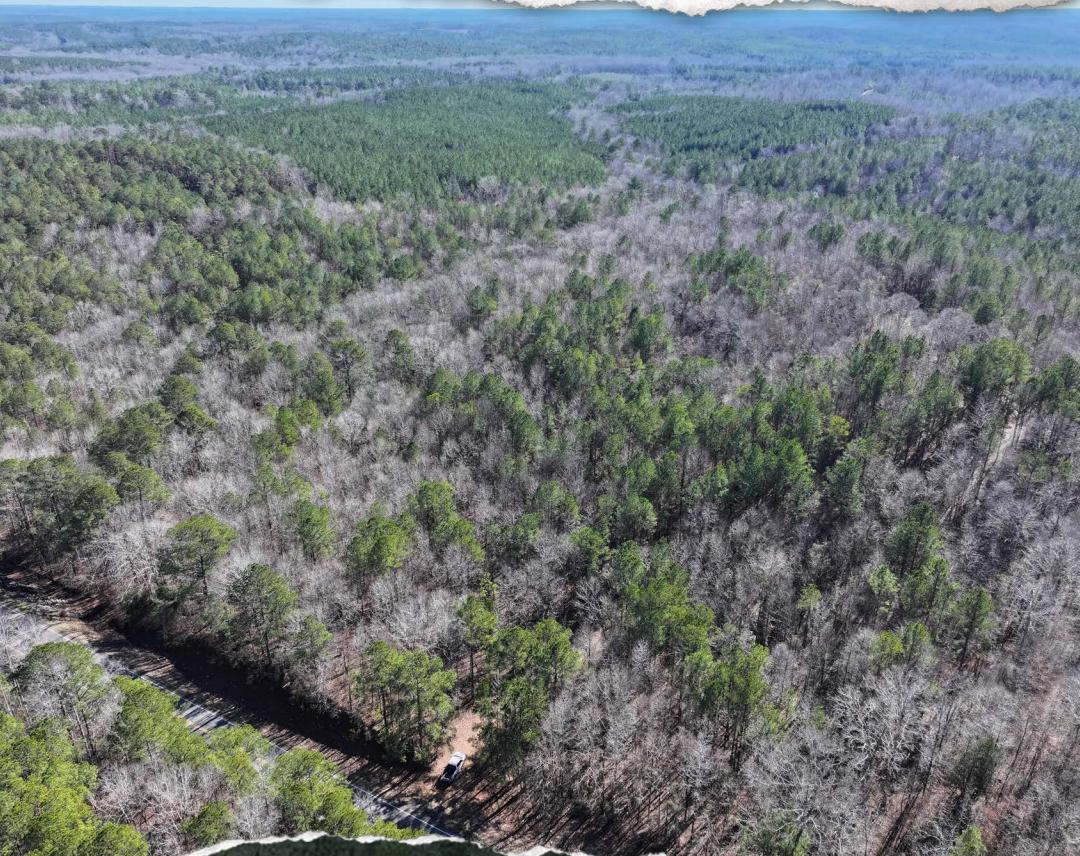




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**39± ACRES
PICKENS COUNTY, AL
\$160,000**



OFFICE (662) 338-2027 | WWW.SMALLTOWNPROPERTIES.COM

THE PICKENS 39

PROPERTY PROFILE

LOCATION:

- Highway 86
Carrollton, AL 35447
- Pickens County
- 5± Miles NE of
Downtown Carrollton
- 25± Miles E of Lake
Lurleen State Park
- 30± Miles NW of Tuscaloosa
- 36± Miles SE of Columbus, MS

COORDINATES:

- 33.2782, -88.0243

TAX INFORMATION:

- Tax Code Area 12
- \$86.43 (2025)

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site
- Investment

PROPERTY INFORMATION:

- 39± Acres
- Highway 86 Frontage
- Established Trails
- Mixed Timber
- Green Fields
- Utilities Available Nearby



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HUNTING PROPERTIES
& REAL ESTATESM

JACOB HANSON

LAND SPECIALIST

C: 662-386-3814

O: 662-338-2027

jacob@smalltownproperties.com

501 Hwy 12 W, Ste 150B - Starkville, MS 39759

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PICKENS 39

WELCOME TO THE PICKENS 39, LOCATED JUST OUTSIDE OF CARROLLTON IN PICKENS COUNTY, ALABAMA! This beautiful 39± acre property on Highway 86 offers an exceptional opportunity for a potential homesite, recreational retreat, timber investment, or hunting property.

The land features mixed timber, established trails, and green fields, creating a versatile landscape suited for a variety of uses. A completed perk test and nearby utilities make future development straightforward and cost-effective.



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MORE ABOUT THE PICKENS 39

The Pickens 39 provides excellent access with direct road frontage on Highway 86 and sits just 5± miles from downtown Carrollton, 30± miles from Tuscaloosa, 25± miles from Lake Lurleen State Park in Coker, and 36± miles from Columbus, Mississippi.

Whether you're looking to build, invest, or enjoy the outdoors, this tract offers convenience, privacy, and long-term potential in a quiet location.

Contact Jacob Hanson today to schedule a private showing and experience #TheSmallTownWay.



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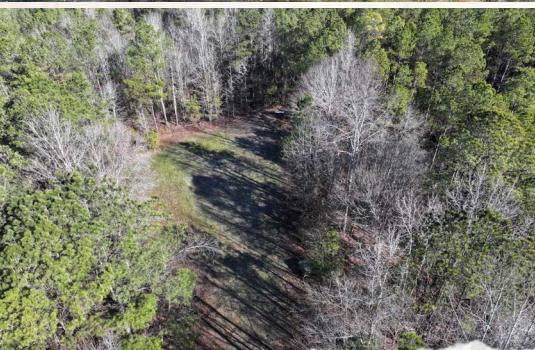
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39± ACRES

PICKENS COUNTY, ALABAMA

land **id.** LINK



Directions From Carrollton, AL:
Travel on AL-86 E for 4.6 miles until
the destination on your right.

LINK TO GOOGLE MAP DIRECTIONS



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