

Larson & McGowin

PROPERTIES

Hatter South NEW TRACT

217± Acres In
Mobile County, Alabama
\$1,520,000

the *Hatter*
TRACT

[CLICK HERE TO PLAY THE NORTH
AND SOUTH HATTER TRACT VIDEO](#)

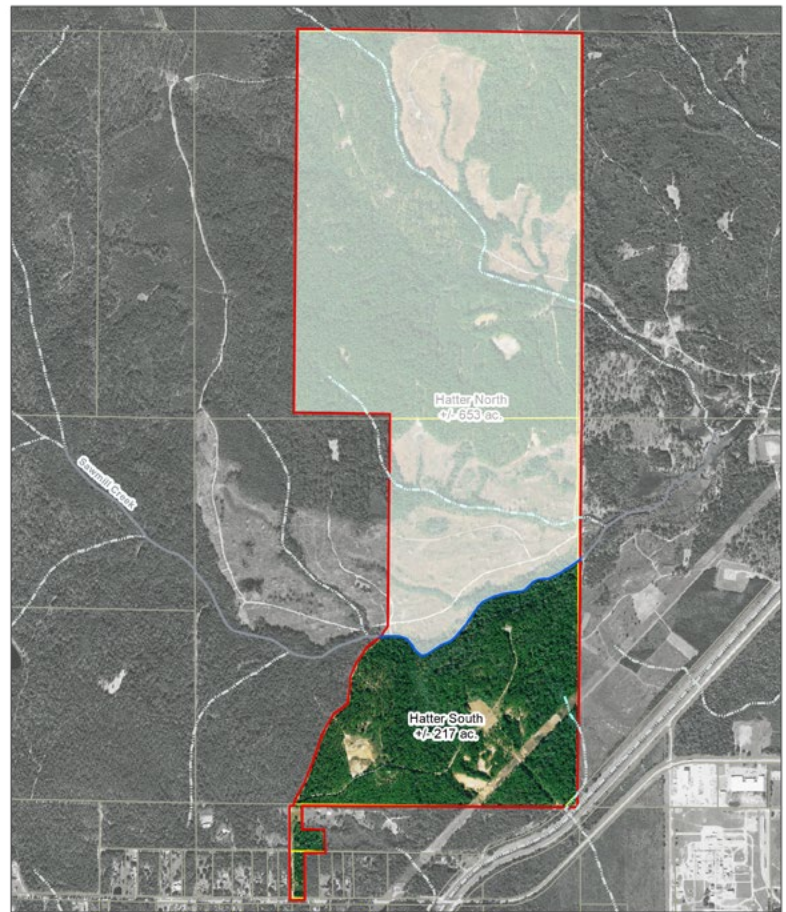
PRIME RESIDENTIAL DEVELOPMENT

Prime residential development location – 217± acres within the city limits of Saraland. Minutes from the fast developing commercial area of Saraland at the I-65 interchange which includes a Publix, Infirmary Health's new and expanding medical facility, restaurants, motels and shopping. Saraland has excellent real estate prospects, a quality school district, good infrastructure, low crime and new construction of higher value homes and subdivisions. The property has been held by the same ownership and professionally managed as timberland for over 50 years. Longleaf pine covers the majority of the land. There is abundant wildlife including deer, turkey and bear. Clear flowing Sawmill Creek runs along the property for over a mile. It is currently leased to an active, conscientious hunting club. A permitted commercial dirt sale area is a potential revenue source and has been profitable in recent years. Ownership includes a 256' wide strip of land with a public road, Larson Lane, providing access from Radcliff Road. Beautiful views are afforded from many locations including some of the first high points west of the Mobile Delta. **Offered at \$1,520,000**

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Hatter Tract
T 1S, R1W, Section 33
T2S, R1W, Section 4 & 9
Mobile County, AL

0 0.125 0.25 0.5 0.75 1 Miles

Map is for reference purposes only. Data cannot be guaranteed nor warranted by LM Properties.
Imagery 2019



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**Jessica L.
Little**
Qualifying Broker

