

**59.61± ACRES**  
**HALE COUNTY, AL**  
**\$238,440**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

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# THE HALE 59.61

## PROPERTY PROFILE

### LOCATION:

- County Road 51  
Greensboro, AL 36744
- Hale County
- 10± Miles NE of Greensboro
- 22.5± Miles SE of Moundville
- 31± Miles E of Eutaw
- 35± Miles NE of Demopolis
- 40± Miles S of Tuscaloosa

### COORDINATES:

- 32.788513, -87.488040

### PROPERTY USE:

- Hunting
- Recreational
- Timber Investment
- Potential Home/Cabin Site

### PROPERTY INFORMATION:

- 59.61± Acres
- 1,400'± Road Frontage
- Cleared Home Site
- Established Trail System
- Stream Frontage
- Mixed Timber
- Food Plots
- Ladder Stands & Feeders
- Abundant Deer & Turkey
- Utilities Available at the Road

### TAX INFORMATION:

- Tax Code 1
- 2025 Taxes: \$153.32



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**SHAWN SIMPSON**

LAND SPECIALIST

C: 205-242-9184

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2121 5th Street, Ste 206 - Meridian, MS 39301

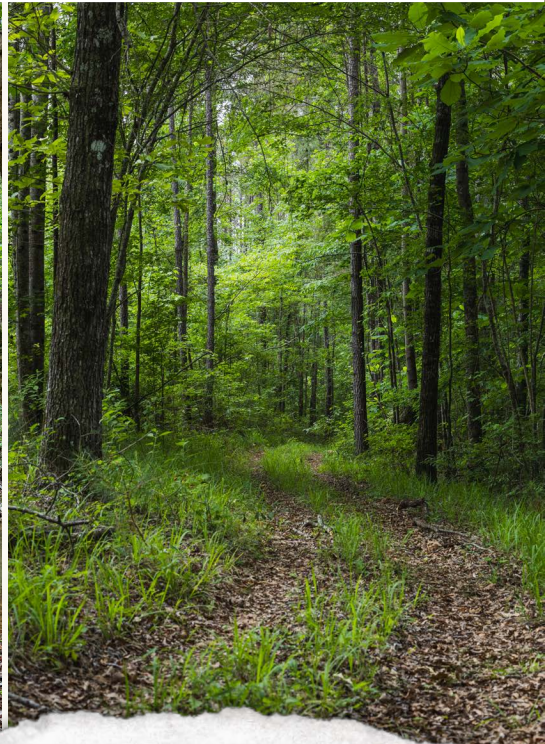
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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE HALE 59.61

**WELCOME TO THE HALE 59.61, LOCATED IN HALE COUNTY, ALABAMA, NOT FAR FROM GREENSBORO.** With 1,400± feet of paved road frontage on County Road 51 and power and water available at the road, this 59.61± acre property offers a rare combination of a beautiful homesite and an outstanding turnkey hunting and recreational tract.

The property features a private and attractive setting for your forever home, cabin, or weekend getaway—approximately 20 acres of mature hardwood timber, including white oaks, combined with thinned loblolly pine timber provides privacy, a beautiful backdrop, and added long-term value.



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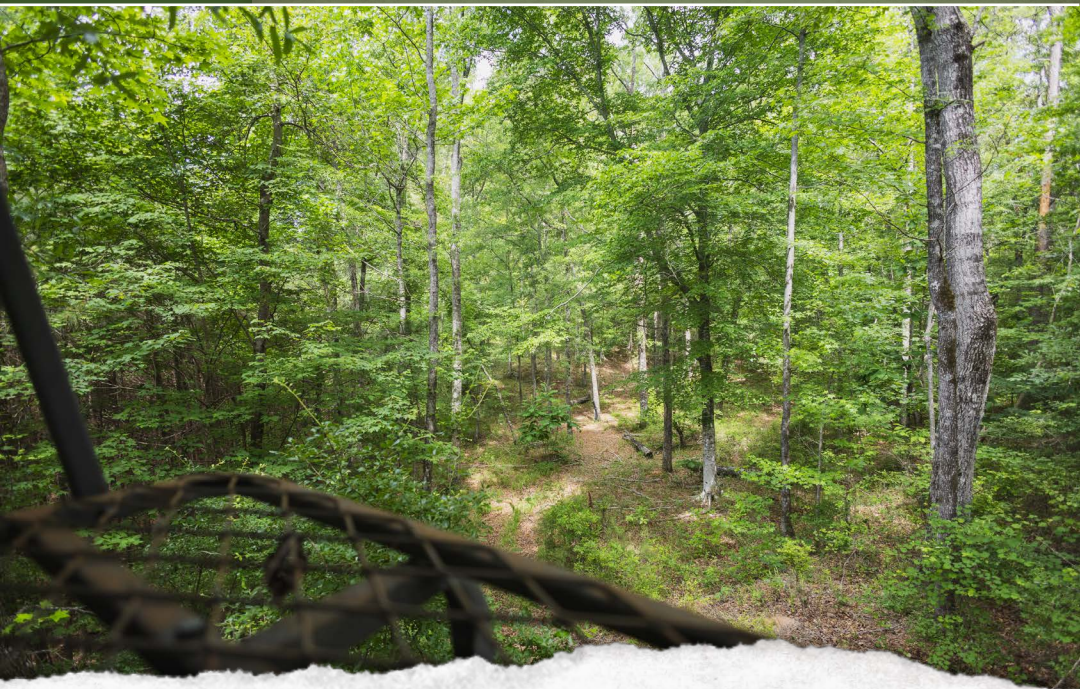
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# MORE ABOUT THE HALE 59.61

