

The Natural Resources Group, Inc

112 S. Main Street Suite 201 • Tuscumbia, Alabama 35674
(256) 383-8990 Phone • (256) 383-2990 Fax

www.NaturalRG.com

PROPERTY SPECIFICS

Property No.: VPS01

Arab

Marshall County, AL

\$ 4,712 Per Acre*

Price: \$ 242,000.00

51.36 Acres*

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Cover Type: Fenced Pasture & Timber

Present Use: Agricultural/Timberland

Access: County Roads

Property Rights: Fee Simple

Topography: Flat to Moderate

Zoning: None

Description:

This attractive 51 acre pastureland tract is only minutes away from the City of Arab, and is within easy driving distance of Decatur and Huntsville. It's in the Ruth community, with many farms and rural homes nearby. Approximately 13 acres of timber were recently harvested on the east part of the tract, but about 7 acres of timber remain which would provide excellent shade for cattle or horses. The remaining 30 acres are a mixture of open fields and fenced pasture mowed in August 2014. There's even a quaint watering pond near the western boundary of the tract.

This tract has great access with over 600 linear feet of road frontage on Mat Morrow Road, and more than 900 feet on Mt. Oak Road NW. There's great opportunity here to easily build your dream home in the country, and escape from the hustle and bustle of the nearby cities. Electricity and city water are readily available on both Mat Morrow Road and Mt. Oak Road NW. Check out the tract for yourself and simply imagine the possibilities it offers.

For Navigation: The tract is located in Section 8, Township 8 South, Range 1 East. GPS coordinates to the unlocked gated entrance on Mat Morrow Road are: 34°20'54.397" N & 86°33'36.454" W. The closest physical address to the gate is 4292 Mat Morrow Road, Arab, AL 35016.

Driving Directions:

From Arab: From the intersection of Hwy 69 & North Main St., go north approximately 1 mile, and turn left onto 12th Ave. NW. Travel approximately 3 miles west and you'll see white NRG signs on both sides of the road.

From Decatur: From the intersection of Hwy 31 & Hwy 67/Beltline Road, go east on Hwy 67 for 26 miles and turn left onto Hog Jaw Road. Once you're on Hog Jaw Road, travel east approximately 3 miles, then turn left onto Mat Morrow Road. Travel about 1 mile and you'll see white NRG signs and the gated entrance on your right.

Please note:

* Properties are sold as a total sum, and not on a per acre basis. Acreage estimates are deemed accurate but neither the owner nor their agents warrant acreage amounts.

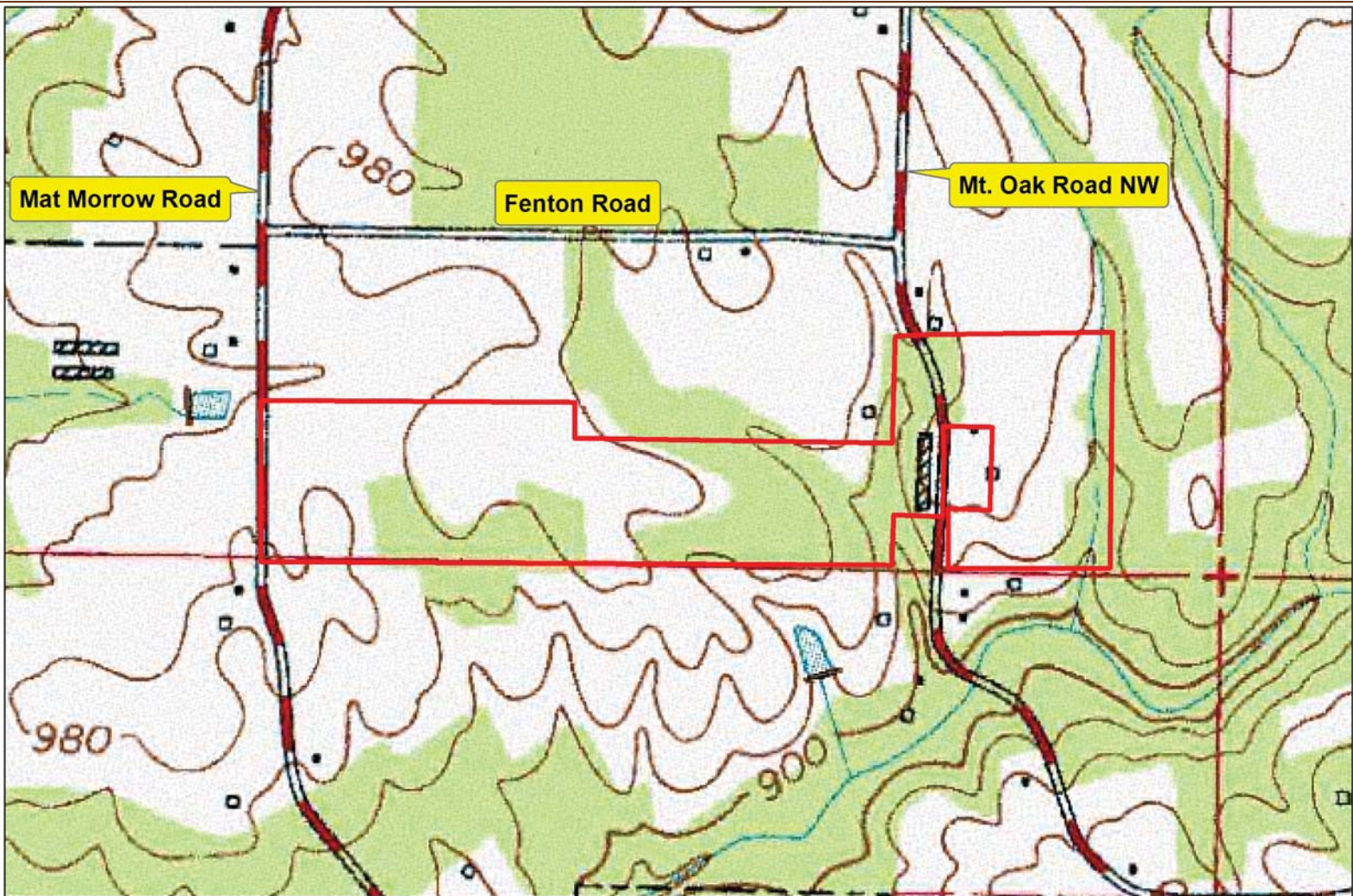
** Please see our agency disclosure statement for information about our representation regarding this and all other properties.

