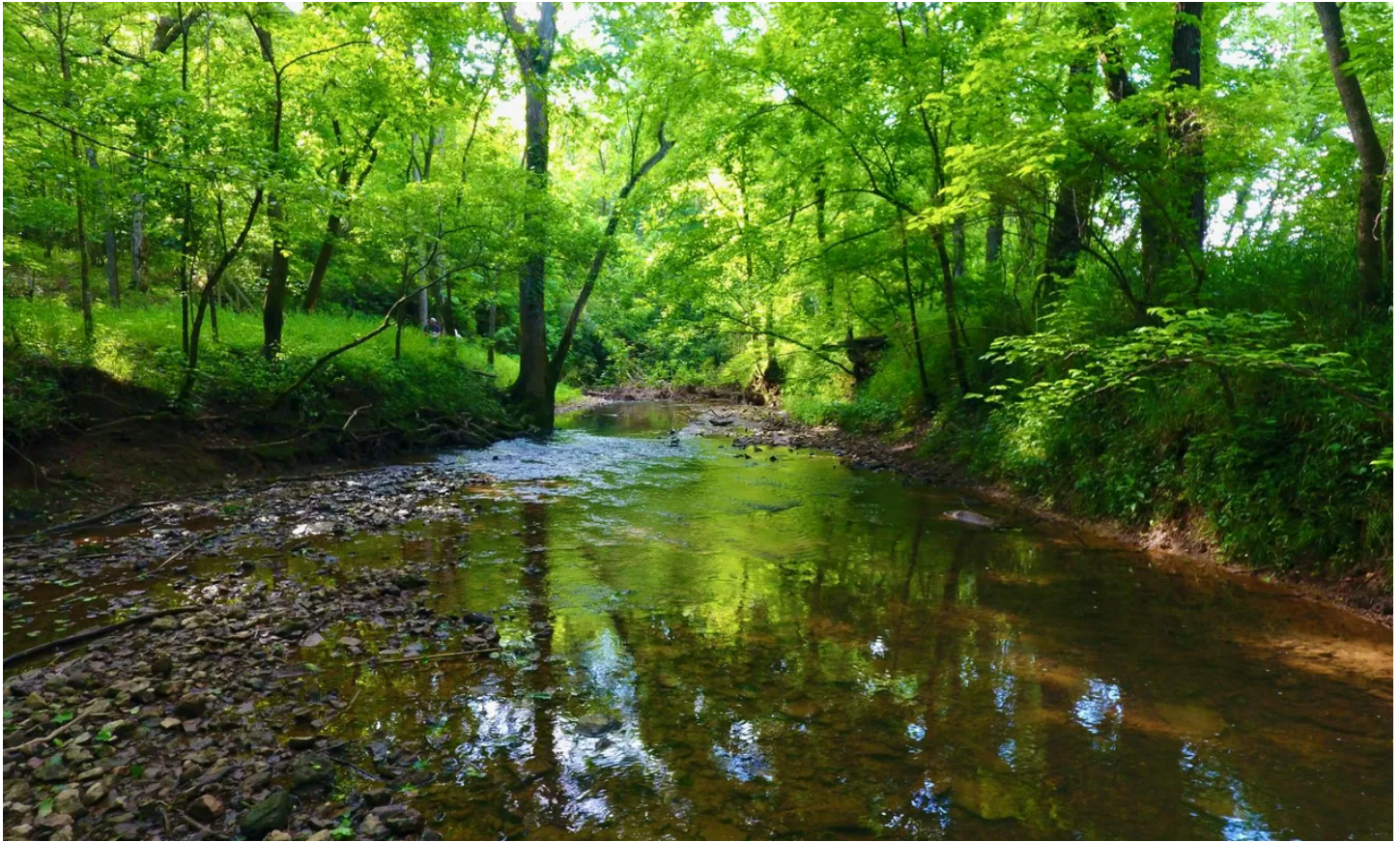


Elk River Estate
17791 Rocky Hollow Way
Elkmont, AL 35620

\$2,225,000
226± Acres
Limestone County



Elk River Estate
Elkmont, AL / Limestone County

SUMMARY

Address

17791 Rocky Hollow Way

City, State Zip

Elkmont, AL 35620

County

Limestone County

Type

Hunting Land, Farms, Recreational Land, Residential Property,
Undeveloped Land, Riverfront, Timberland, Horse Property

Latitude / Longitude

34.962004 / -87.000744

Taxes (Annually)

1166

Dwelling Square Feet

3009

Bedrooms / Bathrooms

4 / 2

Acreage

226

Price

\$2,225,000

Property Website

<https://www.mossyoakproperties.com/property/elk-river-estate-limestone-alabama/41772/>



PROPERTY DESCRIPTION

This 226-acre property is a beautiful and secluded piece of land with much to offer. The property is located in a rural area with rolling hills, pasture, forest, and trails. There is also an orchard with peach, pear, apple, and nut trees, as well as a campsite. The property has water frontage on the Elk River, a private island, several springs, a spring fed pond, and Mill Creek.

