



\$ 475,000.00

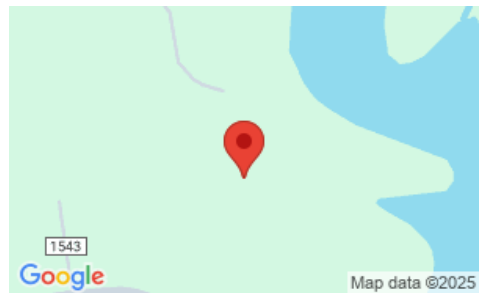
## CO RD 1539

<https://www.doylerealestate.com>

First time available! This estate lot is a one of a kind building site. If looking for a private homesite, 6.39 acres located on Lake Catoma in Magic Farms this is it. Tranquil setting, undisturbed lot with hardwoods on property. Lake Catoma offers a beautiful setting for those looking for...

345 Co Rd 1423, Hanceville, AL  
35077, USA

- Waterfront
- Land and Lots
- Active



## BASIC FACTS

**Date added:** 02/05/25

**Status:** Active

**MLS #:** 520726

**Community\_Name:** Cullman

**Subdivision Name:** Magic Farms

**List Office Key Numeric:** 991

**Post Updated:** 2025-02-05 16:46:59

**Type:** Waterfront

**Association Phone:** 2567341540

**County:** Cullman

**Zoning:** None

## FEES & TAXES

**TaxAnnualAmount:** \$ 631.28

**TaxYear:** 2023

**AssociationFee:** \$ 300.00

## MISCELLANEOUS

**Waterfrontage:** 1377

**View:** Lake

**Restrictions:** YES

**Waterfront\_Access:** Water Front

**AssociationName:** Magic Farms

**Directions:** East on HWY 157, Turn left onto CO RD 1435 the Eva Road, travel to CO RD 1319, in 1.8 miles turn right onto CO RD 1539, in 0.2 miles turn right to stay in CO RD 1539, property will be on your right.

**ShowingRequirements:** Call Listing Agent

## SCHOOL INFORMATION

**Elementary School:** Vinemont

**Middle School:** Vinemont Middle

**High School:** Vinemont

