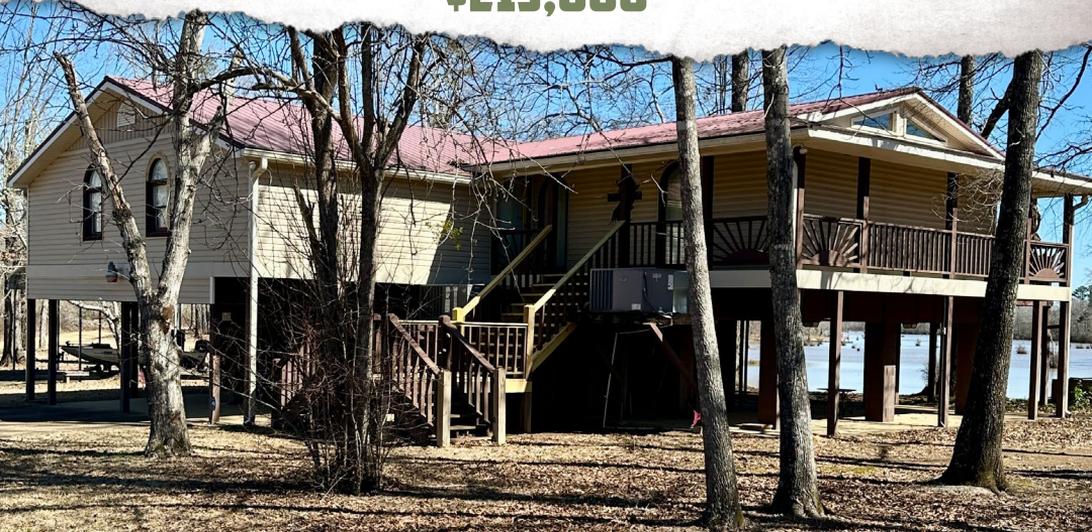


1620 SIPBEE DRIVE, ALICEVILLE
WATERFRONT HOME ON 0.57± ACRES
PICKENS COUNTY, AL
\$215,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

THE PICKENS 0.57

PROPERTY PROFILE

LOCATION:

- 1620 Sipbee Drive
Aliceville, AL 35442
- Pickens County
- 57.5± Miles from Tuscaloosa, AL
- 46.1± Miles from Columbus, MS
- 65.3± Miles from Starkville, MS

COORDINATES:

- 33.00877, -88.17204

PROPERTY USE:

- Residential
- Fish Camp Cabin
- Boating
- Private River Access

TAX INFORMATION:

- Parcel 30-01-02-0-000-001.015:
\$19.77 for 2024
- Parcel 30-01-02-0-000-001.002:
\$497.72 for 2024
- Parcel 30-01-02-0-000-001.003:
\$40.92 for 2024

PROPERTY INFORMATION:

- 0.57± Acres (3 Lots)
- 1,648± Sq Ft Home
- 3 Bedrooms/2.5 Baths
- 194'± of Frontage
on the Sipsey River
- 2,173'± to the
Tombigbee River
- 1.7± Mile Private Road
- Locked Gate Access
- Screened-In Balcony
- Observation Deck
- Covered Fish Cleaning
Shed with a Live Well
- Additional Boat/RV
Detached Shed
- 85'± to the Community
Boat Ramp
- Artesian Well Water
- Elevation Certificate
- 2 Units for Central
Heat/Air



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DEREK EAVES

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

derek@smalltownproperties.com

2121 5th St., Suite 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PICKENS 0.57

ESCAPE TO THE SERENE BEAUTY OF THE SIPSEY RIVER WITH THIS WATERFRONT HOME IN ALICEVILLE, AL. Whether you're searching for a peaceful getaway or a sportsman's paradise, this Pickens County property offers the perfect blend of natural beauty, privacy, and outdoor adventures.

Situated at the end of a 1.7± mile private road, behind a locked gate, you will find an exceptional 1,648± square foot home offering three bedrooms, two full baths, and one half bath, nestled on 0.57± acres across three lots. The property boasts an impressive 194'± of river frontage, just 2,173'± from the Tombigbee River. A screened-in balcony and an observation deck provide breathtaking views of the Sipsy River, creating the perfect setting to unwind and enjoy the outdoors. The home is equipped with two central heat/air units, ensuring year-round comfort.



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MORE ABOUT THE PICKENS 0.57

For fishing enthusiasts, the covered fish cleaning shed, complete with a live well, adds a practical touch, while the nearby community boat ramp (just 85'± from the house) offers convenient river access. Additional features include a detached boat/RV shed, an artesian well for a natural water source, and an elevation certificate for added security.

Whether used as a full-time residence, a weekend getaway, or a dedicated fish camp, this property is designed for relaxation and recreation. It delivers an unparalleled riverfront experience with direct access to boating, fishing, and private riverfront living.

To schedule a private showing, contact Derek Eaves today.



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A HOME ON 0.57± ACRES PICKENS COUNTY, ALABAMA



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A HOME ON 0.57± ACRES

PICKENS COUNTY, ALABAMA



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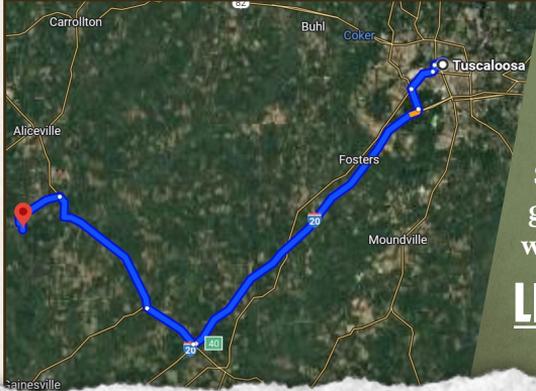
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A HOME ON 0.57± ACRES

PICKENS COUNTY, ALABAMA

land id. LINK



Directions from Tuscaloosa, AL:
Take Jack Warner Parkway/MLK Drive for 1.3 miles and turn right onto Stillman Boulevard/Highway 11. Travel 2.6 miles and turn left onto Joe Mallishan Parkway. Travel 1.8 miles and turn right onto the exit for Interstate 20 West. Travel 27.9 miles and turn right at exit 40 towards Highway 14 West. Travel 18 miles and turn left onto Lower Vienna Road. Travel 4 miles and turn left onto Sipbee Drive (private road with locked gate). Travel 1.7 miles and the house/sign will be on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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