

**46.61± ACRES**  
**HALE COUNTY, AL**  
**\$186,440**



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

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# THE HALE 46.61

## 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:

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

### TAX INFORMATION:

- Tax Code 1
- 2025 Taxes: \$153.32



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**SHAWN SIMPSON**

LAND SPECIALIST

C: 205-242-9184

O: 334-931-0090

[shawn@smalltownproperties.com](mailto:shawn@smalltownproperties.com)

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

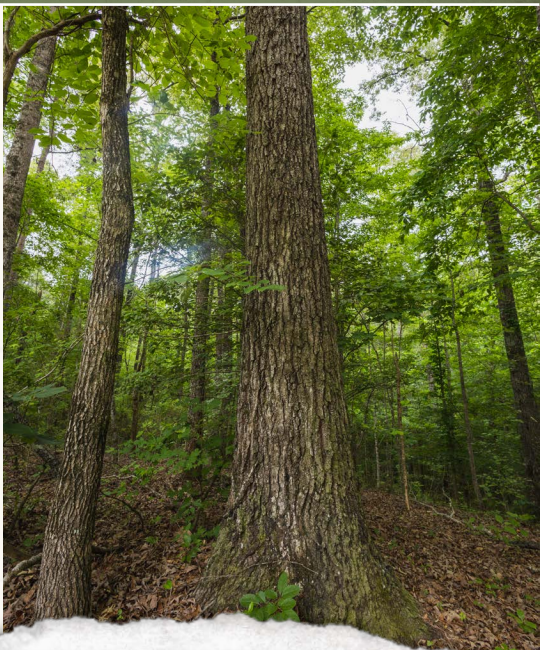
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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE HALE 46.61

**WELCOME TO THE HALE 46.61 OUTSIDE OF GREENSBORO, ALABAMA.** This 46.61± acre turnkey hunting and recreational property is located on County Road 51 in Hale County. With approximately 1,400± feet of paved road frontage and power and water available at the road, this versatile tract offers an outstanding opportunity for the outdoorsman, the investor, or anyone looking to build a home or weekend retreat in an area known for excellent wildlife habitats.

Designed with recreation in mind, the Hale 46.61 features established food plots, multiple deer stands and feeders, a stream, and a diverse mix of habitat that supports strong populations of deer and turkey. Approximately half of the tract is covered in mature hardwoods, while the balance consists of loblolly pine timber that has been professionally thinned, creating ideal bedding cover and excellent hunting opportunities.



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# MORE ABOUT THE HALE 46.61

The combination of mature hardwoods, managed pine timber, food plots, multiple stands and feeders, and water makes the Hale 46.61 a true turnkey hunting tract. Whether you are looking for a private hunting retreat, a place to build your forever home, or a weekend getaway with outstanding recreational potential, the Hale 46.61 offers a rare combination of accessibility, habitat diversity, and long-term value. Additional acreage is available.

