

New River 40
000 Hwy 278
Lynn, AL 35575

\$162,000
40± Acres
Winston County



New River 40
Lynn, AL / Winston County

SUMMARY

Address

000 Hwy 278

City, State Zip

Lynn, AL 35575

County

Winston County

Type

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

Latitude / Longitude

34.088901 / -87.615134

Taxes (Annually)

\$75

Acreage

40

Price

\$162,000

Property Website

<https://www.mossoakproperties.com/property/new-river-40/winston/alabama/103573/>



New River 40 **Lynn, AL / Winston County**

PROPERTY DESCRIPTION

Nestled in the heart of Winston County, Alabama, lies this 40-acre parcel known as New River 40. This property offers an exceptional blend of natural beauty, perfect for those dreaming of a private hunting retreat, a thriving timber investment, or a serene escape with lots of water. With its undeveloped charm, scenic bluff overhangs and waterfalls, and mature timber, this land is a blank canvas awaiting your vision, promising a lifestyle rich in outdoor adventure and tranquility.

Located just one hour from Birmingham, and a short drive from Interstate 22 this property is easily accessible from Hwy 278.

Deer, turkey, and other small game are common on the property due to the abundance of fresh flowing water and mature hardwood timber.

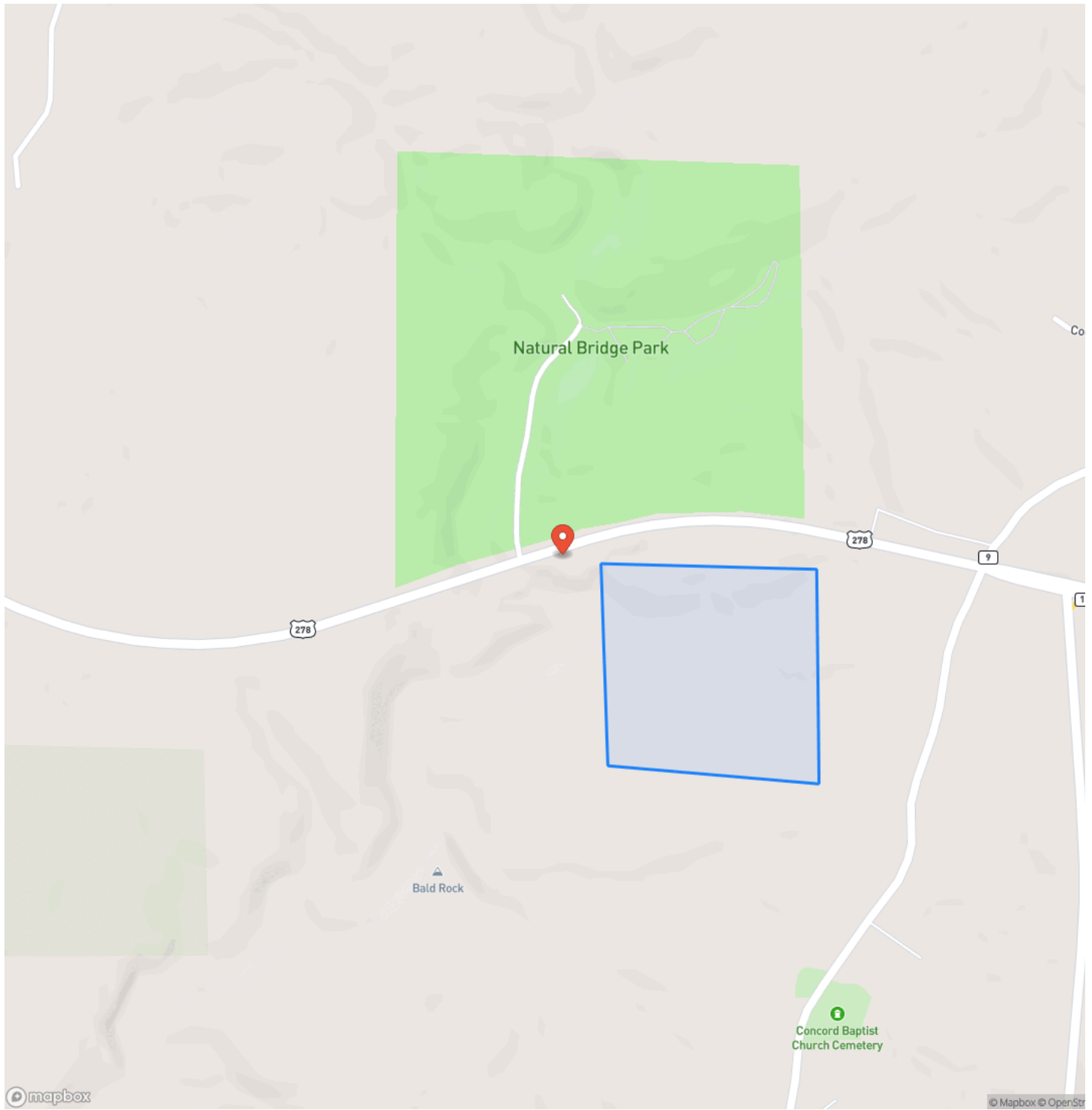
This property is shown by appointment only.

