



\$80,162 -- 15.12 acres

AL 36474

- Geneva County

Recreational Property

Residential Property

Undeveloped Land

Unveiling the Majestic 15.12 Acres of Versatile Land in Samson, AL

State	County	City	Zip
Alabama	Geneva County	Samson	36474
Address	Price	Acreage	Bedrooms
	\$80,162 -	15.12 acres	0
Baths			
0			

Description

Sunshine Holdings Price: \$80,162

Market Value: \$106,883

Savings of 25%!!

This breathtaking 15.12-acre property in Samson, AL presents a remarkable opportunity to own a majestic and versatile land. Immerse yourself in a relaxed and friendly lifestyle, surrounded by endless recreational possibilities. Within close proximity, you'll discover renowned fishing and hunting areas that cater to your outdoor passions. Additionally, a few miles away lies the largest Alabama State Forest, inviting you to explore its captivating wonders.

Embrace the charm of this locale, boasting snow-white beaches, captivating art museums, historical pioneer settlements, and thrilling college sporting events. This land's generous zoning also allows for farming and livestock activities, enabling you to cultivate your agricultural aspirations. Moreover, there are no limits or restrictions on the type of dwelling you can construct, granting you the freedom to design your perfect home.

Before proceeding, a percolation test is necessary to ensure optimal soil conditions. Convenient road access is readily available, while city electricity connection alleviates any power concerns. While a well is needed for water supply, a septic system is required for sewerage.

Seize this incredible opportunity and transform the life of your dreams into reality. Reach out to us today to begin your journey towards this idyllic property.

Site Address: SAMSON, AL 36474

County / State: AL-Geneva

Parcel Number: 0806130000008000

Parcel Size: 15.12 Acres

Parcel Area: 658,627.2 sq. ft.

Zoning: No Zoning

of Dwellings Allowed to be Built: To be verified by buyer

Flood Zone: Not in Flood Zone

Electric: City available, to be verified by buyer Water: Well needed

Sewer: Septic needed

Survey/Plat Map: No

Percolation Test: No

Property Access: Yes - Dirt road

Legal Description: SE 1/4 OF SE 1/4 SW OF L&N RR ROW, LESS RD ROW S13-T2N-R19E NC/2018RVWNC/2013 RV&UPN/C/2011 RVW NO CHG FOR 25% REVIEW

Subdivision: N/A

Center GPS Coordinates: 31.13579438144429, -86.09414241361422

RV Parking / Living Allowed: Yes

Mobile Homes Allowed: Yes

Farming Allowed: Yes

Livestock Allowed: Yes

Annual Taxes: \$22.47 (2023)

HOA Fees / Name of HOA: N/A

Elevation: 293.9 feet

Elementary School: Samson Elementary School

Middle School: Samson Middle School

High School: Samson High School

Buyers Agent Commission Offered: 3%

Title Provided: Warranty Deed w/ Title Insurance

Amenities

Financing Options

Mortgage Options

- Owner Finance

Land

Lot Description

- Acreage
- Irregular

Road Frontage Desc

- U.S. Highway

Topography

- Rolling

Proposed Use

- Agriculture
- Residential Single

Street/Utilities

- City electric available, to be verified by buyer.
Well and Septic Needed.

Seller Contact Information

Enchanted Farms, LLC

Enchanted Farms, LLC

1969 S Alafaya Trail, #112

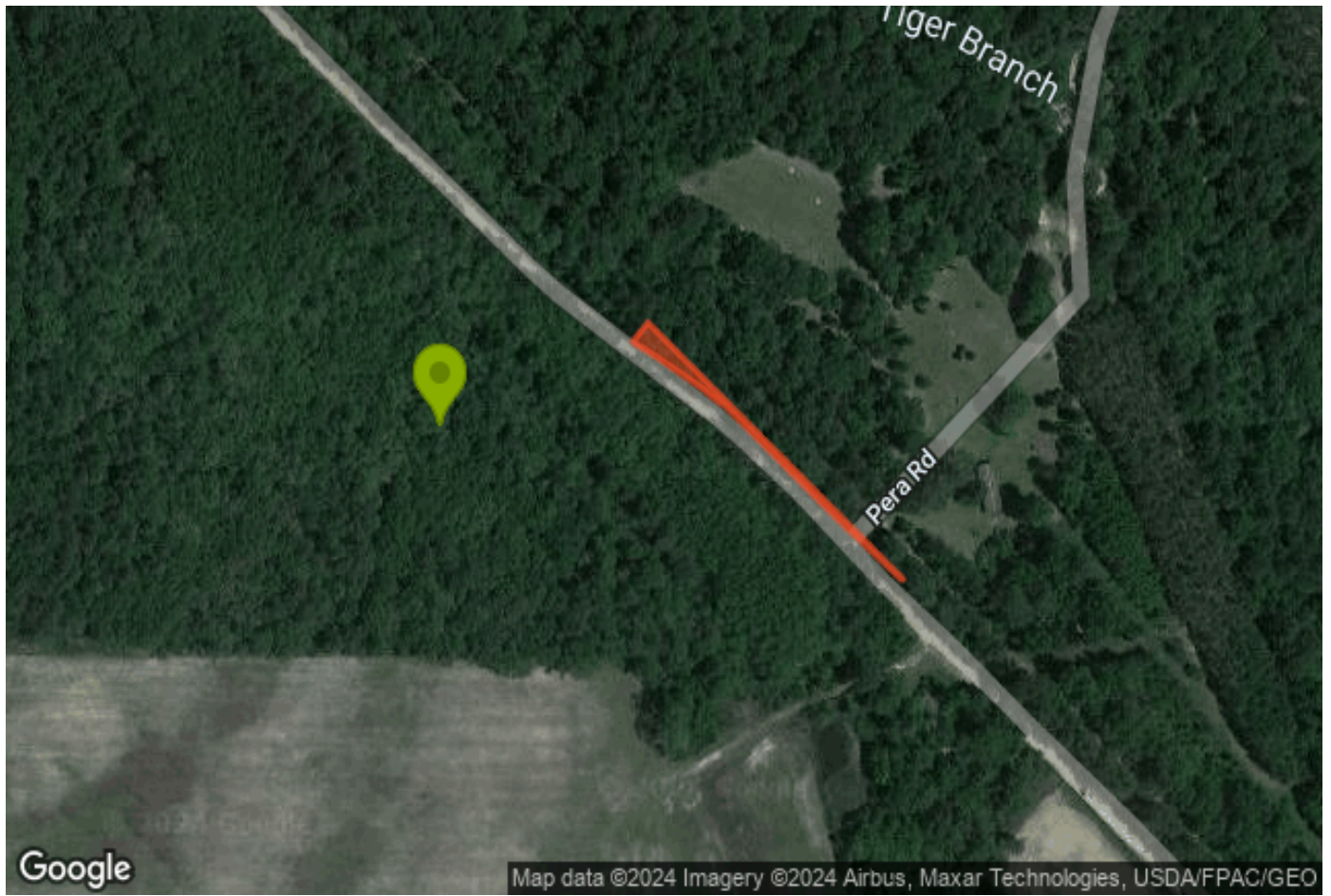
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Property Boundaries



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This information believed accurate but not warranted