



Cottondale: Hargrove Rd. – Home – Pond – Hunting

40 +/- Acres | Tuscaloosa County, AL | \$529,000



ADDRESS

13956 Doyle Beams Road
Cottondale, AL 35453

LOCATION

Call Agent for Direction / Showing
Instructions.

****Shown By Appt. Only****

PROPERTY SUMMARY

This beautiful 40-acre former dairy farm is a rare find just 30 minutes from downtown Tuscaloosa. The property features rolling topography, mature hardwood and pine timber, three established food plots, and a stocked, spring-fed pond with a fishing pier. At the heart of the farm is a 1,200 sq. ft., 3-bedroom, 1-bath farmhouse with a covered patio perfect for grilling and relaxing. Improvements include a barn with a tack room, feed room, and hay loft; a five-bay equipment shed with a new roof; and a three-bay insulated shop on a concrete pad with two 12' roll-up doors. A large storm shelter accommodates approximately 25 people, while a 260' deep well provides an excellent water source. Located on a quiet dead-end road, this little slice of heaven offers the perfect combination of a country homestead, working farm, and recreational retreat.

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