

**Raven Den Branch**  
993 County Road 106  
Bear Creek, AL 35543

**\$494,000**  
199± Acres  
Marion County



**Raven Den Branch**  
**Bear Creek, AL / Marion County**

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**SUMMARY**

**Address**

993 County Road 106

**City, State Zip**

Bear Creek, AL 35543

**County**

Marion County

**Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

34.24352 / -87.709998

**Taxes (Annually)**

\$480

**Acreage**

199

**Price**

\$494,000

**Property Website**

<https://www.mossoakproperties.com/property/raven-den-branch/marion/alabama/79315/>



**PROPERTY DESCRIPTION**

**199± Acres in Marion County, AL - \$549,327**

**Timber • Hunting • Recreation • Investment**

This 199± acre tract near Bear Creek, AL is a solid piece of ground with big-time timber value and even bigger hunting potential. Whether you're after a long-term investment, a hunting property, or a place to just get away, this one's got what you're looking for.

The entire property is covered in **mature timber**—including **79± acres of 20+/-year-old pine** ready for a first thinning or harvest, and **120± acres of beautiful mature hardwoods** spread across the rest of the tract. It's the kind of place that's not only fun to own but makes financial sense too.

**Key Features:**

- **Two crystal-clear creeks** run through the property—great for wildlife and adding scenic value
- Loaded with **deer and turkey**, making it an excellent hunting tract
- **Substantial timber income potential**
- Unique **rock outcroppings and natural features** give the land some real character
- Easy access—just **10 minutes to Haleyville and Bear Creek**
- Only **40 minutes from Muscle Shoals**

If you want a tract that offers both short-term returns and long-term recreational value, this one's hard to beat. Big woods, big water, and big opportunity.

For more information or to schedule a private showing, contact **Nathan McCollum** at **256.345.0074** or email **[nmccollum@mossyoakproperties.com](mailto:nmccollum@mossyoakproperties.com)**

Raven Den Branch  
Bear Creek, AL / Marion County



## Locator Map

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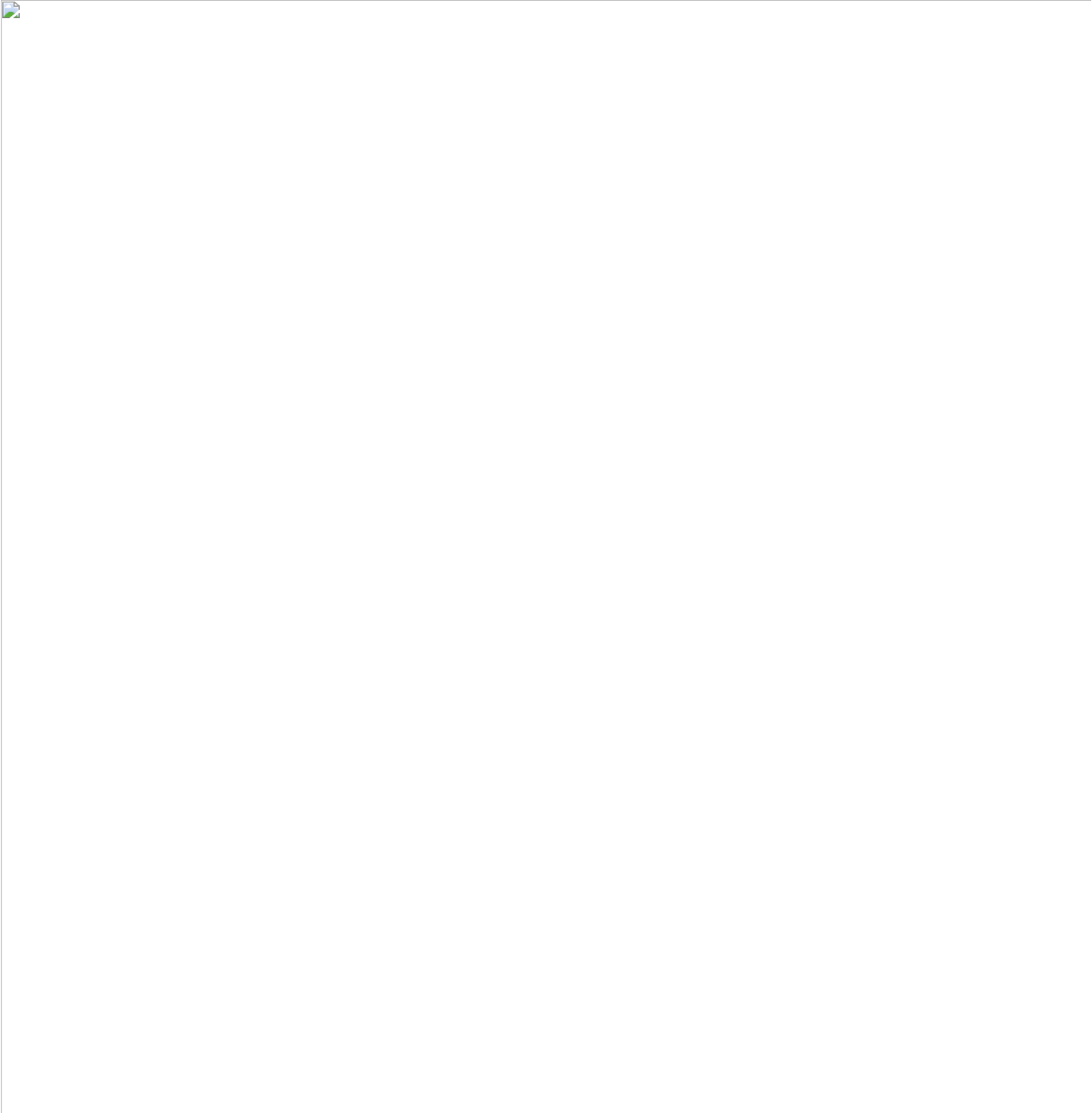
## Locator Map

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## Satellite Map

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## **DISCLAIMERS**

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**Mossy Oak Properties Southeast Land & Wildlife, LLC**  
1229 Hwy 72 East  
Tuscumbia, AL 35674  
(256) 345-0074  
<https://www.mossoakproperties.com/>

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