

6.0+/- acres in Talladega County, Alabama

Good things often come in small packages and that is the case with this mini farm. This little "starter farm" has a lot to offer. 6 acres of great pasture land that lays really well (currently planted in winter ryegrass) and a 1200 + sq ft very traditional farmhouse with twin fireplaces right outside of Sylacauga. Not within the City limits, so no restrictions but super convenient to Publix, Walmart, restaurants and more. Approximately 5 mins to Walmart. 35 +/- minutes to Birmingham via Hwy 280, 20 +/- to Chelsea.

Land:

Six acres of gently rolling pasture land recently cleared and ready for your fencing and animals. Horses or cattle or even goats and chickens would work here. This property has a very gentle roll to it and lays really well. All the hard work of clearing is done and it has been planted with 50 lbs of ryegrass per acre. Great grazing until approximately June or July. Buy it now and plant your summer grazing in the Spring and bring the animals. A nice gravel drive with turnaround takes you to the house that is surrounded by majestic old oaks that provide shade all summer.

Home:

This home is a traditional 2 bedroom, one bath farmhouse style with original stone fireplaces on each end of the front of the home. The inside of this home is as cute as a spotted puppy under a red ladder! A living room and a den give you room to watch the ballgames and big windows in the kitchen allow you to look out over the fields. The home still has the original plank walls and ceilings that add so much character. No cookie cutter, box store doors here, the interior doors are all solid wood with vintage knobs and hinges. There is a laundry room with storage. Outside there is a side patio as well as a nice front porch. The single bathroom has had some modernization with a nice vanity sink with new flooring. The kitchen has modern flooring and countertops as well. The exterior of the home is still in need of some modern touches but heating and cooling is up to date, being handled by mini splits with multiple registers. The home has a septic system that was pumped and inspected last year per sellers.

This mini farm is perfect for people looking for a starter place or anyone looking for a few acres with a rural feel but still close to town. Lots of potential here in a home with so much character.



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