

12+/- acres in Cherokee County, Alabama

If you have been searching for a Mini Farm opportunity in Cherokee County, AL this 12 +/- acre tract may just be the one for you! This tract features some open tillable ground that could be used as a homesite, or used to run a few farm animals on. Great views of Wiesner Mountain in the distance give you that peace and comfort of the country lifestyle. The flat terrain of this property would make a great spot for the construction of a new home. A small creek cuts through the East side of this property and provides a good water source for animals and wildlife, and even a place you could go to cool off on a hot summers day. There is paved road access on two sides of this property with utilities readily available for the new owner.

Many great outdoor activities are located very close to this tract including The Cherokee County Country Club, Weiss Lake, Terrapin Creek, and Little River Canyon. What's not to love about being so close to these outdoor adventures? This property is only a 25 minute drive to Gadsden, AL. and a 40 minute drive to Rome, GA. If you are looking for a small farm or place to build in the country while remaining fairly close to town give this tract a look. Contact one of our listing agents today to learn more about this unique property.

Mini farm • \$102,000

View online at <http://selg.biz/2276>







