

42± ACRES
TUSCALOOSA COUNTY, AL
\$189,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 338-2027 | WWW.SMALLTOWNPROPERTIES.COM

THE TUSCALOOSA 42

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:

- 33.1268, -87.758

PROPERTY USE:

- Potential Home Sites
- Recreational
- Development
- Investment

PROPERTY INFORMATION:

- 42± Acres
- Rolling Topography
- Cut-Over
- Scattered Pine/Hardwood Mix
- Utilities Available
on Brownin Road
- Gravel Road Frontage
- Additional Acreage Available
- Wildlife

TAX INFORMATION:

- Tax Code Area 1
- 2023 Tax Amount \$73.86



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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 42

WELCOME TO THE TUSCALOOSA 42, SITUATED APPROXIMATELY 22 MILES SOUTHWEST OF THE UNIVERSITY OF ALABAMA. This 42± acre prime real estate is situated on Brownin Road just seven miles from the desirable town of Ralph. The Tuscaloosa County property offers the perfect blend of tranquil rural living and recreational opportunities with the convenience of quick access to the highway. The property seems to have been untouched for quite some time. As you enter from the gravel road, you will notice cut-over across a rolling topography. A mix of scattered hardwoods and pines is located towards the northern boundary.

If you are looking to build a home, the serene environment ensures a peaceful lifestyle. The surrounding area boasts well-maintained, attractive homes that reflect the pride of ownership. Utilities are available on Brownin Road. Additionally, there is ample room on this tract for multiple homes or even a subdivision. Brownin Road is a highly sought-after area, renowned for its beautiful homes and welcoming community.



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MORE ABOUT THE TUSCALOOSA 42

Outdoor adventures are within reach here—imagine hunting in your backyard or riding ATVs through your very own slice of Alabama heaven! While evaluating the property, deer sign was noted. With some wildlife management practices and imagination, this could be a recreational gem. Additional acreage is available.

Contact Jacob Hanson today to own land in one of the most desirable areas of Tuscaloosa County, AL.



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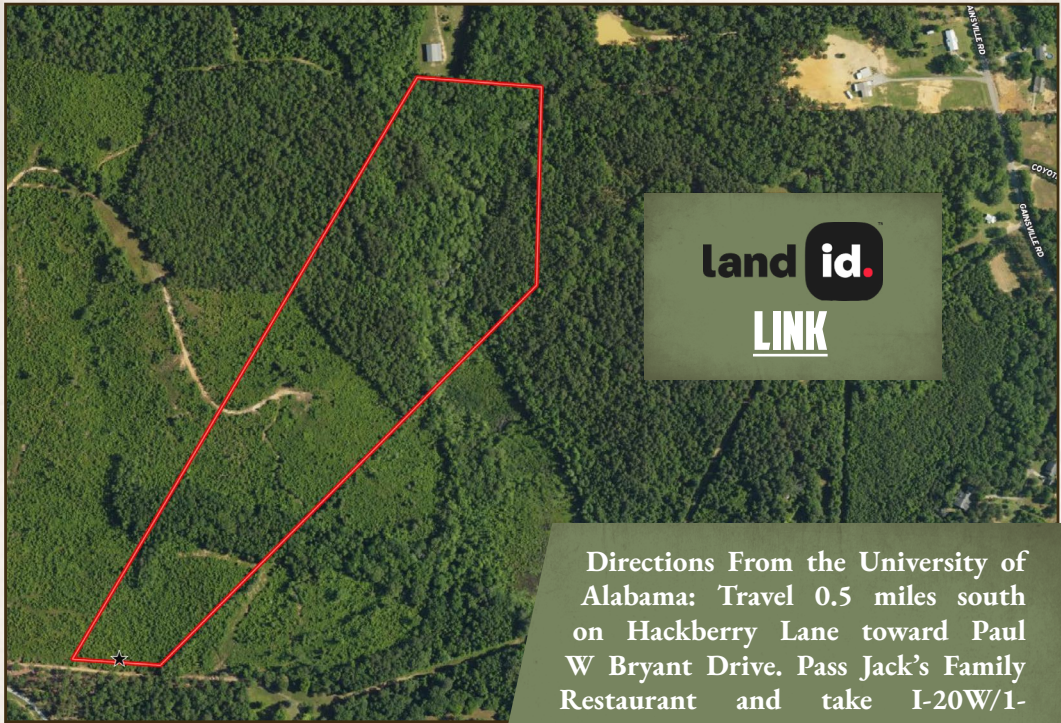
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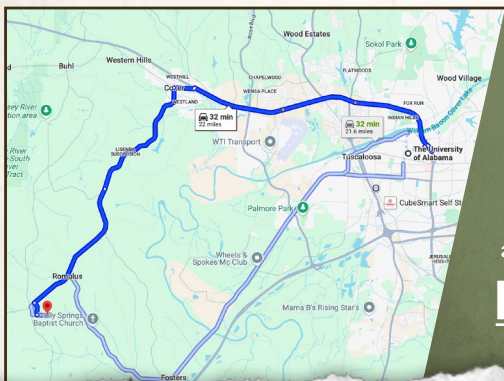
TUSCALOOSA COUNTY, ALABAMA



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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