The main feature of the property is the dairy barn that has been converted into living space. The barn has granite counters, concrete floors, a brick fireplace, an open beam ceiling, and a fiber-optic internet connection. There is also a shop with dedicated 200A electrical service, security system, insulation, fuel tank, electric pump, tall overhead door, and LED lighting.

The property has an improved home-site ready to build on complete with water, power, internet, and septic installed. The home-site is located on a hill with a beautiful view of the surrounding countryside.

This property would be perfect for someone who is looking for a secluded and peaceful place to live. It is also great for people who enjoy outdoor activities such as fishing, hunting, camping, and hiking.

Here are some of the potential uses for this property:

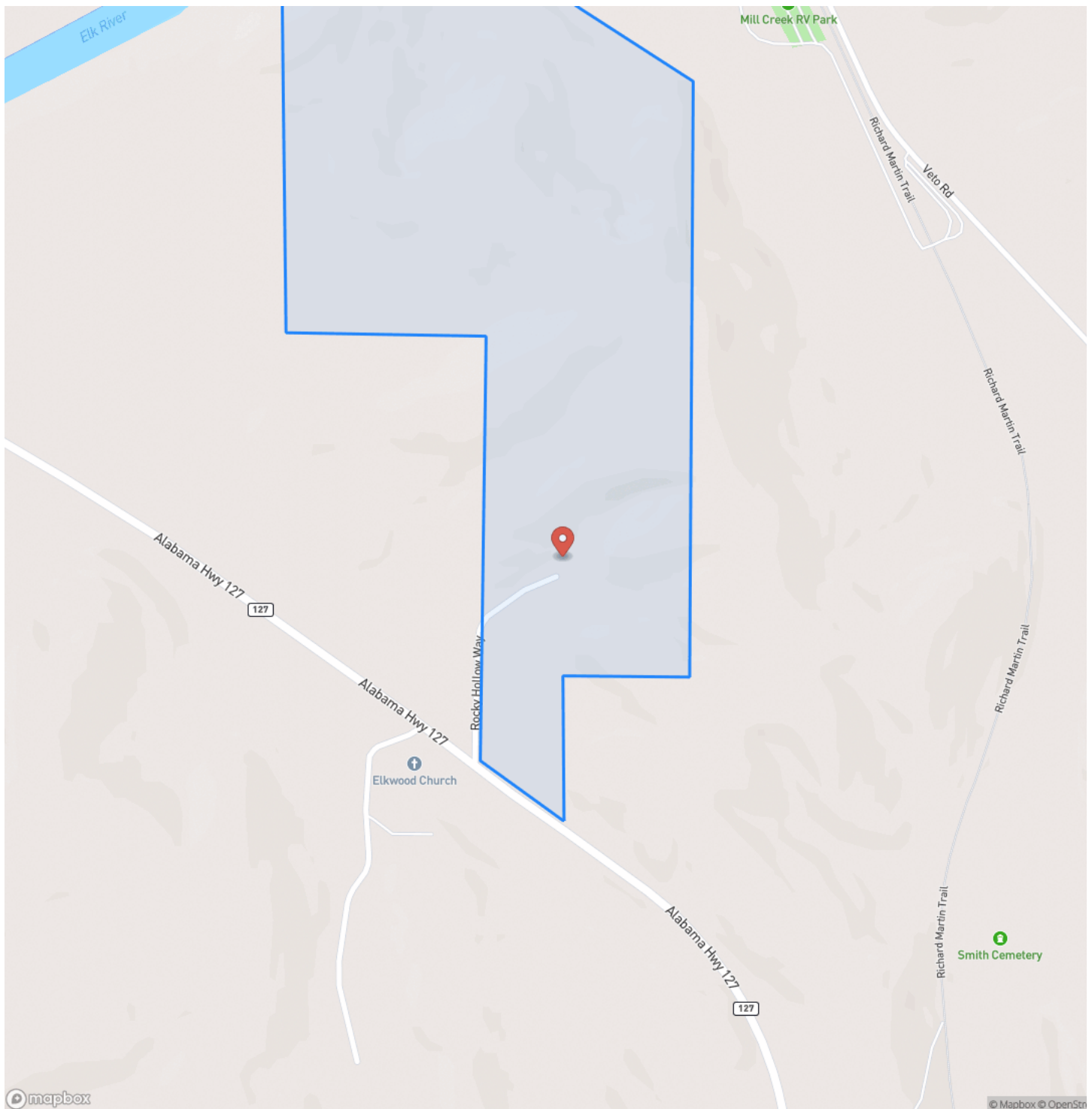
- **Recreational:** The property would be perfect for a primary residence, vacation home or a weekend getaway. The property has a lot to offer in terms of outdoor activities, such as fishing, hunting, camping, and hiking.
- **Agricultural:** The property could be used for farming or ranching. The property has open land and water access, which would be ideal for raising livestock or crops.
- **Commercial:** The property could be used for commercial purposes, such as a hunting lodge, a bed and breakfast, or a retreat center. With its miles of trails and close proximity to Rails to Trails, the property is also a great location for an equestrian center.

