

NEW



Small Town, Big Opportunity!!!

64 +/- Acres | Etowah County, AL | \$799,900



ADDRESS

437 Whitesboro Road
Boaz, AL 35956

LOCATION

From 431 in Sardis City, follow Sardis Drive 3.5 miles, then turn right onto Happy Hill Cutoff Road. Follow Happy Hill Cutoff for 1.4 miles, then turn right onto Whitesboro Road. Follow Whitesboro Road for 1/4 mile. 437 Whitesboro Road is on your right.

PROPERTY SUMMARY

Nestled in the heart of Sardis City, this sprawling 64 +/- acre pastureland offers endless possibilities. Whether you envision a thriving agriculture operation, a tranquil retreat, or a premier event venue, this property is for you. The versatile & spacious building, valued at over \$300,000 with 10,000 square feet, provides endless potential. It can be used as a barn, workshop, or storage facility. Short Creek flows through this property, and Yellow Leaf Creek skirts the northeast border. The area has been known to hold a healthy population of whitetail deer. With proper management, this property could easily be transformed into a hunting property. 1/2 +/- acre pond can be used to fish or to irrigate. Don't miss out on this gem!

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