

SOLD



Catfish Farm Hunting/Recreational Homesite

60 +/- Acres | Marion County, AL



ADDRESS

415 co rd 45
Guin, AL 35563

LOCATION

Hwy 22 to Guin exit Hwy 278 S to Co
Rd 45 Prop on left

PROPERTY SUMMARY

This 53+/- acre family farm is what is left of a 600-acre cattle farm that was the original catfish producing farm of Northwest Alabama. For generations people came here from all over NW-AL. and NE-MS. to buy catfish to stock their lakes and ponds. Now the old hay barn and feed lot that stood on top of the hill has been turned into a quaint cabin for weekends of hunting, fishing, and just getting away from it all. From the front porch of the cabin, you can sit and look out over approximately 20 acres of beautiful terraced hayfields and across the two main lakes. The main lakes around 7 acres are both stocked the smaller with Bass and Brim, the larger with Catfish. The seller said there are turkey and deer who come out of the 25 or so acres of timber in the evenings to feed in the pastures and drink from the ponds. The cabin has 3 separate private living areas with a great common area and multiple camper hookups with separate utilities and septic making it a great hunting or fishing camp for you and your friends and family.

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