

Little Piney Creek - Lots of Potential!
23772 Thach Rd
Elkmont, AL 35620

\$799,000
70± Acres
Limestone County



Little Piney Creek - Lots of Potential! Elkmont, AL / Limestone County

SUMMARY

Address

23772 Thach Rd

City, State Zip

Elkmont, AL 35620

County

Limestone County

Type

Hunting Land, Recreational Land, Undeveloped Land, Commercial, Timberland

Latitude / Longitude

34.9197 / -86.8971

Taxes (Annually)

156

Acreage

70

Price

\$799,000

Property Website

<https://www.mossyoakproperties.com/property/little-piney-creek-lots-of-potential-limestone-alabama/26066/>



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PROPERTY DESCRIPTION

How nice would it be to own a new property with a lot of potential and immediate income to boot? Towering with once thinned Pine Plantation and Oaks along Little Piney Creek, this property is extremely nice. There is no shortage of water with over 1,000 feet of creek access and additional 500 feet of water from a small branch both of which are excellent sources for deer, turkey, ducks, beaver, and small fish. 58 acres are enrolled in a CRP program that provides \$5,220 in annual income. This payment will expire on 9/30/2023. The water features, open land, location, four established green fields, and timber mixture make this property an all-around sportsman's paradise. Access is ideal and easy via Exit 361 on I-65 with immediate access via Thach Road. Conveniently located 10 minutes from Athens, 25 minutes from Madison, 30 minutes from Huntsville, and only 1 hour from Nashville. Contact Nathan McCollum today at [256-345-0074](tel:256-345-0074) for additional information or to schedule a showing.



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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Nathan McCollum

Mobile

(256) 345-0074

Email

nmccollum@mossyoakproperties.com

Address

1229 Hwy 72 East

City / State / Zip

Tuscumbia, AL 35674

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

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DISCLAIMERS

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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

MossyOakProperties.com



MORE INFO ONLINE:

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