



OFFERING SUMMARY

Sale Price:	\$158,000
Lot Size:	24.7 +/- Acres
Price / Acre:	\$6,397

PROPERTY OVERVIEW

Discover the charm of country living on this beautiful 24.7±/- acre property located in Monterey, AL, just outside Forest Home and only 16 miles from Greenville. With road frontage on three sides — Monterey Road, Broad Street, and Monterey Spur — this property offers outstanding access and visibility. The land is fully enclosed with a new five-strand barbed wire fence featuring durable metal posts, and a public water hookup is available, adding convenience and value for future development. Whether you're dreaming of building a barn-dominium, a cozy cabin retreat, or starting your own mini-farm, this property provides the perfect setting. Enjoy peaceful surroundings, open space for horses or cattle, and the relaxed pace of rural Alabama life — all within easy reach of nearby Greenville amenities. For more information, contact Harry Poole at 334-235-2130.

PROPERTY HIGHLIGHTS

- **Road Frontage:** Three sides of frontage on Monterey Road, Broad Street, and Monterey Spur
- **Surroundings:** Peaceful rural setting with easy access to Greenville amenities
- **Utilities:** Public water hookup available
- **Fencing:** New five-strand barbed wire fence with sturdy metal posts enclosing the entire property
- **Accessibility:** Excellent visibility and access from multiple roadways
- **Ideal Uses:** Mini-farm or hobby farm, Barndominium site, Cabin or country retreat

FOREST HOME TRACT | LAND FOR SALE

LAND LOTS



OF LOTS 2 | TOTAL LOT SIZE 8.6 & 16.01 ACRES | TOTAL LOT PRICE \$70,000 - \$88,000 |

STATUS	LOT #	APN	SUB-TYPE	SIZE	PRICE
Available	1	100508340000008000	Residential	8.6 Acres	\$70,000
Available	2	0508340000006000, 0508330000001000, 0508330000002000	Residential	16.01 Acres	\$88,000

PAUL HODGES
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**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

FOREST HOME TRACT - 24.7 ACRES | LAND FOR SALE

ADDITIONAL PHOTOS



PAUL HODGES

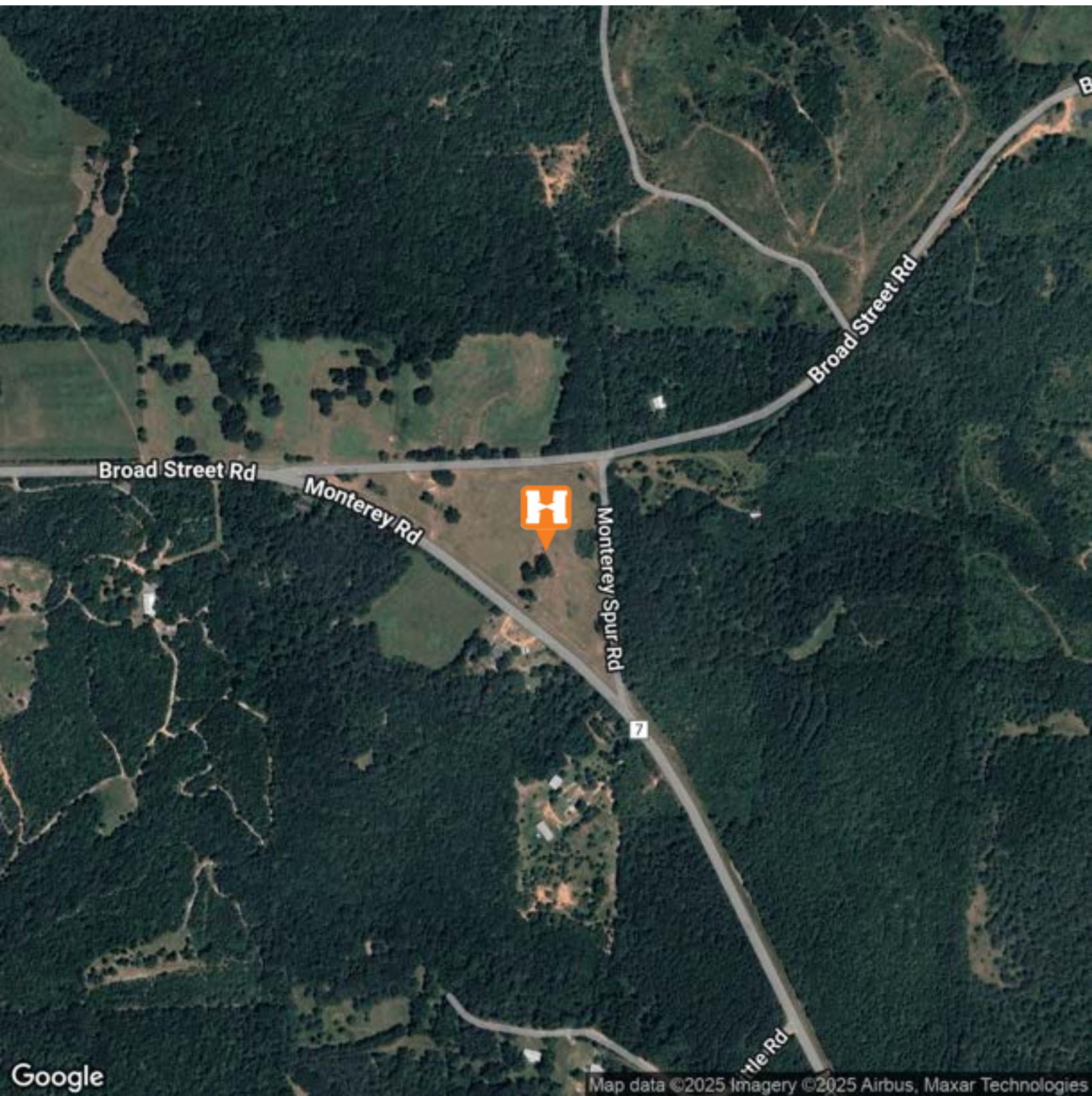
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AERIAL MAP

