

Introducing

Sharp Farm

*Your next master-planned
community location*

GATEWAY
COMMERCIAL BROKERAGE, INC.

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\$ 9,500 per acre

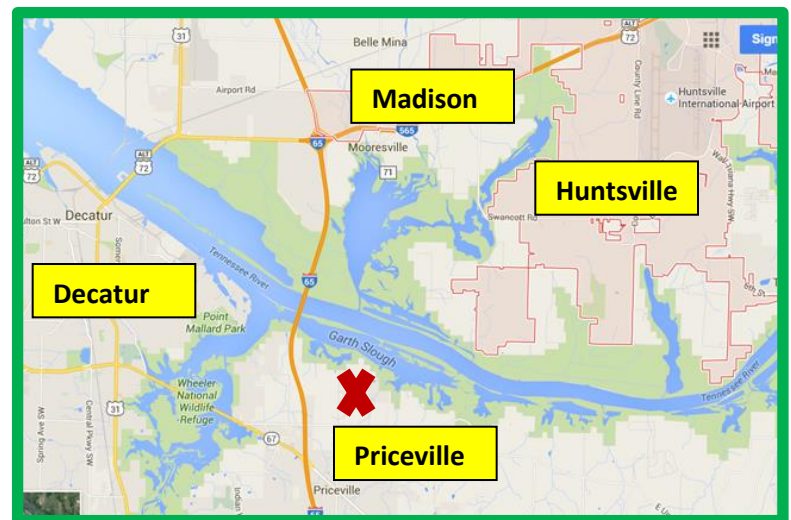
LOVELY LOCATION

- **Large 317 +/- acre parcel ripe for development**
- 20 minutes from Huntsville International Airport
- Metropolitan pop 500,000.
- 1/4 mile from Priceville High School - new location 2016 - excellent 14:1 student/teacher ratio
- Convenience for families and empty nesters - abundant cultural, educational, medical, recreational and natural resources
- Borders beautiful Wheeler National Wildlife Refuge - offers boating, fishing, hiking, biking & wildlife
- Borders Morgan County's North Park - modern 40-acre recreation facility offering baseball, softball and soccer fields, batting cages, a pavilion, walking trails and a playground
- Central to (4) rapidly expanding communities: Huntsville, Decatur, Madison & Priceville
- Comfortable residential noise cushion - 3 miles from I-65 ramp

2961 North Bethel Road - Priceville, AL

DEVELOPERS DREAM

- 1,500 +/- feet of road frontage along Bethel Rd
- Direct access from North Park Road
- Public sewer, water & electric available
- Located entirely outside the floodplain
- Topography is gently rolling
- 245 +/- acres open land, 32 +/- wooded, 40 acres +/- fallow in season, expertly irrigated for prized waterfowl hunting purposes
- Owner will consider subdividing
- Family owned - continually leased and maintained as a working farm since the 1940s.
- Bonus - 864 sq ft. hunting lodge located in wooded area equipped with electricity, water and septic
- Located in unincorporated Morgan County, AL - NO zoning restrictions apply
- Alabama is tax-friendly toward retirees! Social Security, public pension and private pension income is not taxed, and Alabama's property tax rates are the second lowest in the country



Sharp Farm 317 +/- acres

Gently rolling fields – entirely outside floodplain



Working farm – no zoning restrictions



Borders
North Park



All
utilities
nearby

Borders
Wheeler National Wildlife Refuge



1,500 feet
road frontage



Unincorporated Morgan County



Priceville High School
walking distance



- Family owned for 70 years
- Continually leased for farming & hunting
- Public sewer, water & electric available



Details contained herein are from sources we deem reliable. However, no liability is assumed for errors or omissions. This offering is subject to change or may be withdrawn without notice. All tax, legal, environmental, or financial matters herein should be reviewed by competent professionals.