NRG, INC.

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VPS01

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**Section 8
Township 8 South
Range 1 East**



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0 750 1,500 Feet

Topographic Map

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VPS01 - County Map

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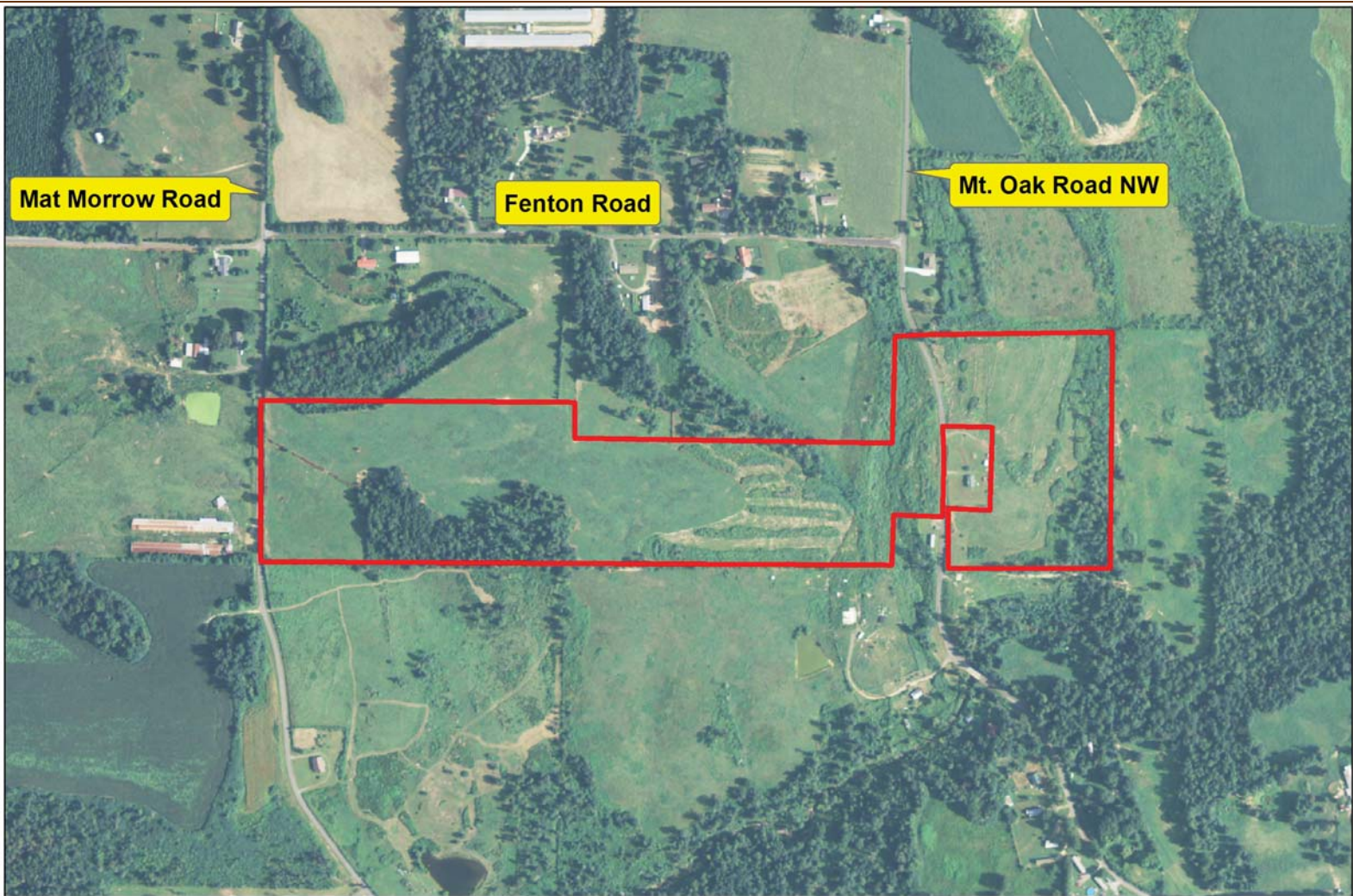
0 30 60
Miles

