 65 miles to Montgomery, and Birmingham. A true blank canvas for your outdoor retreat or timber investment.



ACREAGE BREAKDOWN

57 +/- acres total

(25 +/- ac 20 + year old pine, 3 +/-
ac open, 29 +/- ac natural
hardwood regeneration)

PARCEL #/ID

530704180000002.001

ADDRESS

18000 AL Hwy 219
Marion, AL 36756

LOCATION

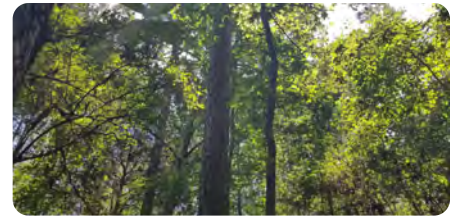
On Alabama Highway 219,
approximately 18 miles north of
the intersection of AL Hwy 219 and
AL Hwy 14, or approximately 2.5
miles south of the intersection of
AL Hwy 219 and AL Hwy 183.

TAXES

\$141/year (2024)

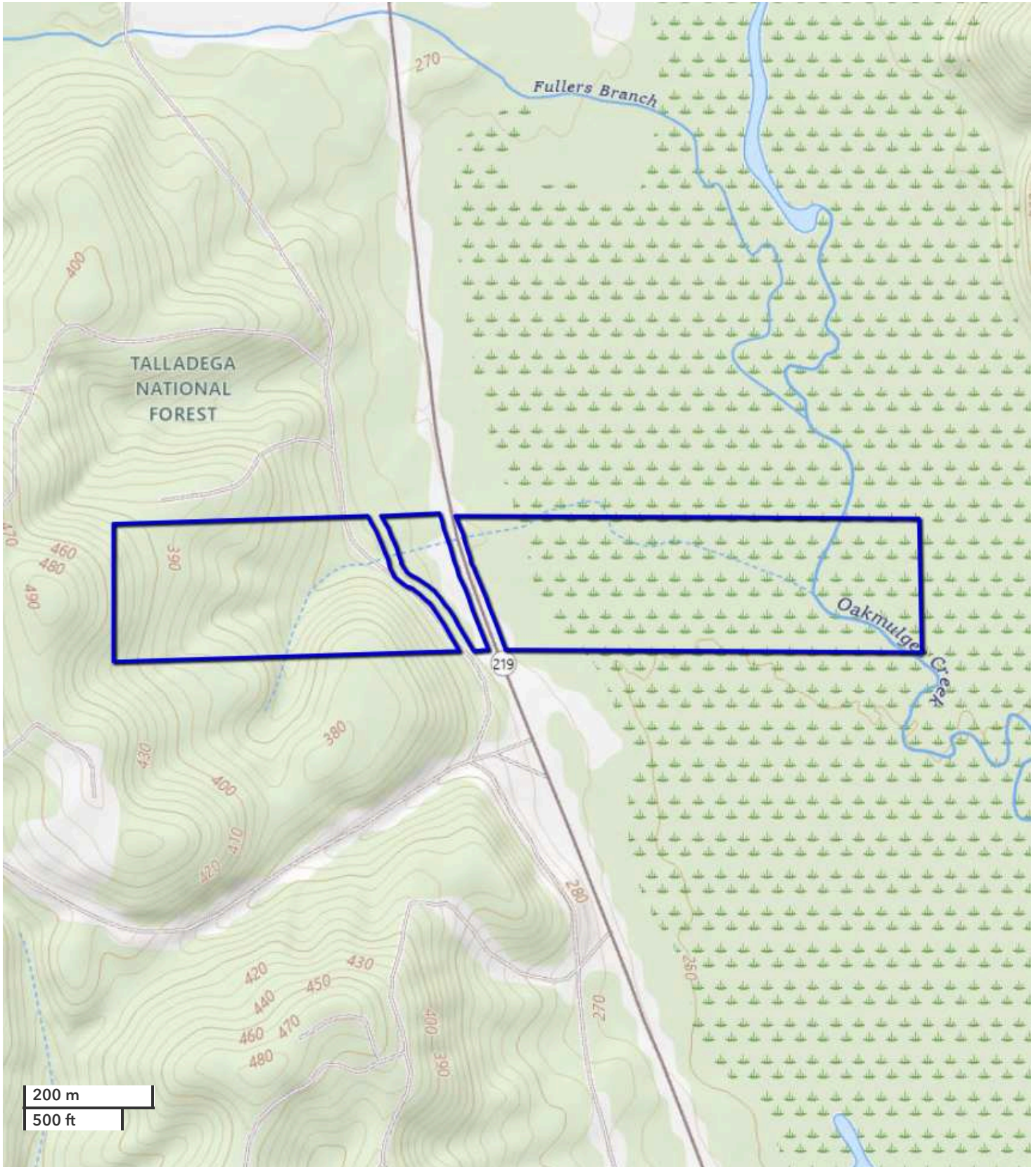
PROPERTY HIGHLIGHTS

- **Timber Value** – 25± acres of ~20-year-old loblolly pine ready for thinning provides immediate income potential.
- **Diverse Habitat** – 30± acres of natural hardwood regeneration in lowlands near Oakmulgee Creek, ideal for enhancing duck and wildlife habitat.
- **Excellent Hunting** – Abundant deer and turkey populations in the area make this a great recreational hunting property.
- **Great Potential Cabin Site** – Elevated ridge with 180 ft of elevation offers a scenic, private spot for a future cabin.
- **Utilities On-Site** – Power is already available on the property, saving time and cost for development.
- **Prime Location** – Centrally located: 50 miles to Tuscaloosa, 65 miles to Birmingham and Montgomery.
- **Access to World-Class Public Hunting** – Just minutes from the 375,000-acre Oakmulgee District of the Talladega National Forest, known for exceptional deer, turkey, and small game hunting in one of Alabama's most secluded public lands.
- **Blank Canvas Property** – Undeveloped land with no restrictions, ready to shape into your ideal hunting retreat, homestead, or timber investment.
- **Water Feature Potential** – Lowland areas adjacent to Oakmulgee Creek offer opportunities for wetland or pond development.
- **Quiet & Secluded** – Peaceful rural setting with low traffic, yet still easily accessible from major cities—perfect for weekend getaways or off-grid living.
