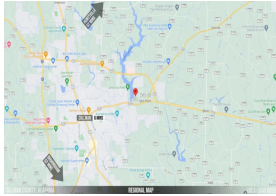
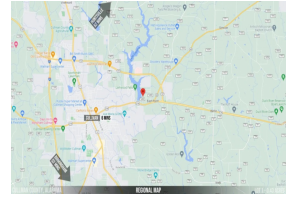


**RESIDENTIAL LAND FOR SALE**



4167 County Road 1141

Vinemont, Alabama

United States

**Asking Price**  
**\$24,900**

Parcel Size **0 Acres**

Date Listed **09/13/2023**

Listing ID **GL-1694621136**

Listed by: Landcentury

For more information, visit:

<https://www.globallistings.com/10758350>

**Overview**

Cheap Land in Alabama on Lake Catoma Just 6 minutes from downtown Cullman, come home to this build-ready lot in the Eastern Shores at Catoma subdivision that looks and feels like an exclusive HOA lot but without the HOA! All Utilities Along Street No HOA! Very Buildable: Flat, Cleared, No Floodplain Direct Road Frontage Surveyed New, Peaceful Neighborhood Award-Winning Schools Priced about 44% Below Market PROPERTY: Welcome to the Eastern Shores at Catoma, featuring this newly platted 0.43 acre lot that delivers the look and feel of a high-end, lakeside HOA community, only without the actual HOA – the best of both worlds! The flat and cleared terrain will jumpstart your building project, and you have no floodplain encroachments that will interfere either. So get started building your new home immediately! Lake Catoma, which is prominently in view from your future front porch, spans 536 acres and is open to boating and fishing – offering up a wealth of largemouth bass, catfish, and crappie – and anchors a vast network of hiking trails within this Alabama Mountain tourism region. Your driveway will connect to County Road 1462, which is lined with power, water, and sewer lines. The CC+R's for this subdivision are light and allow for a wide variety of home designs, and the survey plat is readily available so you can get started planning your next dream home today. You have your choice between Lot 1 (0.43 acres) or Lot 2 (0.44 acres) and once you're established, you'll love sending your kids to one of the best public school districts in the state. In fact, GreatSchools.org gave the elementary and middle school here a 10 out of 10 rating! Downtown Cullman is just 6 minutes away, and it offers a Walmart, Lowe's, several grocery stores, local restaurants, fast food chains and medical centers, but if you're looking for the full range of big-box retailers, you can find them in Huntsville, just 52 minutes to the north, or the capital city of Birmingham, the same distance to the south. Be among the first to settle this beautiful, serene lakeside neighborhood, and get in at an unbeatable Acretown price! The best and most updated source of information on this property will always be at

