

83+/- acres in Dallas County, Alabama

Molett Farm is a beautiful tract of land, in an idyllic setting lying along the banks of the Alabama River in the Orrville community of Dallas County, Alabama. The farm consists of 83 acres +/- of land that was previously part of the large Molett family land holdings in this part of the county. This special place has a lovely 4 bedroom / 2 bath home that could make a great getaway or primary residence. There are several barns and sheds throughout the property that would make this suitable for storing equipment and hay, and great opportunities to homestead the farm. The land consists of approximately 15 acres of wooded land, and the balance is in open pasture. The ground is fertile, and would be great for livestock, and has previously been used for growing watermelon and cantaloupe. If privacy is what you are looking for, this farm offers the remote location you might be desiring. Access is from a long dirt County maintained road. A slough is accessible from the field behind the house, if you wanted to put in a small boat on the river directly from your property. This area is known for good fishing, and great deer and turkey hunting. This property could be ideal for someone looking for a rural, homestead, if you have a hunting lease nearby, or if you have family or friends that want to go in together to purchase a property.

Main Home- Big porches and long views, that is what you will find at this beautiful home. The primary residence is approximately 2400 square feet (per tax records), and sits atop a knoll overlooking the surrounding fields. A large screened porch on the back offers long views down toward the river. The first level of the house is built on steel beams, making the lowest level a carport and storage area. The elevated floor helps prevent flooding in the event of an unusually high flood event with the river. The house was constructed in the early to mid 1980's. There are two levels of living space inside the home. On the main level is access to the front and back porches, the dining room area, living room, two bedrooms, and a full bathroom with laundry. The upper level has two more bedrooms and a full bath. The house has beams that were repurposed from an Ante-bellum area home that once sat on the family property. The home has central air conditioning, and propane is used for heat and a wooden stove in the living room. The home is on a well, there is a propane tank behind the house, and Pioneer Electric Co-op provides electricity to the home.

Other Improvements- There are 5 main outbuildings, barns, and sheds on the property that can all provide



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storage for equipment or hay. There is plenty of room to run some livestock or have chickens in this rural setting. An in-ground pool is on the property, and was used as recently as 2022. A smaller home is on the property, and was used as a hunting camp for friends when they came to town. It could potentially be fixed up and used by guests or leased to local hunters. One of the relatives had plans to convert one of the barns to a "man cave" or game room area, and there is potential to do that. There was previously a mobile home on the property, so there is a power drop and option for that.

Legal Description- The property consists of 4 tax parcels, all lying in Township 14N, Range 9E, Section 24. The Dallas County Tax Parcel ID#'s are 29-06-24-0-000-003.0030, 9-006-24-0-000-003.0000, 29-06-24-0-000-003.0050, and 29-07-25-0-000-003.0020. Property taxes for 2022 were approximately \$763 (per tax assessor website). The land lies within a FEMA floodplain because of its close proximity to the Alabama River, and it is possible that the property is subject to a Flowage Easement (referenced in DB 1118 PG 430).

Location- The address of the property is 15880 Dallas County Road 33, Orrville, Alabama 36767. The property is behind a locked, electric gate along the gravel drive that is shared with a neighbor. The property is very remote, and offers the privacy that many people enjoy when getting away from others. The land is approximately 14 miles southeast of Orrville, 26 miles to Selma, 76 miles to Montgomery, 93 miles to Tuscaloosa, 115 miles to Birmingham, 157 miles to Mobile, 178 miles to Pensacola, Florida, 110 miles to Meridian, MS, and 300 miles to New Orleans. Showings are strictly by appointment only please, so contact Jonathan Goode at 334-247-2005 to schedule your visit to this special property.

Ag/Pasture Land • \$625,000

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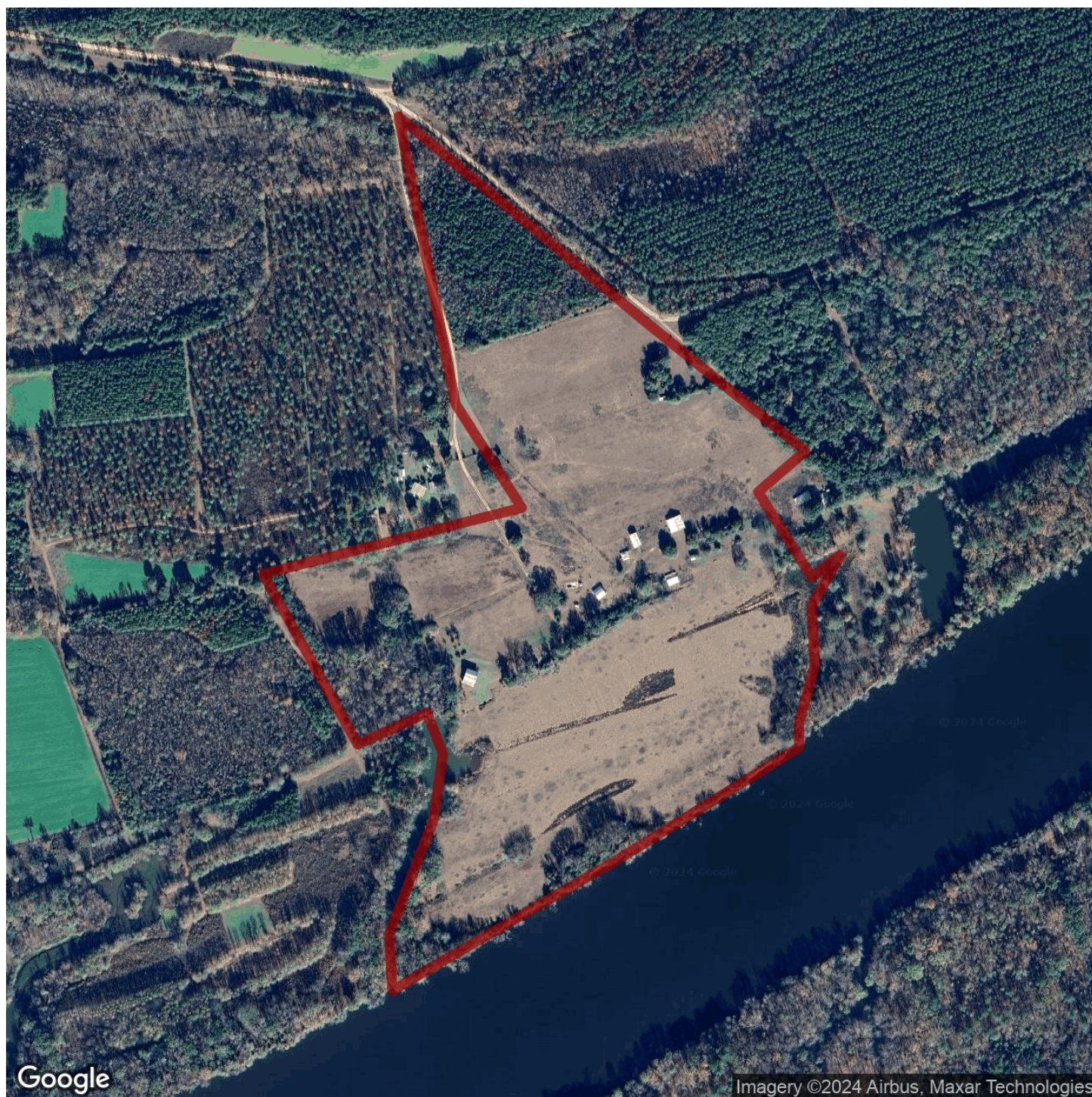




