

16.58± ACRES
TUSCALOOSA COUNTY, AL
\$72,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 338-2027

THE TUSCALOOSA 16.58

PROPERTY PROFILE

LOCATION:

- Brownin Road
Ralph, AL 35480
- Tuscaloosa County
- 7± Miles N of Ralph
- 11± Miles N of I-20
- 22± Miles SW of the
University of Alabama

COORDINATES:

- 33.1288, -87.7538

PROPERTY USE:

- Home Site
- Recreational

PROPERTY INFORMATION:

- 16.58± Surveyed Acres
- Access Via Deeded Easement
- Arthur Creek Frontage
- Cut-Over
- Scattered Pine/Hardwood Mix
- Potential Pond
- Deer Sign
- Additional Acreage is Available

TAX INFORMATION:

- Tax code area 1
- 2023 Tax amount \$24.06



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JACOB HANSON

LAND SPECIALIST

C: 662-386-3814

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jacob@smalltownproperties.com

501 Hwy 12 W, Ste 150B - Starkville, MS 39759

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE TUSCALOOSA 16.58

INTRODUCING THE TUSCALOOSA 16.58, LOCATED OFF BROWNING ROAD IN RALPH, ALABAMA. This 16.58± surveyed acre tract offers rural tranquility while being approximately 22 miles southwest of the University of Alabama. Accessed by a deeded easement, the Tuscaloosa County property is ideal for a serene homesite or as a recreational playground. Arthur Creek traverses the northern portion of the property, adding to its charm and offering a water source for local wildlife. Deer sign was noted while evaluating this place. It appears that this property has gone untouched for quite some time; with your imagination and a little work, this place could provide multiple outdoor opportunities.

If you are looking for a place to build your forever home, the Tuscaloosa 16.58 is ideal. This area of Ralph is highly sought-after and offers well-maintained, attractive homes reflecting pride of ownership. Utilities are available on Brownin Road.

Contact Jacob Hanson today to explore the endless options here.



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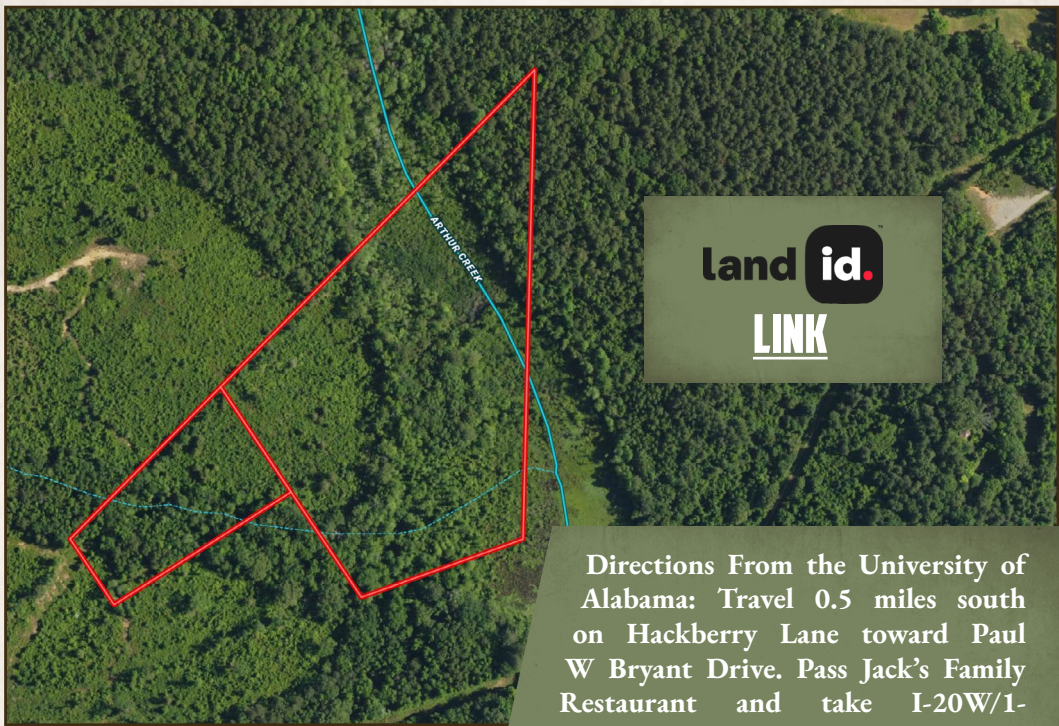
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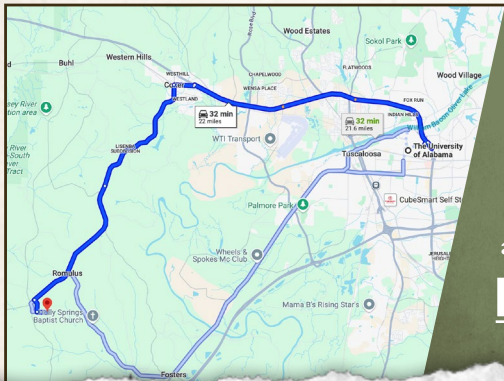
TUSCALOOSA COUNTY, ALABAMA



land **id.**
LINK

Directions From the University of Alabama: Travel 0.5 miles south on Hackberry Lane toward Paul W Bryant Drive. Pass Jack's Family Restaurant and take I-20W/1-59S. Take Exit #62 towards Fosters. Turn right on Holley Springs Lane and continue 0.6 miles. Turn left on Gainsville Road and proceed 6 miles. Turn left on Romulus Road and travel 1.6 miles. Turn left on Timberlane Road and in 0.5 miles turn left on Brownin Road to arrive at the destination.

LINK TO GOOGLE MAP DIRECTIONS



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