<https://www.acretown.com/cullman12> This is one of five offerings in this subdivision: Lot 1 = 0.43 acres Lot 2 = 0.44 acres Lot 1+2 combo = 0.87 acres Lot 23 = 0.61 acres Lot 33 = 0.66 acres Call or text Scott directly at 314.639.9777 or email [info@acretown.com](mailto:info@acretown.com) if you have any questions or would like to make an offer. We've posted a lot of info below – including critical instructions for visiting the property – so please keep reading! Best Deal in the Market – Check Zillow or Realtor and You'll Agree! After opening this map, you may see even more information about the area by clicking on Map Legend, then Overlays. ADDRESS (street # estimated – use GPS for navigation): Lot 1 = 404 County Road 1462, Cullman AL 35055 Lot 2 = 408 County Road 1462, Cullman AL 35055 SIZE: Lot 1 = 0.43 acres Lot 2 = 0.44 acres GPS COORDINATES: Lot 1 = 34.184068, -86.801434 Lot 2 = 34.184286, -86.801443 APN: Lot 1 = 17-01-12-0-001-060-002 Lot 2 = 17-01-12-0-001-060-003 ABRIDGED LEGAL DESCRIPTION: Lot 1 = Lot 1 of Eastern Shores at Catoma, Plat Book 2021, Pages 41-42, Probate Office of Cullman County, Alabama Lot 2 = Lot 2 of Eastern Shores at Catoma, Plat Book 2021, Pages 41-42, Probate Office of Cullman County, Alabama FULL LEGAL DESCRIPTION: download here PLAT MAP/SURVEY: download here GOOGLE EARTH BOUNDARY (KML) FILE: Lot 1 Lot 2 TITLE: General Warranty deed (clean – no back taxes, no liens) DIMENSIONS (approximate): Lot 1 = starting at NW corner, 250' E x 73' S x 238' W x 81' N (along road) to POB Lot 2 = starting at NW corner, 262' E x 77' S x 250' W x 75' N (along road) to POB FLOODPLAIN: none, no wetlands ELEVATION: 770 feet TERRAIN: flat CONDITION: undeveloped, cleared ACCESS: Lot 1 = 81 feet along County Road 1462 Lot 2 = 75 feet along County Road 1462 POWER: available at street WATER: available at street WASTEWATER: available at street TAXES: \$101.40 paid in 2022 by other vacant, similar-sized, waterfront lots in this neighborhood (our lots are newly platted) HOA: none HOA FEES: none RESTRICTIONS: Eastern Shores at Catoma CC+R's (see full doc here; summarized below) minimum home size: off-waterfront lot: 1500 sf waterfront lot: 1700 sf setback = 75 feet from 750' lake elevation level no piers/docks on waterfront guest houses OK no pre-fab/modular/mobile homes exterior construction must finish within one year of beginning (RV's during construction OK) no farm animals (pets OK) SCHOOL DISTRICTS: East (Elementary) – Cullman (Middle School) – Cullman (High School) NEAREST CITIES: Cullman Birmingham NEAREST AIRPORTS: Cullman Regional (16 mins), Birmingham International (57 mins) COUNTY GOVERNMENT: Assessor (256) 775-4776 Clerk/Recorder (256) 775-4807 CITY GOVERNMENT: Planning Zoning (256) 775-7203 Water Wastewater (256) 775-7210 You can go view the property at your convenience – owner does not need to accompany. Please call/text us to let us know you're heading out, so we can (1) confirm its availability (our land does sell fast), and (2) ensure we have our phone on us in case you need help or have any questions. We'd appreciate a couple hours notice if possible. In case you lose cell phone service, it may be helpful to print off as many helpful documents as you can before you head out there. DRIVING DIRECTIONS: Click [HERE](#) to open the destination in Google Maps, and simply enter your starting point to get step-by-step directions. From this link, you can press Directions (on the left), enter your starting point, and Google Maps will provide you with step-by-step directions. You can also click Send to Phone if you're viewing this on your computer And Save to download the directions so they'll still work if you lose cell service. If for some reason you're having trouble with that link, you can navigate to GPS coordinates 34.184068, -86.801434. WALKING THE PROPERTY LINES w/YOUR PHONE: We highly recommend downloading Google Earth to your phone if you don't already have it. Then . . . Download the property boundary file (called a KML or KMZ file) here for Lot 1 and Lot 2. You may be prompted to click download one more time, so do that . . . OR you may be prompted to immediately open the file with Google Earth and, in that case, do that and ignore the remaining steps. Otherwise . . . Open Google Earth Go to the main menu (the three horizontal lines at the top left of the screen), then Projects Open Import KML file select the KML file you just downloaded (it should show up on that screen). Now you should be able to see the property lines on the map, and the green dot represents where you're currently standing. This is a very important tool to learn BEFORE you head out there. Please call us if you have any questions about it. Access a world of recreation nearby, with Lake Catoma right at your doorstep, a tranquil reservoir nestled within the

