



Faunsdale Pastureland

320 +/- Acres | Marengo County, AL | \$1,440,000



ADDRESS

0 Co Rd 12
Faunsdale, AL 36738

LOCATION

From US 80:

turn right onto AL-69 S and go 4.5 miles

turn left onto Co Rd 54 and go 3.1 miles

Turn right onto Co Rd 51 and go 2 miles

PROPERTY SUMMARY

Pasture land like this rarely comes to market in the Faunsdale area, and for good reason— it is one of the most highly desirable cattle areas in the state!

Situated in the heart of Black Belt, the tract features 2,500+- feet of paved road frontage along County Road 12 with power on the property. It boasts good water with 1 mile of Little Dry Creek frontage, which is a year-round, blue line creek. There are several build sites and pond sites to choose from if desired.

In addition to its cattle attributes, it offers quality deer, turkey, and dove hunting opportunities as well.

It is conveniently located to Demopolis (15+- minutes), Selma (45+- minutes), Tuscaloosa (1 hour), and Birmingham (2 hours).

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