

UNDER CONTRACT



Arkadelphia Recreation and Pastureland

679 +/- Acres | Cullman County, AL | \$2,077,000



ADDRESS

000 County Road 35
Bremen, AL 35033

LOCATION

From Exit 291 on I-65 between Cullman and Warrior, drive West for 4.8 miles on AL Hwy 91. Turn left onto County Road 8 and drive for 1.2 miles. Turn left onto County Road 35 and drive for 0.2 miles and look for gate on the left. See map for gate locations and call Billy at 256-8

PROPERTY SUMMARY

Centrally positioned between Cullman, Gardendale, and Jasper, this expansive 670-acre property is a true gem for nature lovers and investors alike. Its stunning landscape boasts rolling hills, serene ponds, picturesque hayfields, and lush pastures, creating an ideal blend of beauty and functionality. A significant portion of the land is graced by 24-year-old naturally regenerated pines, grown under the guidance of a consultant forester. These thriving pines not only enhance the scenic charm but are also now mature enough to generate revenue for the new owner.

For outdoor enthusiasts, the property features well-placed food plots and a network of ATV trails, offering exceptional hunting and recreational opportunities. The generous road frontage enhances accessibility and provides excellent potential for development or subdivision, catering to visionary investors or developers.

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