



## 41 acres of perfection in Shelby County

**\$324,900**

### **41 +/- acres in Vincent, Alabama (Shelby County)**

Great properties in Shelby County horse country aren't easy to come by. Yet, this very private one offers the right combination of acreage and facilities. The property boasts 41+/- acres, the majority of which is improved fenced pasture, with thirteen 10' high fenced game holding pens, some as large as 3 +/- acres, complete with water. And the 5,000+/- sq ft barn offers 13+ horse stalls, washing stall, feed/tack room, office, bathroom, a handling facility, and plenty of storage.

For living quarters, there's a 3-bedroom, 2-bath mobile home currently rented. But the property is the perfect location for a permanent structure with a view. With a deep well with good water, you'd be hard-pressed to find a place with more potential to raise deer and sheep, have dog kennels and horses, or grow bedding plants. Versatile with unlimited potential.



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*All information deemed reliable but not guaranteed.*