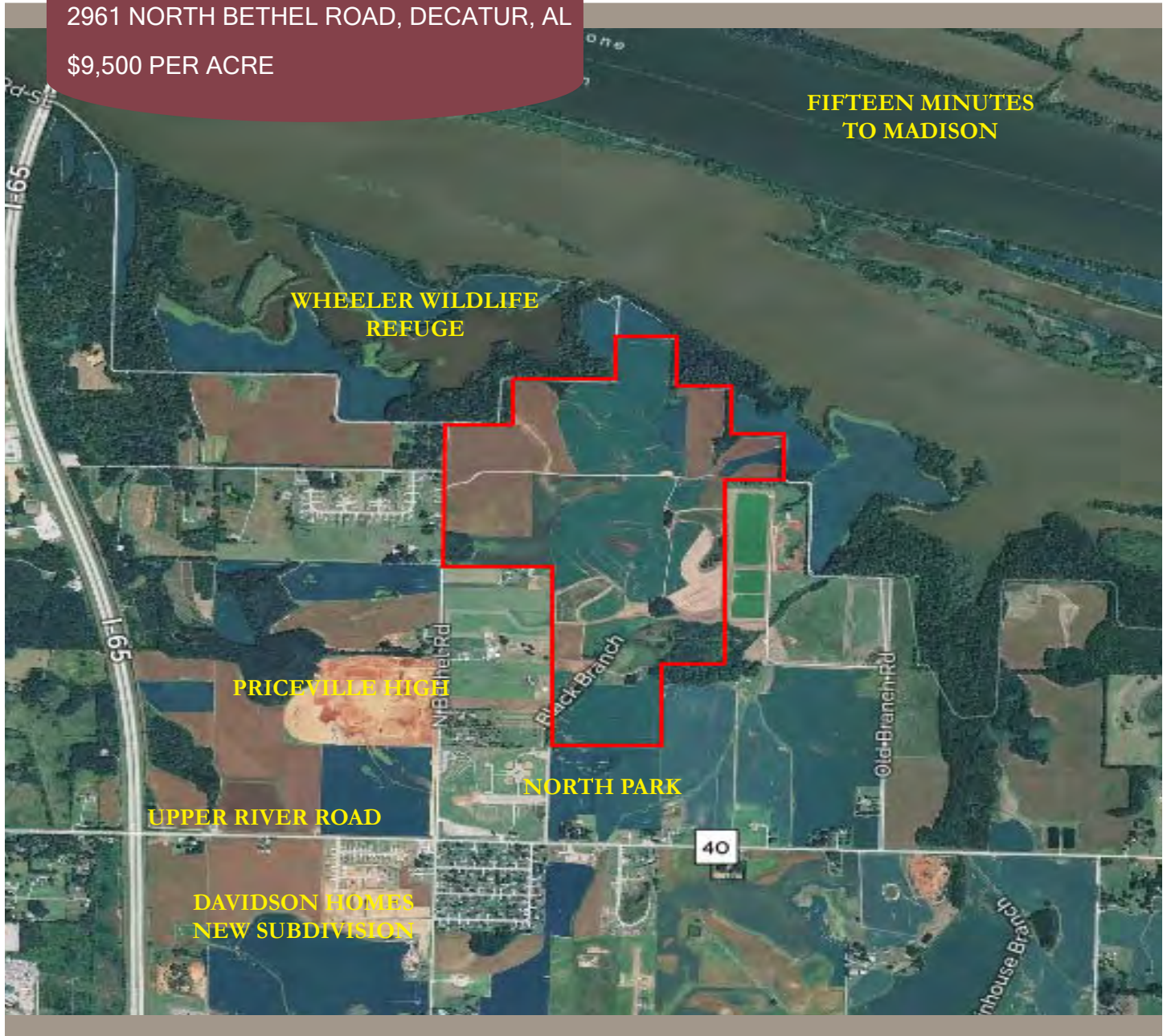


**317 ACRES  
PRICEVILLE, ALABAMA**

RESIDENTIAL DEVELOPMENT PROPERTY  
2961 NORTH BETHEL ROAD, DECATUR, AL  
\$9,500 PER ACRE

**G A T E W A Y**

COMMERCIAL BROKERAGE, INC.



For More Information, Please Contact:

**Paula Prestwood**  
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Sales Associate  
[pprestwood@aol.com](mailto:pprestwood@aol.com)

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Decatur, AL 35601  
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[www.gatewaycommercial.com](http://www.gatewaycommercial.com)

Details contained, herein, are from sources we deem reliable. However, no liability is assumed for errors or omissions. This offering is subject to change or be withdrawn without notice. All tax, legal, or financial matters, herein, should be reviewed by competent professionals.

# 317 ACRES

2961 NORTH BETHEL ROAD

Residential  
Land



## PROPERTY OVERVIEW

The Sharp Farm is located on North Bethel Road and is less than a half mile from Priceville High School (14:1 student to teacher ratio) and about a 15 minute drive from Madison. Wheeler Wildlife Refuge borders the farm on the north side and Morgan County's North Park joins the farm on the south side. There is approximately 1500 ft of frontage on North Bethel Road. Water and electric are available. Sewer is in the area. Currently a working farm with lease income. About 245 acres are open with 25 wooded acres and 40 acres in fallow/drainage, which is used for duck hunting. The farm has been in the family since the 1940's and is being sold for the first time in 76 years. Owner will consider subdividing.



SITE FEATURES	
FRONTAGE	1,500 foot on North Bethel Road
ZONING	No zoning (out of city limits)
UTILITIES	All utilities in area
PRICE	\$9,500 per acre

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