

SOLD



Excel Repton Row Crop Farm with Road Frontage

181 +/- Acres | Monroe County, AL



ADDRESS

0 Reed Road
0 Beaver Pond Road
Excel, AL 36439

LOCATION

Contact agent for directions.
Showings by appointment only.

PROPERTY SUMMARY

Have you been looking for an opportunity to own prime tillable farmland in a location where land is rarely available and demands strong rents? Here's your chance. This row crop farm is 100% tillable except for ~2 acres in fence rows that could be converted, making it a rare find compared to most agricultural tracts in the area. Located between Excel and Repton just a few hundred feet off of Highway 84, enjoy easy access and utilities with ~1/2 mile of paved frontage on Reed Road (CR 37) and ~1/2 mile of frontage on Beaver Pond Road, making it easy to divide into acreage home sites or smaller farms, and it's all just minutes from Monroeville and a short drive to I-65 and Mobile and Baldwin counties. There is intentionally no lease in place at this time, but a farmer is standing by ready to rent at Buyer's discretion. The property would also make fantastic pasture land for cattle or horses, has trophy hunting opportunities for deer, turkey, and dove, and offers many scenic homesites. Don't le

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