County Map

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**Section 8
Township 8 South
Range 1 East**



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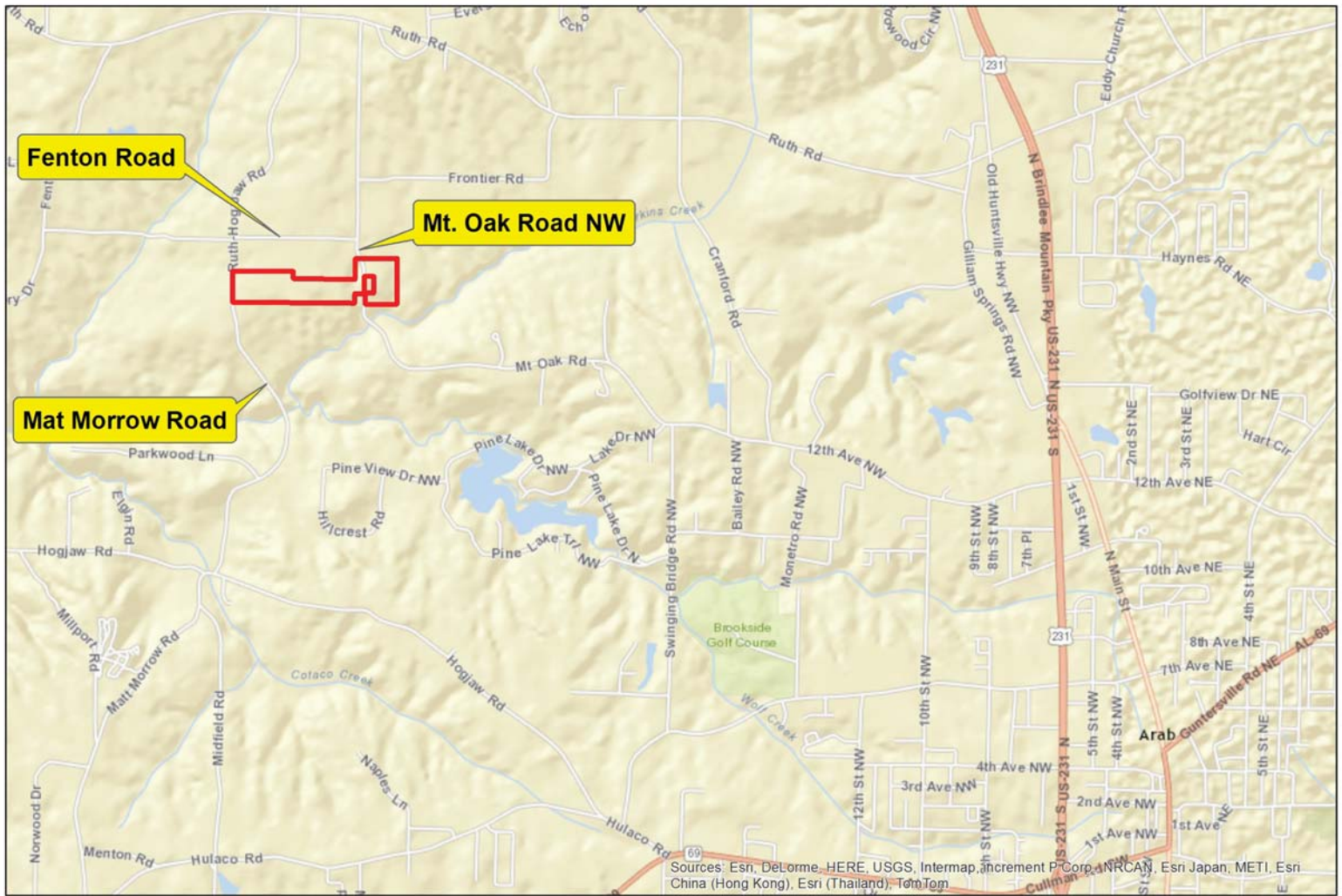
0 750 1,500 Feet

