



\$125,027 -- 40 acres

AL 35079

- Blount County

Recreational Property

Residential Property

Undeveloped Land

40 acres Substantial Parcel in Hayden, AL

State	County	City	Zip
Alabama	Blount County	Hayden	35079
Address	Price	Acreage	Bedrooms
	\$125,027 -	40 acres	0
Baths			
0			

Description

Sunshine Holdings Price: \$125,027

Market Value: \$148,035.67

Savings of 16%!!

Discover the hidden beauty and untapped potential of this 40-acre parcel in Hayden, AL an enchanting haven awaiting your vision. With its Agricultural - Vacant Land zoning, the possibilities for agricultural ventures and land utilization are boundless. Nestled in a low-flood risk area, it offers a secure foundation for development and cultivation endeavors.

Imagine the tranquility of this beautifully secluded property, embraced by Hayden's unique suburban rural atmosphere. Here, homeowners find solace in a tight-knit community, cherishing the peaceful lifestyle it affords.

A water well and septic system can be installed. Legal access to the property is provided with an unpaved trail coming off of Moore Road. Though RVs and mobile homes are restricted, this land beckons farmers and livestock enthusiasts, providing an ideal setting for sustainable living.

With its expansive size and strategic locale, this parcel invites visionary minds to carve out unique ventures for limitless growth. Seize this investment opportunity and carve your legacy in Hayden's landscape where favorable zoning, minimal flood risks, and serene seclusion converge to offer a canvas for prosperity and sustainable living.

Site Address: Hayden, AL 35079

County / State: AL-Blount

Parcel Number: 14-03-08-0-000-004.000

Parcel Size: 40 acres

Parcel Area: 1,742,400 sq ft

Zoning: Agricultural - Vacant Land

of Dwellings Allowed to be Built: One (1) Single Family Dwelling

Flood Zone: Zone X

Electric: City Available

Water: Well needed

Sewer: Septic needed

Survey/Plat Map: In progress

Percolation Test: Need percolation test

Property Access: UnPaved road

Legal Description: Nw/Nw

Subdivision: No Subdivision Name

Center GPS Coordinates: 34.01244898,-86.67218354

RV Parking / Living Allowed: No

Mobile Homes Allowed: No

Farming Allowed: Yes

Livestock Allowed: Yes

Annual Taxes: Annual Tax is Current - \$85.63 (2023)

HOA Fees / Name of HOA: N/A

Elevation: 929.4 feet

Elementary School: Hayden Elementary School

Middle School: Hayden Middle School

High School: Hayden High School

Buyers Agent Commission Offered: 3%

Title Provided: Warranty Deed w/ Title Insurance

Optional Seller Financing with a down payment of \$52,000. Property sold at retail market value of \$125,000, if seller-financed. Payments start as low as \$1,054.47 for 120 months. No pre-payment penalty. Notes are held at 11.5% annual interest. Credit check may be required. Seller financing options require a \$9.95/mo. note service fee. A one-time \$299 document fee applies to all seller-financed sales. Other payment options are available.

Amenities

Financing Options

Mortgage Options

- Owner Finance

Land

Lot Description

- Acreage
- Irregular
- Some Trees

Proposed Use

- Agriculture

Road Frontage Desc

- U.S. Highway

Special Notes

- Survey in progress

Street/Utilities

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

Topography

- Rolling

Seller Contact Information

Enchanted Farms, LLC

Enchanted Farms, LLC

1969 S Alafaya Trail, #112

Orlando, FL 32828

SunshineLandHoldings@gmail.com

(352) 610-1099 (Office)

(352) 610-1099 (Mobile)

Property Boundaries



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