

12+/- acres in Talladega County, Alabama

Nestled in the charming and quiet Winterboro Community of Talladega County, Alabama, is this picturesque 12-acre mini farm that embodies the essence of Southern rural living. Boasting a blend of rustic tranquility and modern comforts, this property offers a unique opportunity to embrace a serene countryside lifestyle. There are approx. eight acres of good, fenced pasture and the farm provides an ideal haven for raising cattle or horses. The flat terrain allows easy enjoyment of nature's beauty, inviting both relaxation and agricultural pursuits.

At the heart of the mini farm, a delightful 1540 +/- square foot farmhouse stands as a testament to comfort and warmth. With three bedrooms and two well-appointed bathrooms, the home provides just the right space for a small family. Its traditional design seamlessly integrates with the surrounding landscape, creating a seamless transition between indoor and outdoor spaces. Whether enjoying the crackling fireplace during a chilly evening or savoring a cup of coffee on the porch while taking in the pasture views, residents are sure to find solace and contentment in this inviting home.

Beyond the practical amenities, this mini farm offers a chance to reconnect with nature and experience the joys of rural life. From cultivating a garden to exploring the property, every day presents an opportunity for new discoveries. Located in the heart of Winterboro Community, this property is not just a home, but a gateway to a simpler, more fulfilling way of life where the bond between land and people is cherished. Zoned for Winterboro School.

Home:

The home boasts an open concept living room (with brick fireplace and LP gas logs) and kitchen overlooking the pastures behind the home. The smaller of the bedrooms could be an office with windows on three sides or a man cave with its built in safe. The metal roof is newer, as is the vinyl siding on the exterior. Inside, the wood and tile flooring throughout the interior of the home are also recent upgrades. Many of the upgrades have already been done but there are still ways to make it yours. The home has a nice size laundry room/pantry and a huge hall bathroom with oversized tub plus a standup shower and a large linen closet. The master has a large closet and its own ensuite bath. Outside there is a storage building and a nice flat yard with both



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hardwoods and fruit trees and plenty of room for raised beds for vegetables. The home is on City Water from Central Talladega Water system.

NOTE Sellers are finishing a couple of updating projects and interior photos will be added in the next couple of weeks.*

Land:

The property consists of 12 acres of flat level ground with both pines and hardwood trees between the home and the road and between the home and the neighboring property. The trees provide for a nice, shaded yard and privacy while still allowing good grass growth in the yard. The back 8+/- acres are fenced and cross fenced for cattle. There is a large three bay barn on the back of the property (barn needs some TLC but according to the seller is structurally sound). Animals are watered via a well on the property and there is a nice well house for that feature. Several small chicken coops will remain if the new owner wishes to raise chickens on site. There is approximately 2-3 +/- acres of land in front of the home that would make good pasture and it could easily be fenced and connected to existing pasture to allow more room for animals.

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