No matter what your needs are, this property has something to offer. If you are looking for a secluded and peaceful place to live or a property with a lot of potential, this is the property for you.

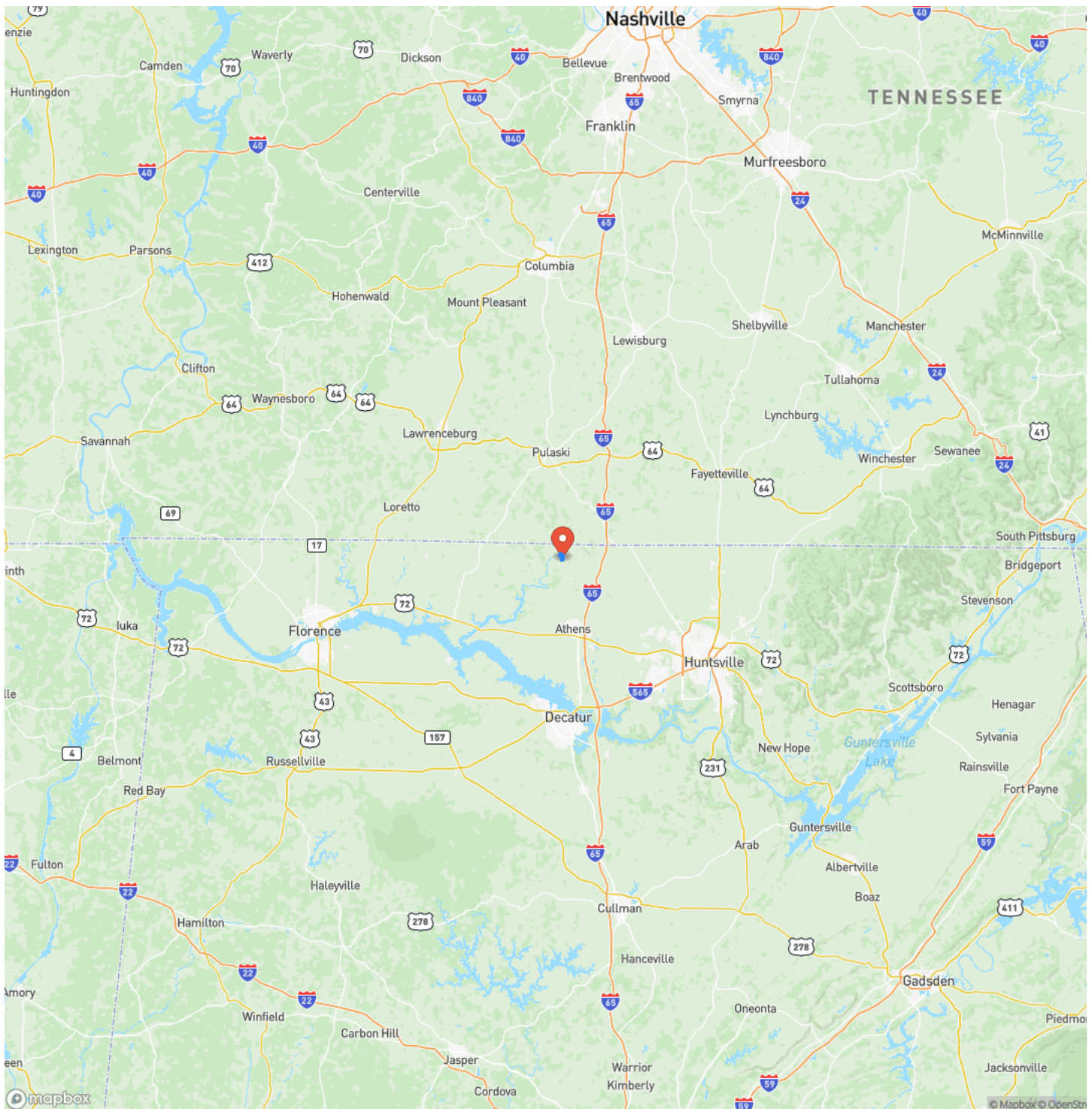
Elk River Estate
Elkmont, AL / Limestone County



