

# Land for Sale

±90.8 Acres

County Hwy 21 | Demopolis, AL

Marengo County

**Lee Gantt**

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Colliers | Alabama is pleased to be the exclusive broker offering  $\pm 90.8$  acres in Marengo County, Alabama.

**The list price is \$385,900 or approximately \$4,250 per acre.**

## Opportunity

Welcome to 90.8+/- acres located in the City of Demopolis, Alabama. The tract is currently utilized for row crop farming and has roughly 60+/- acres of tillable land with a mixture of Vaiden silty clay, Freest fine sandy loam and Faunsdale clay loam across the tillable acres. There is road frontage along Marengo County Highway 21 across the eastern boundary of the tract. A good internal road is established with access from the highway to the rear of the property. There are 30+/- acres of timbered property and powerline easements that provide good recreational opportunities. The tract offers multiple opportunities from staying in production to having acreage and a primary residence near town. This property is shown by appointment only. Please contact Lee Gantt for more information or to arrange a private showing.

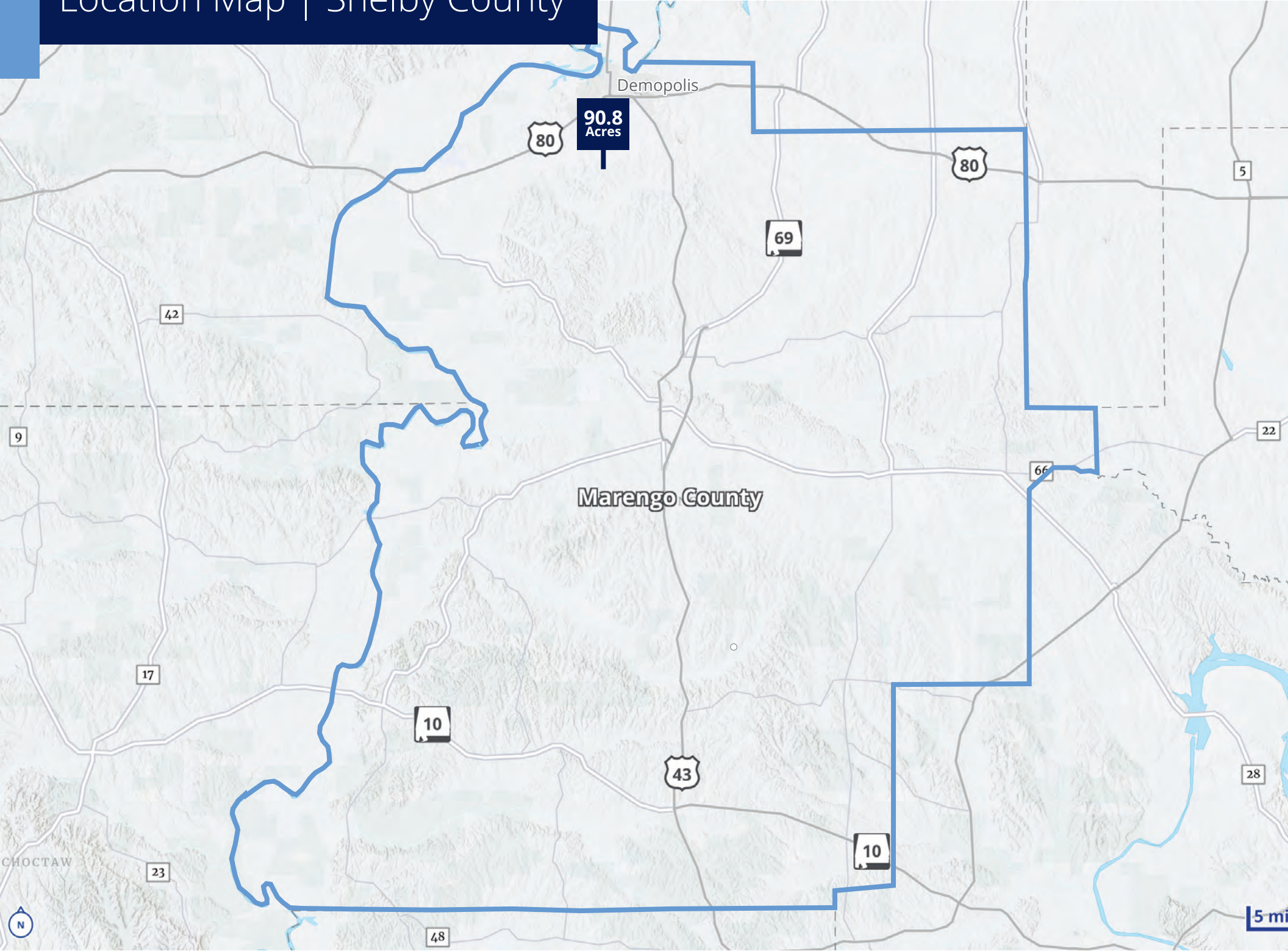








Location Map | Shelby County





# Parcel Aerial

±90.8 Acres  
Demopolis, AL

20

07-0-30-6-000-000.100  
(±90.8Acres)



COUNTY HWY 21

BELL GRAYSON ROAD

20





# Topography & Flood Map | Property





### HUNTING OPTIONS:

- WHITETAIL DEER
- DOVE

















The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rounded rectangle. Below the rectangle is a horizontal bar with a rainbow gradient.

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