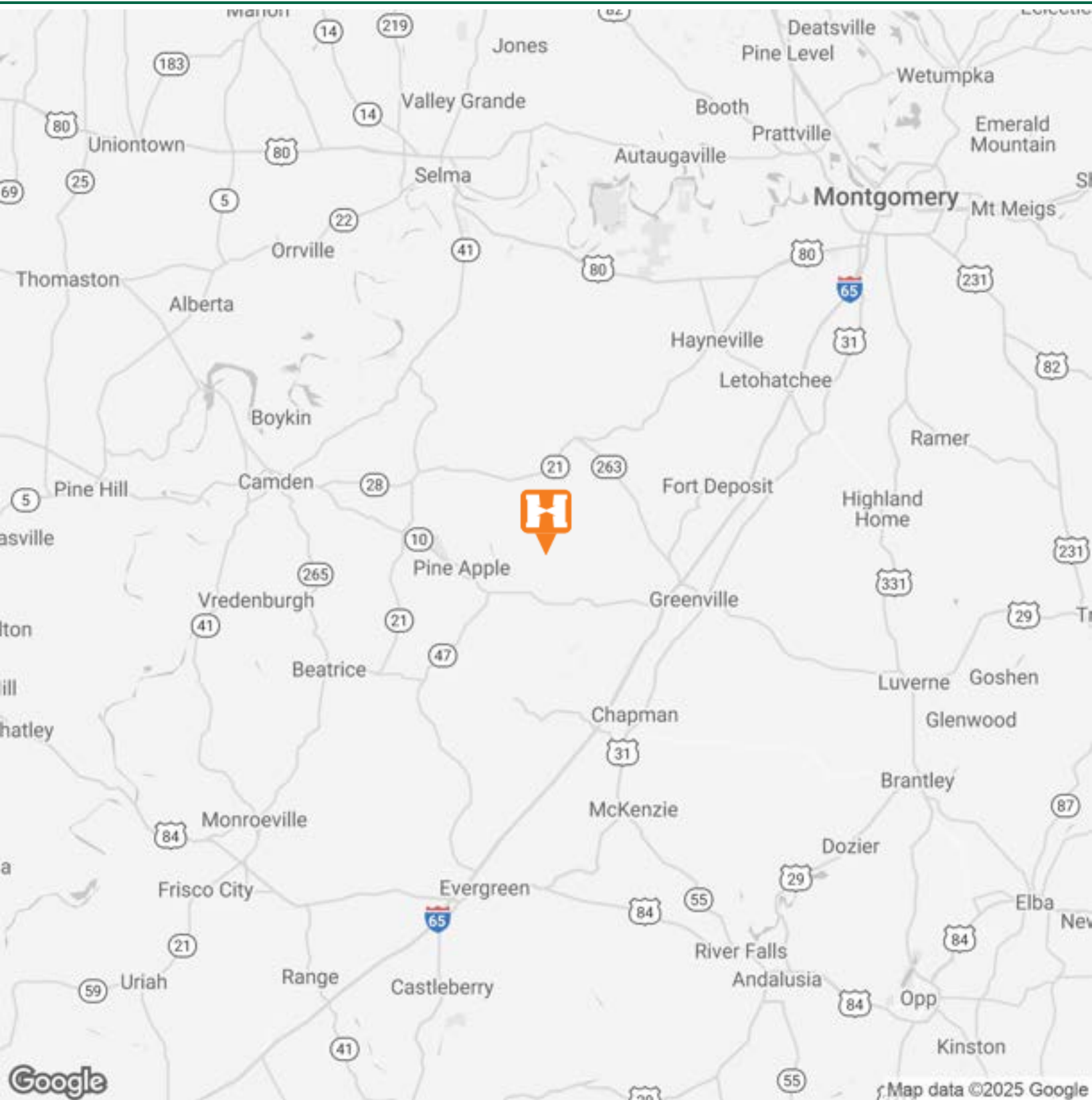


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LOCATION MAP

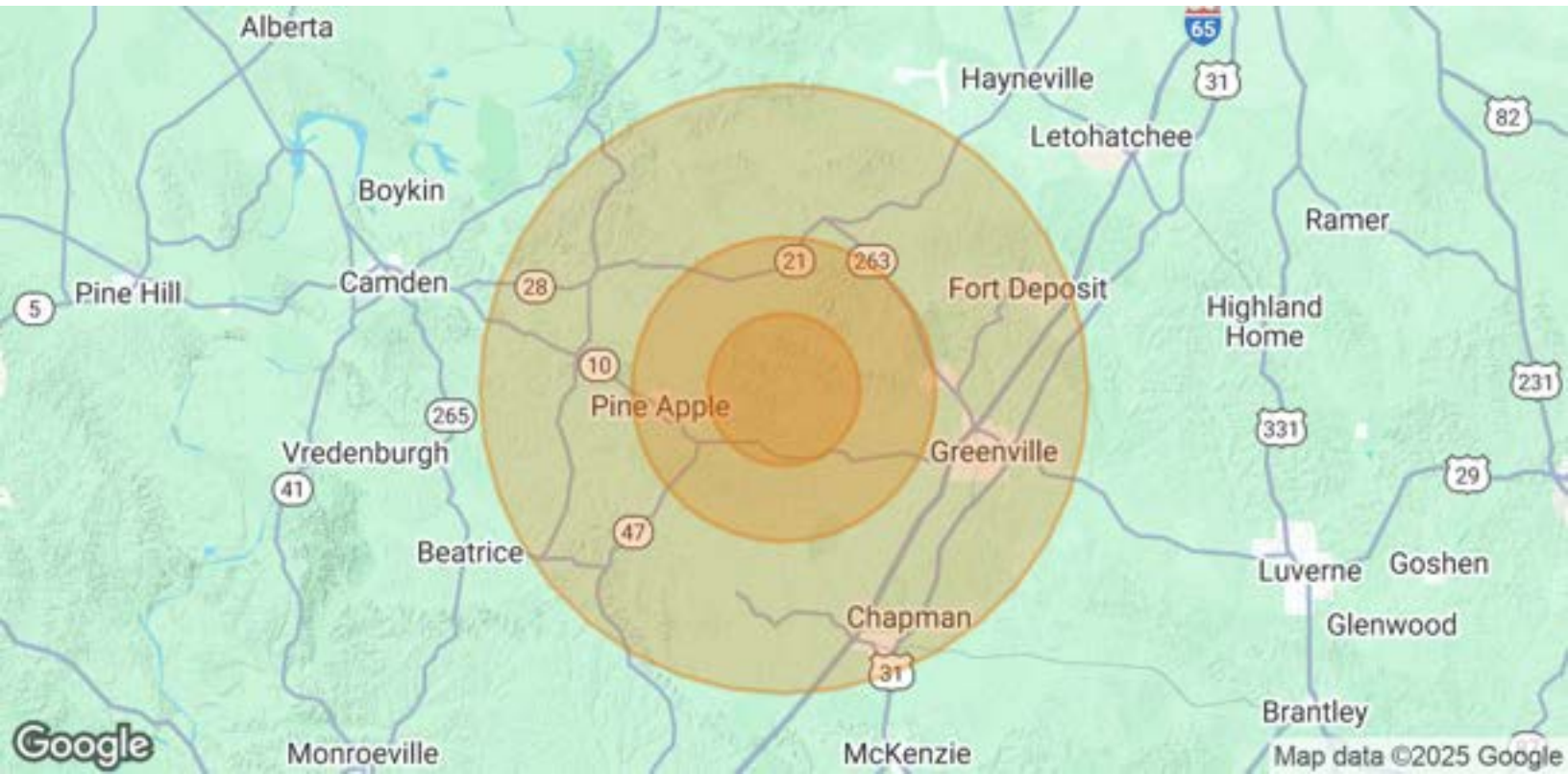


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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	20 MILES
Total Population	437	2,083	18,326
Average Age	42	45	43
Average Age (Male)	42	44	41
Average Age (Female)	43	46	45

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	179	876	7,928
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$71,733	\$69,961	\$69,971
Average House Value	\$135,090	\$145,366	\$141,679

Demographics data derived from AlphaMap

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