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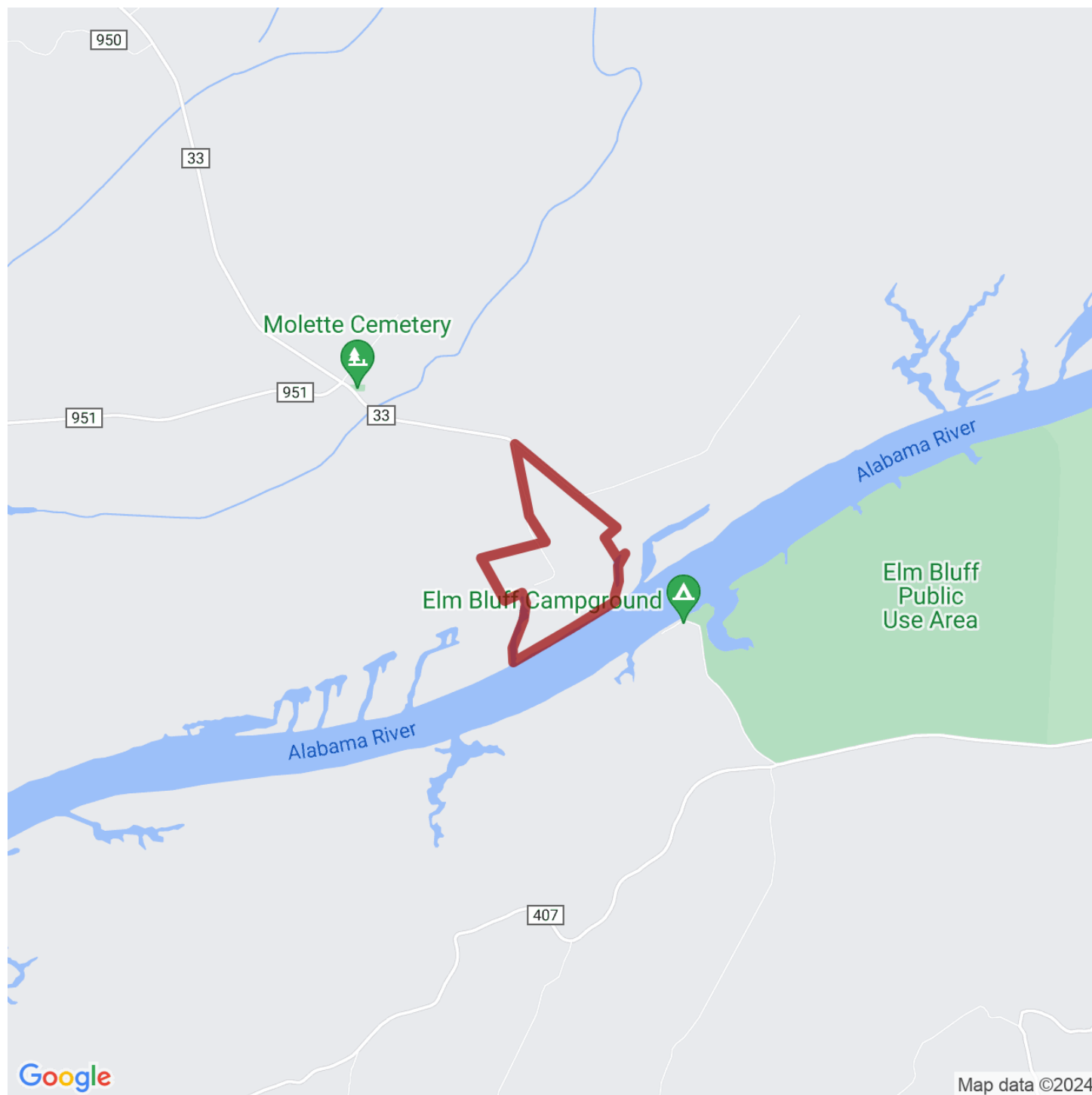




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