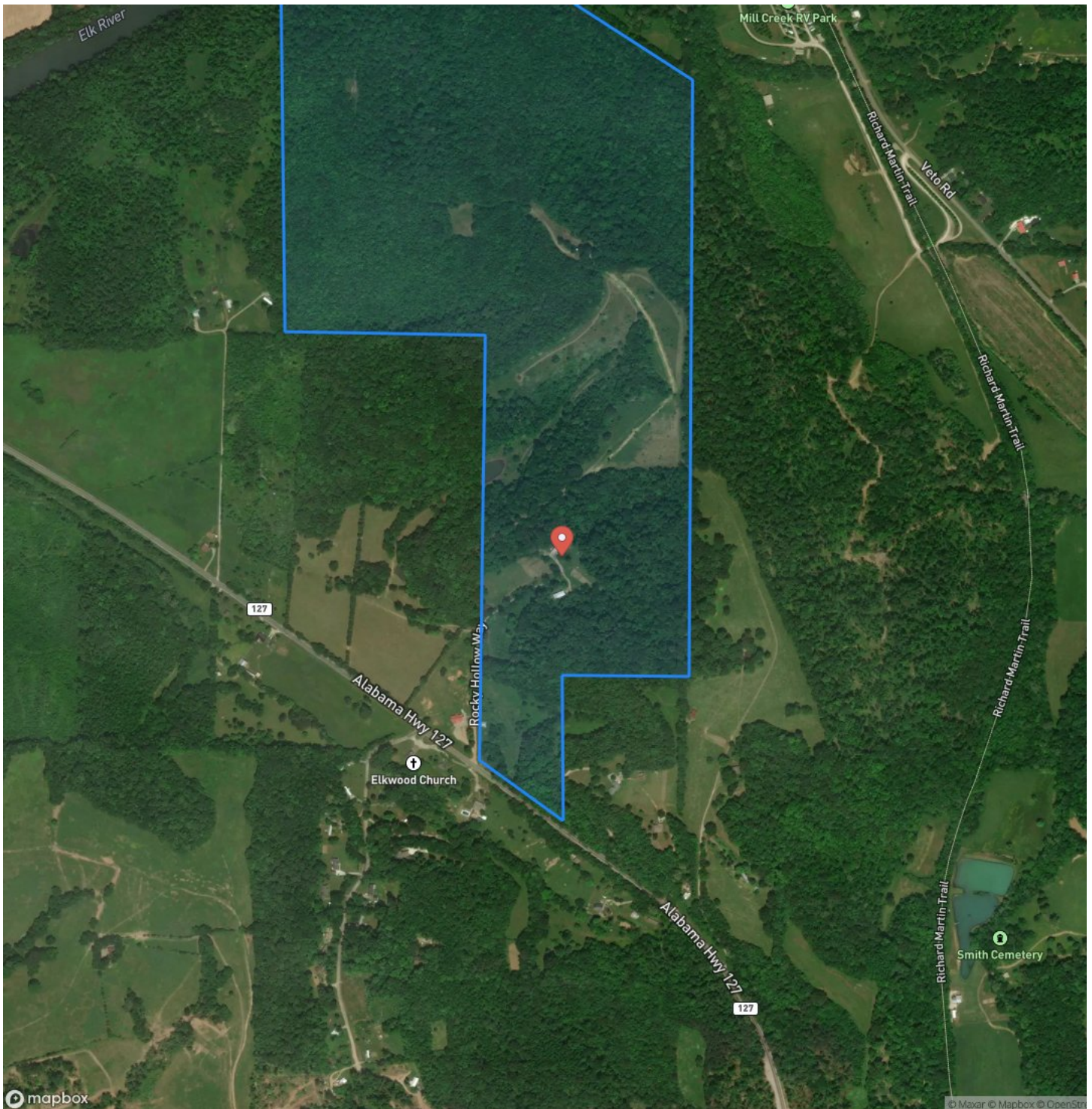
Locator Map



Locator Map



Satellite Map



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

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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.



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