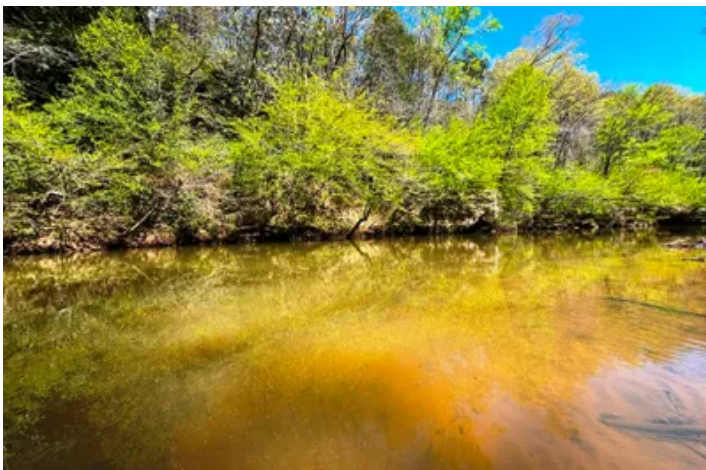


Bear Creek West
65400 State Route 172
Phil Campbell, AL 35581

\$1,290,000
506± Acres
Marion County



Bear Creek West
Phil Campbell, AL / Marion County

SUMMARY

Address

65400 State Route 172

City, State Zip

Phil Campbell, AL 35581

County

Marion County

Type

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

Latitude / Longitude

34.27553 / -87.783291

Taxes (Annually)

\$1,070

Acreage

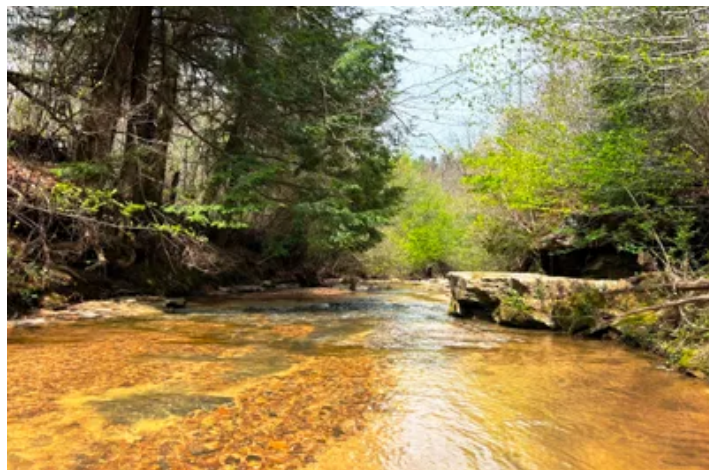
506

Price

\$1,290,000

Property Website

<https://www.mossoakproperties.com/property/bear-creek-west/marion/alabama/79410/>



Bear Creek West Phil Campbell, AL / Marion County

PROPERTY DESCRIPTION

506± Acres | Marion County, Alabama | \$1,360,189

Timber Income • Hunting • Navigable Water Frontage • Bear Creek Scenic Floatway Access

This 506± acre tract in Marion County, Alabama is a rare find for anyone looking for serious acreage with real income potential and endless outdoor opportunities. The property is loaded with beautiful, mature pine and hardwood—giving it immediate value for timber harvest. Well-built internal roads and trails make access easy across the entire property.

This land is a hunter's dream, known for producing quality whitetail deer and a strong turkey population year after year. Hemlocks line the creek banks, adding a unique and scenic touch to the natural landscape. Whether you're looking for a recreational getaway or a place to build a business around timber, hunting, or farming—this tract is ready to go.

You'll get a ½ mile of water frontage on [Bear Creek](#), a clear, rocky creek that winds through a beautiful, secluded hollow—perfect for fishing, canoeing, and kayaking. Bear Creek holds bass, bream, and catfish. The property also features ¾ mile of frontage on Cow Branch and another ½ mile on Rock Quarry Branch, giving you year-round access to clean running water. The tract sits about 1.5 miles downstream from the Rock Quarry Branch access site along the Bear Creek Scenic Floatway and is part of the Bear Creek Development Authority.

Location:

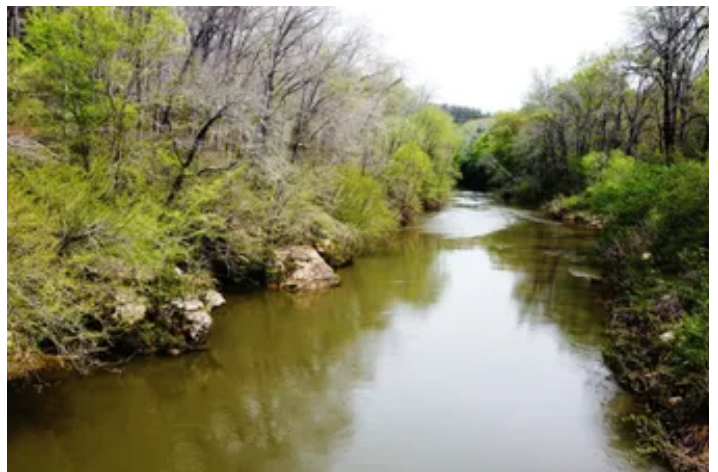
- 5 minutes from Hackleburg
- 10 minutes from Phil Campbell
- 15 minutes to Haleyville

Whether you're chasing game, cutting timber, casting a line, or just looking for a private place to get away—this land delivers.

Additional acreage available (*See Listing ID 79402*)

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

Bear Creek West
Phil Campbell, AL / Marion County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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