To schedule a showing or request additional information, contact Nathan McCollum at [256-345-0074](tel:256-345-0074) or nmccollum@mossyoakproperties.com

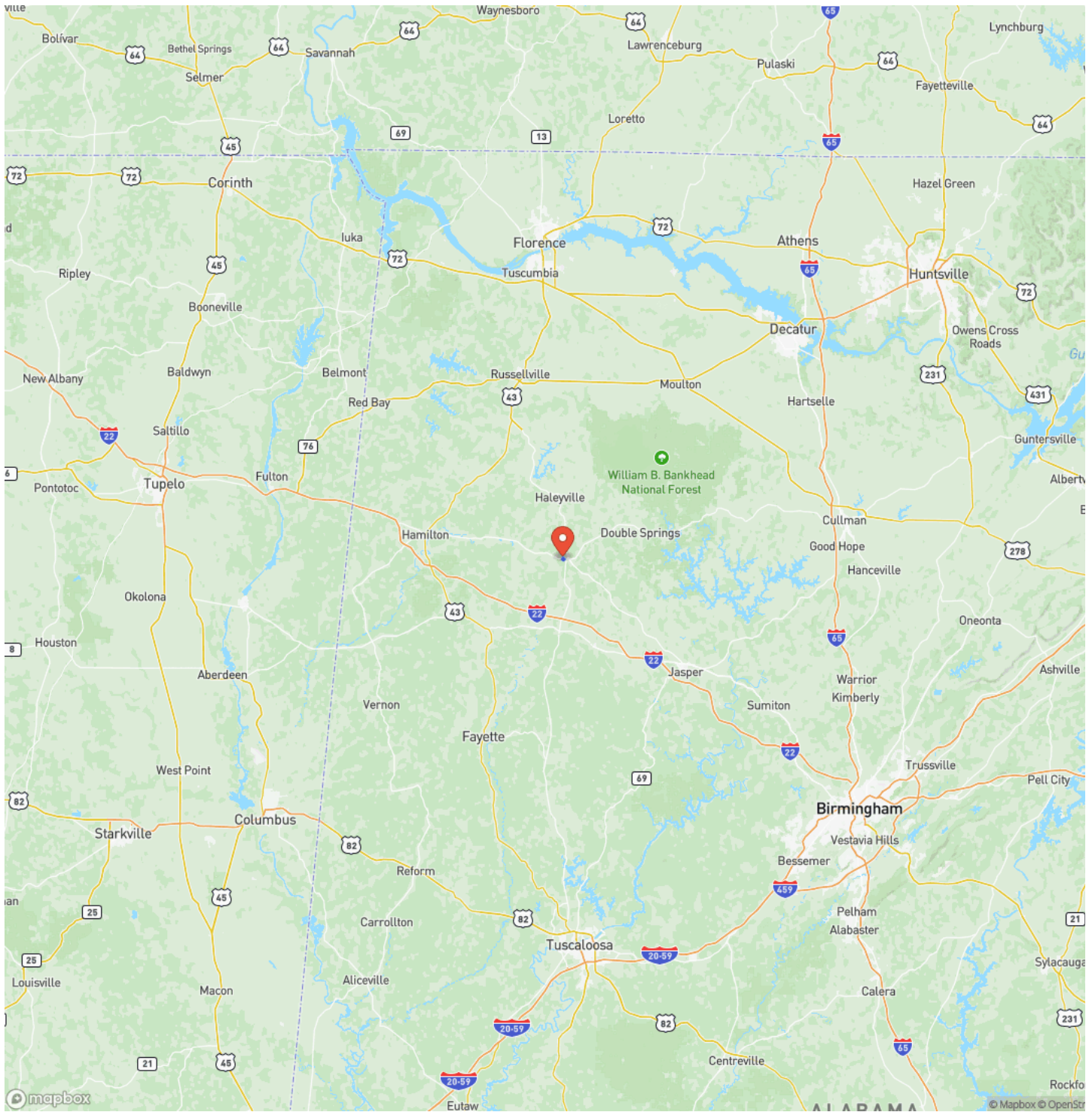