Designed with wildlife in mind, the Hale 59.61 includes established food plots, a stream, and a great trail system. This diverse habitat provides excellent food, cover, and water sources that support healthy deer and turkey populations. Several deer stands and feeders will convey with the property, making it ready to hunt and enjoy from day one.

Whether you're looking for a private country homesite, a turnkey hunting property, or a weekend retreat for your family and friends, the Hale 59.61 offers an exceptional combination of accessibility, wildlife habitat, and long-term value.

**Contact Shawn Simpson today for more information and to schedule a private tour.**



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property lines are approximate



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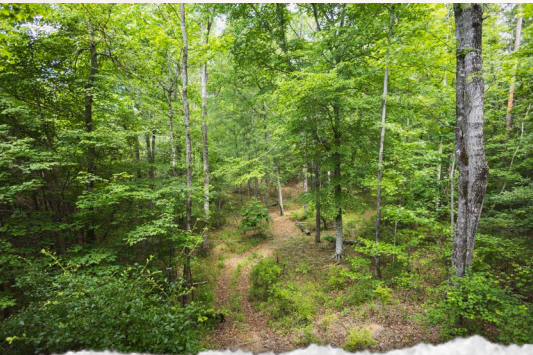
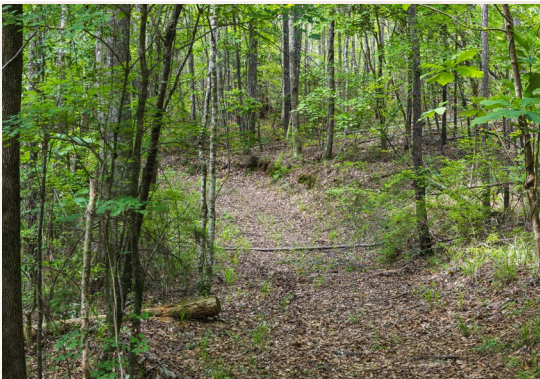
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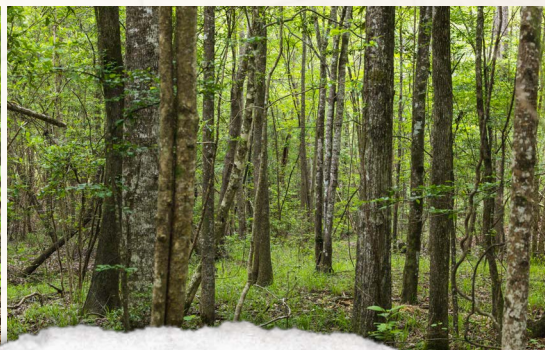
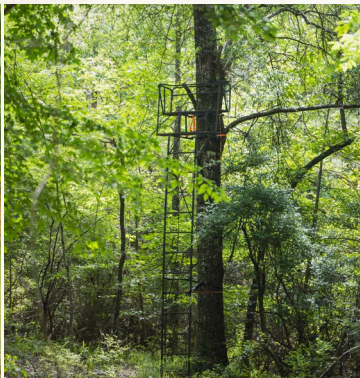
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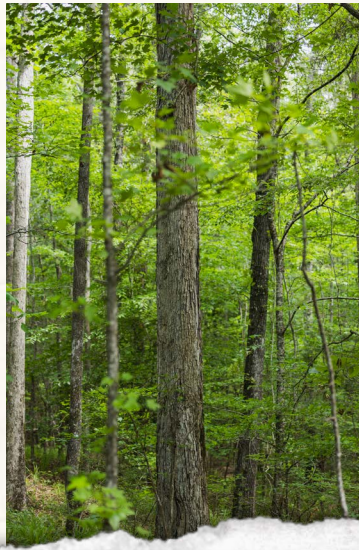
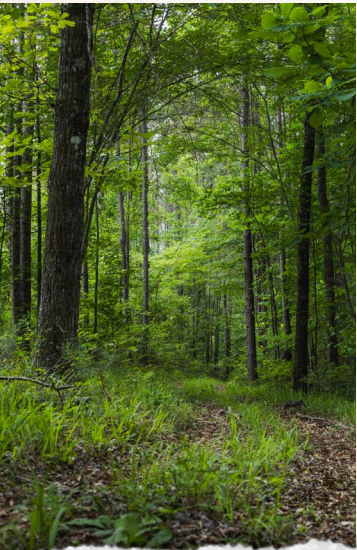
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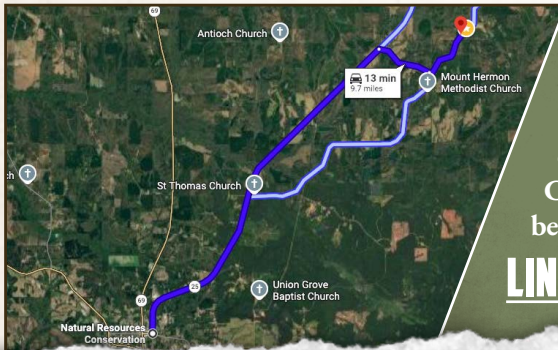
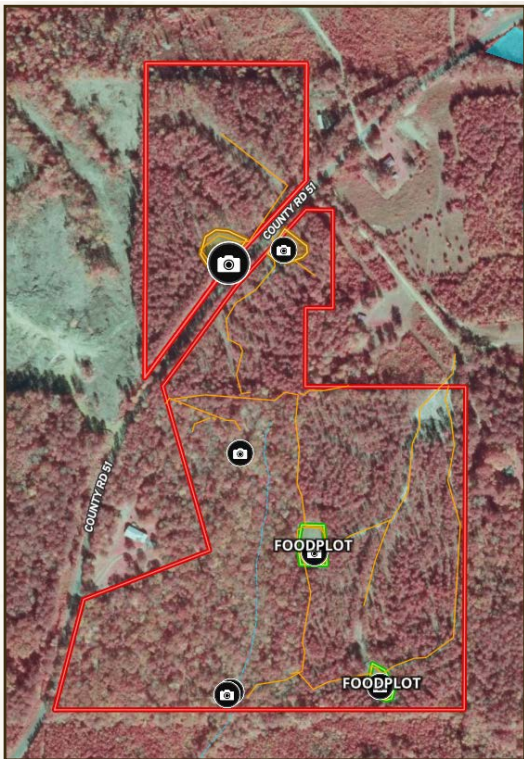
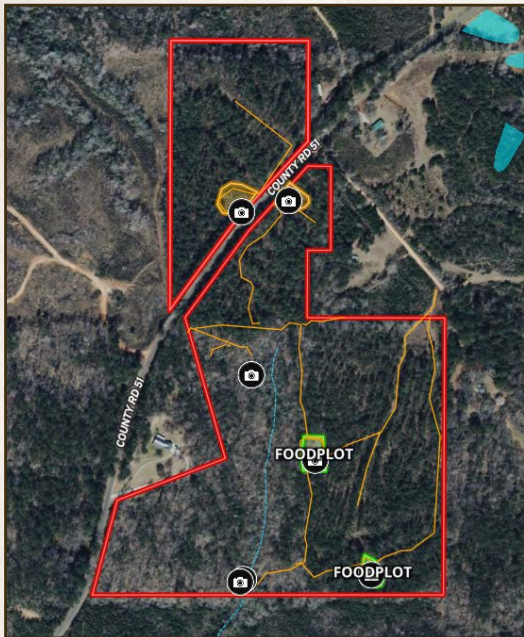
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land id. LINK



Directions From Greensboro, AL:  
Travel north on AL-25 for 7.5 miles.  
Turn right onto County Road 32 and  
continue for 1.1 miles. Turn left onto  
County Road 51, and the property will  
be on the left in 1 mile.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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