- **Gateway to Outdoor Recreation** – Minutes from the 375,000-acre Oakmulgee District of the Talladega National Forest, offering not only top-

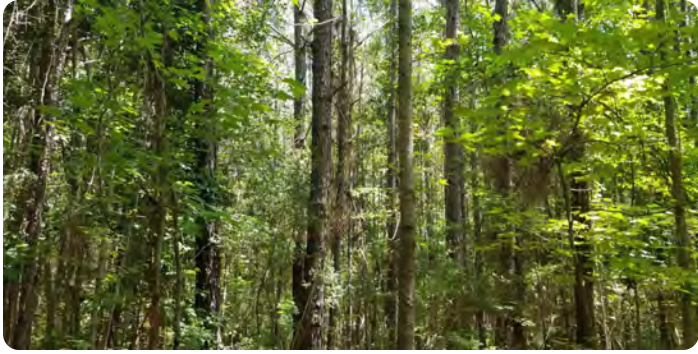




All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

THIS IS FOR INFORMATION PURPOSES. THIS IS NOT A CONTRACT.

Alabama law requires you, the consumer, to be informed about types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

A SINGLE AGENT is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

A SUB-AGENT is another agent/licensee who also represents only one part in a sale. A sub-agent helps the agent represent the same client. The client may be either the seller or the buyer. A sub-agent must also be completely loyal and faithful to the client.

A LIMITED CONSENSUAL DUAL AGENT is a licensee for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to the client, except where the duties owed to the client conflict with one another.

A TRANSACTION BROKER assists one or more parties, who are customers, in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

*Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. Present all written offers promptly to the seller;
5. Answer your questions completely and accurately.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are:

1. Provide information about properties;
2. Show properties;
3. Assist in making a written offer;
4. Provide information on financing.

You should choose which type of service you want from a licensee, and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction broker.

The licensee's broker is required by law to have on file an office policy describing the company's brokerage services. You should feel free to ask any questions you have.

The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule, but would be appreciated.

Agent Print Name

Consumer Print Name

Agent Signature

Consumer Signature

Date

Date

***THIS IS NOT A CONTRACT.**