Alabama mountains and offering boating and fishing opportunities on about 536 acres, and spilling over into beautiful Larkwood falls, one of the largest waterfalls in the state, 5 minutes to the west. Space enthusiasts can appreciate Alabama's top tourism jewel, the U.S. Space Rocket Center, just 48 minutes to the northeast- the most comprehensive U.S. manned spaceflight hardware museum in the world, home to America's first satellite, Explorer I, and several others that showcase the past, present and future of human space exploration. 9 minutes to the southwest is the city of Cullman, hosting a Walmart, several grocery stores, local restaurants, fast food chains and medical centers, but if you're looking for the full range of big-box retailers, you can find them in Huntsville, just 52 minutes to the north, or the capital city of Birmingham, the same distance to the south. NEARBY – Lake Catoma, Larkwood Falls (5 minutes), Ave Maria Grotto (5 minutes), Sportsman Lake Park (10 minutes), Heritage Park Cullman (10 minutes), Rickwood Caverns State Park (31 minutes), Lake Guntersville State Park (49 minutes), U.S. Space Rocket Center (48 minutes), Cross Creek Golf Course (15 minutes), Duck River Reservoir Boat Launch (12 minutes). CULLMAN (9 minutes, nearest grocery store and Walmart, county seat) RETAIL – Walmart, Lowe's, Warehouse Discount Groceries TownSquare, Publix Super Market at Cullman Shopping Center, ALDI, Ashley Mercantile, Harbor Freight Tools, and many more. RESTAURANTS – Los Cabos Mexican Restaurant, Urban Cookhouse, Buffalo Wild Wings, Cracker Barrel Old Country Store, Grumpy's Italian Grill, Jack's, Wendy's, Dairy Queen Grill Chill, and many more. MEDICAL SERVICES? Yes, Cullman Regional Medical Center, MD Wellness Clinic, Good Hope Medical Urgent Care – Cullman, Cullman Internal Medicine, Heritage Pharmacy of Cullman, CVS, Walgreens. RECREATIONAL – Lake Catoma, Larkwood Falls, Ave Maria Grotto, Sportsman Lake Park, Heritage Park Cullman, Saint Bernard Abbey, Duck River Reservoir Boat Launch, Cross Creek Golf Course. BIRMINGHAM (52 minutes, capital city) HUNTSVILLE (52 minutes, major city) OWNER FINANCING: We do not offer owner-financing but you could get a loan through a bank or another lender and we'd be happy to coordinate with them. OUTSIDE FINANCING: Your best deal for financing will come from a local bank or credit union and we can help you find a great deal. Land loans typically require about 15-25% down. Call or text Scott directly at 314.639.9777 or email at [info@acretown.com](mailto:info@acretown.com) if you'd like to discuss an offer. FOR SALE BY OWNER: We are investors, and are selling this lot For-Sale-By-Owner. You do not need to submit your offer through a real estate agent, and in our experience we close transactions more quickly and easily by having our dedicated transaction coordinator work directly with the Title Company and Buyers. We will also both save money on commission/fees by cutting out agents as the middle men. However, if you feel strongly about working with a Realtor, then you're welcome to have them contact us on your behalf. WHY ARE YOU SELLING IT SO CHEAP? We are often asked why we price our properties at below market value, and the answer is really simple: because we can, and that's our core business model. We are investors who purchase properties at a large volume and deeply liquidated rates, and by passing this discount on to our buyers, we can sell land quickly . . . and more of it! In fact, our average property only lasts 2-3 weeks on the market (vs. industry average of about 6 months). DISCLAIMER: We attempt to provide detailed, accurate and up-to-date information in our listings, in order to help our buyers to the best of our ability. However, it ultimately remains the buyer's responsibility to perform their own due diligence and double check any details that are of significant importance to you including acreage, utilities, build-ability, and approved/allowable use-age for the property. We are happy to help however we can.

**Contact**

**Email**

**[sales@landcentury.com](mailto:sales@landcentury.com)**

**Phone**

**888-526-3932**