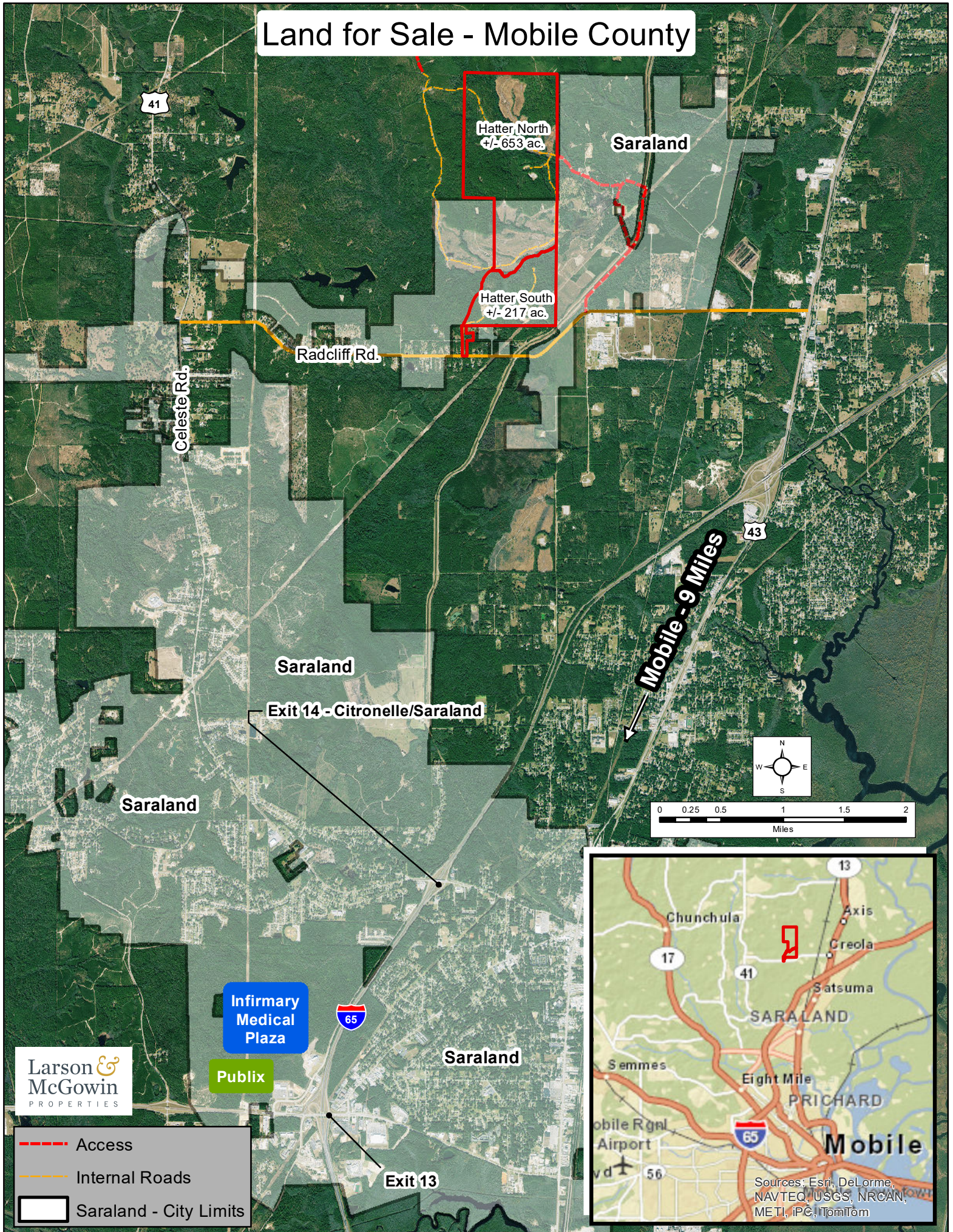
jlittle@larsonmcgowin.com

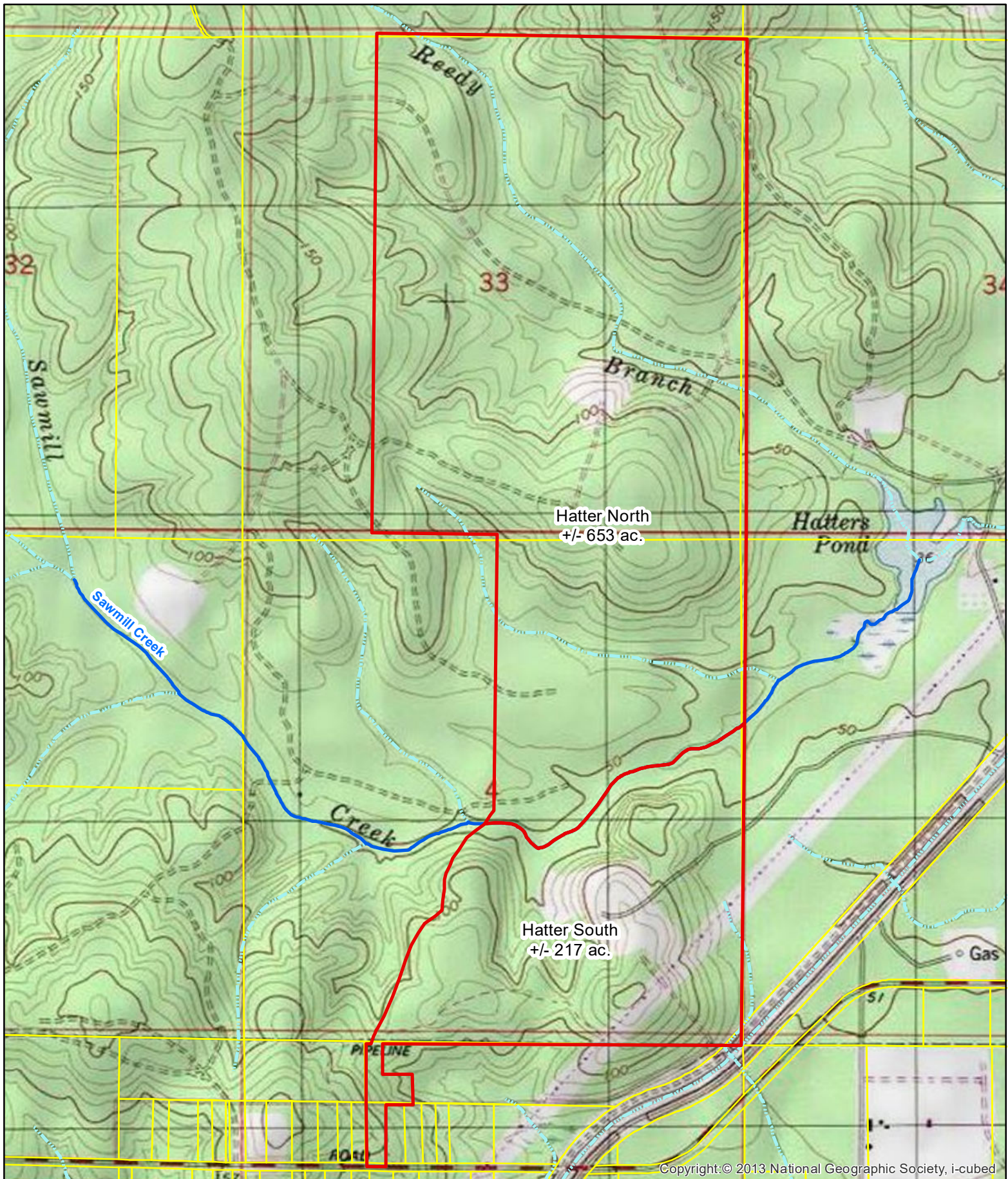
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www.larsonmcgowinproperties.com

10 N. Florida Street, Mobile, AL 36652 | Branch Offices: Greenville, Alabama | Mobile, Alabama | Merryville, Louisiana
Licensed in AL, MS, TN, LA, TX, AR, GA, KY, FL, & SC

Land for Sale - Mobile County





Hatter Tract

T 1S, R1W, Section 33
T2S, R1W, Section 4 & 9
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