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



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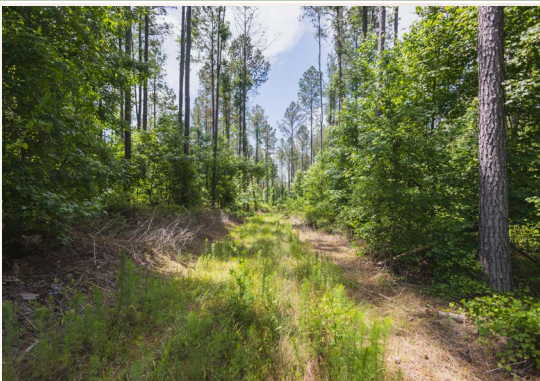
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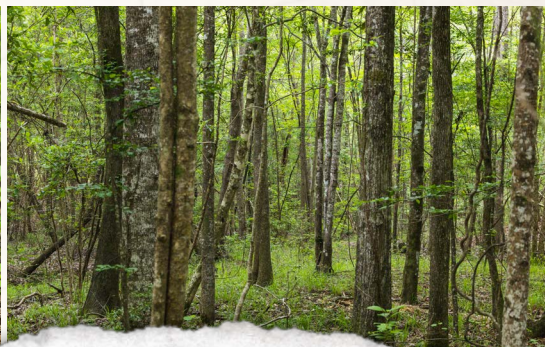
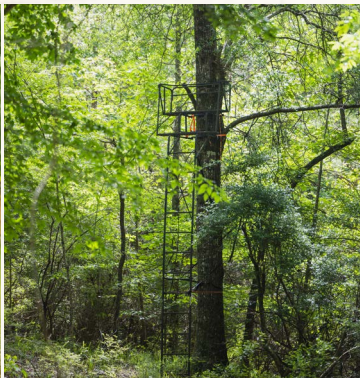
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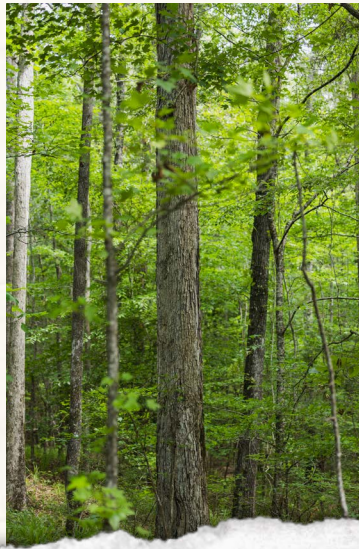
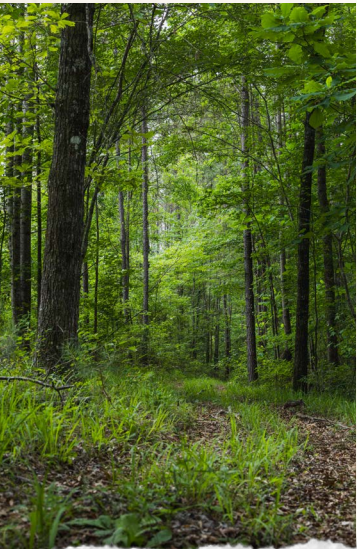
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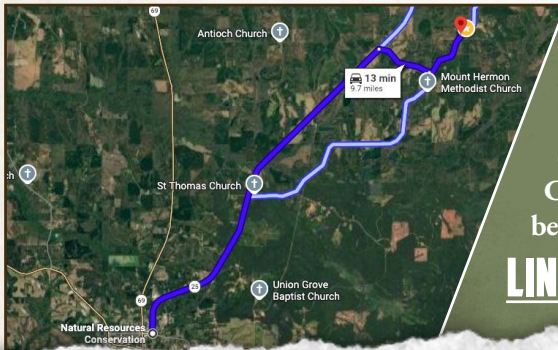
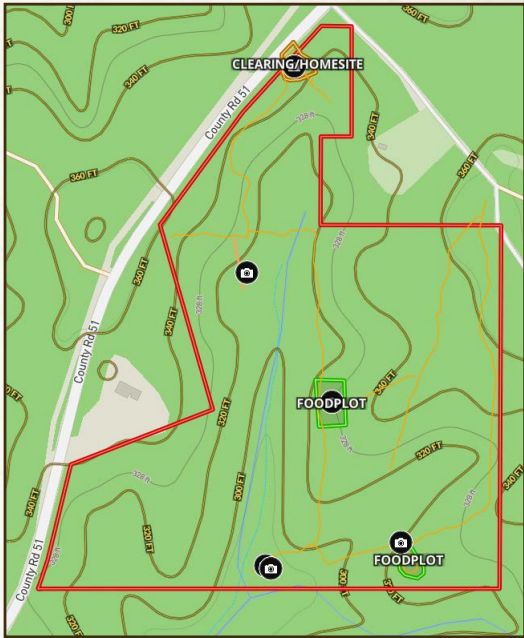
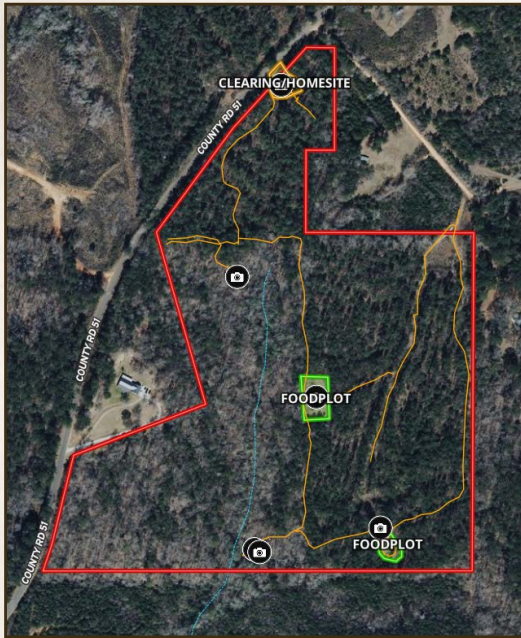
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Directions From Greensboro, AL:  
Travel north on AL-25 for 7.5 miles.  
Turn right onto County Road 32 and  
continue for 1.1 miles. Turn left onto  
County Road 51, and the property will  
be on the left in 1 mile.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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