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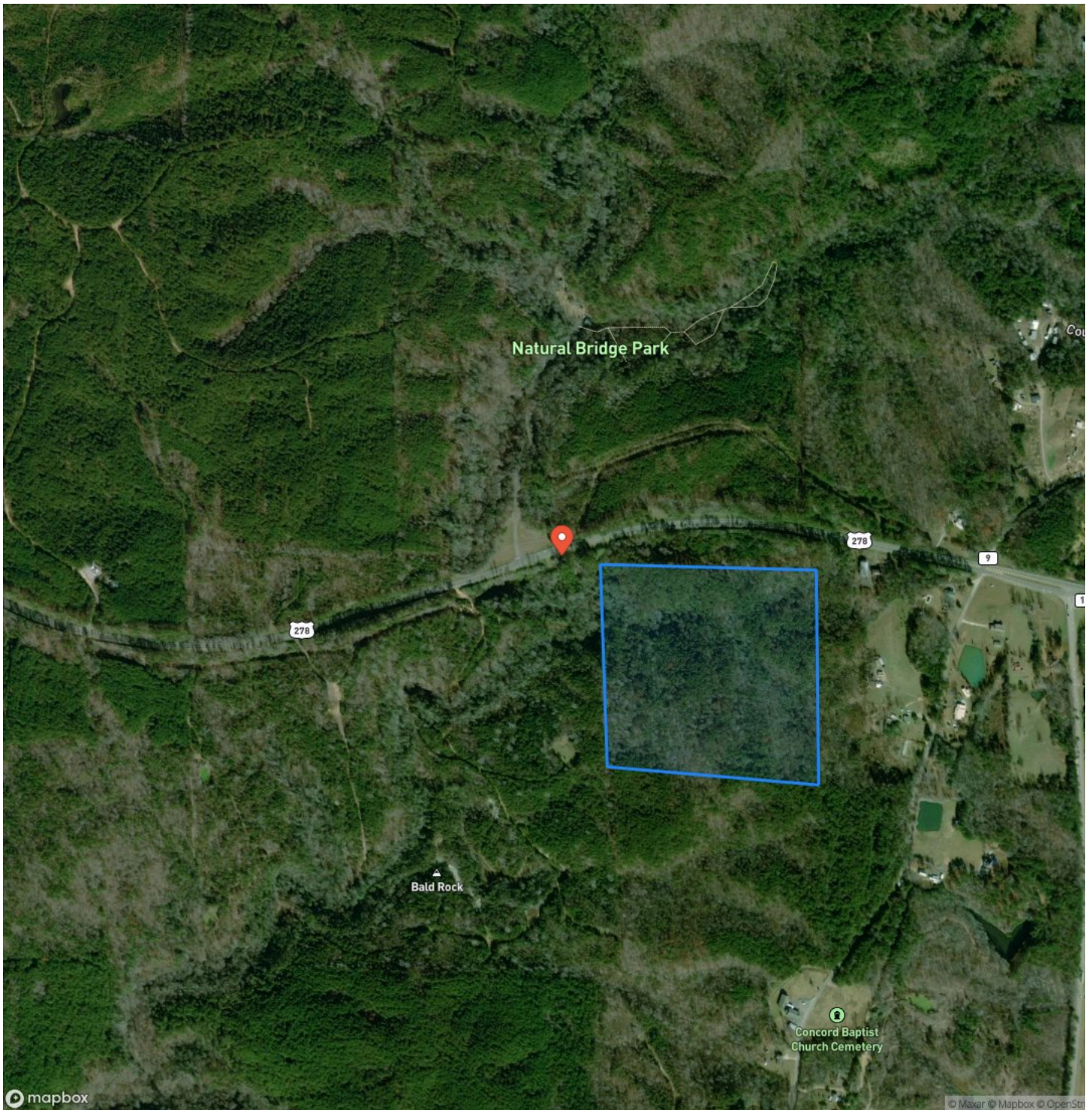
Locator Map



Locator Map



Satellite Map



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.

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