Aerial Map

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VPS01 - Road Map

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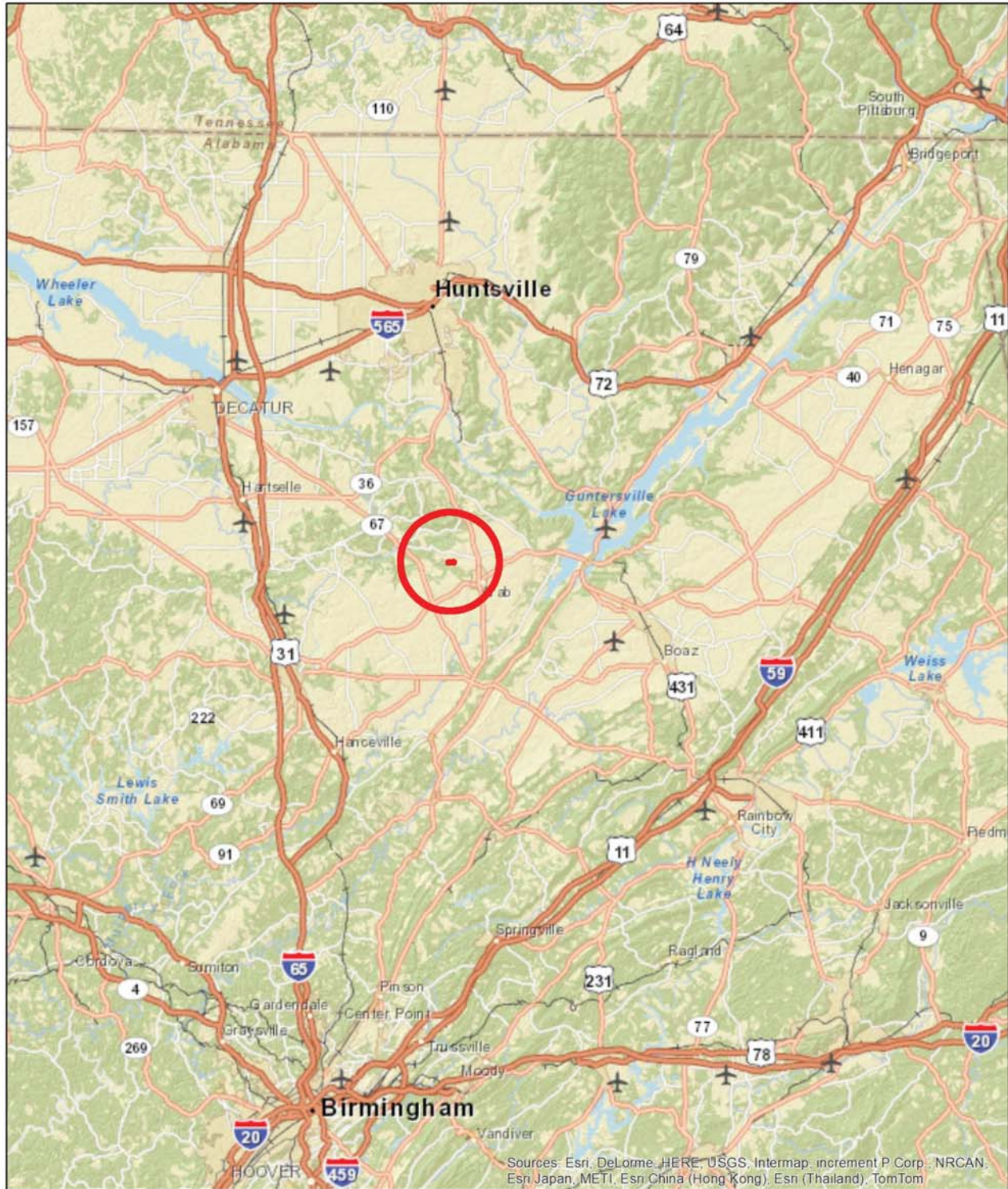
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0 1 2 Miles

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VPS01 - Area Map

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0 20 40 Miles

Area Map

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Excellent pastureland for livestock.



This small shaded pond is a perfect water source.



Timber pockets provide great shade and cover for your livestock.



Beautiful views across secluded pastureland could be great deer hunting.



Paved road frontage, electricity, and a gated entrance are already in place.



Plenty of room to build a home or barn.