

**Cedar Creek Lake Farm**  
840 County Road 133  
Russellville, AL 35653

**\$274,000**  
75.400± Acres  
Franklin County





**Cedar Creek Lake Farm**  
**Russellville, AL / Franklin County**

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**SUMMARY**

**Address**

840 County Road 133

**City, State Zip**

Russellville, AL 35653

**County**

Franklin County

**Type**

Farms, Hunting Land, Recreational Land,  
Timberland

**Latitude / Longitude**

34.555677 / -87.921387

**Taxes (Annually)**

271

**Acreage**

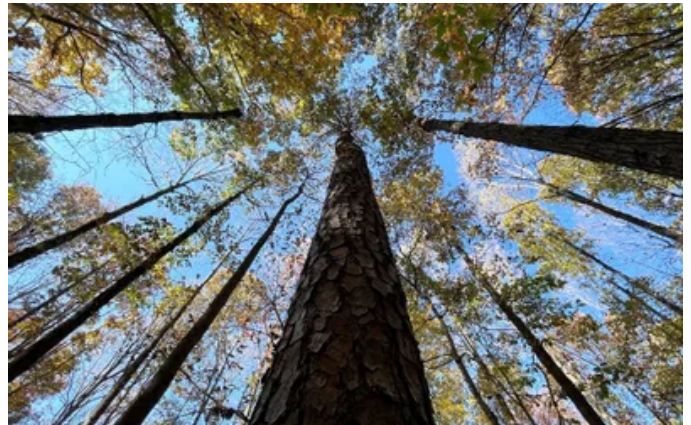
75.400

**Price**

\$274,000

**Property Website**

<https://www.mossyoakproperties.com/property/cedar-creek-lake-farm-franklin-alabama/34268/>



## Cedar Creek Lake Farm

### Russellville, AL / Franklin County

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### **PROPERTY DESCRIPTION**

This heavily wooded 75+/- acre property is located within a half mile of [Cedar Creek Lake](#) and all the amenities it has to offer. The property features nearly 1600 feet of paved road frontage along County Road 133 with power and water available. Approximately 16 acres lie on the west side of the county road.

The tract consists of some of the finest timber you will see in the area. Walking through the forest you will observe a well-balanced stand of hardwood species (White Oak, Red Oak, Hickory and Poplar) coupled with towering shortleaf pine. You do not see this type of timber very often!!

The variety of timber types provide ample food and cover for the wildlife that call this property home. Deer and Turkey are commonplace, along with small game such as squirrels and rabbits.

See Maps [HERE](#).

See the Video [HERE](#).

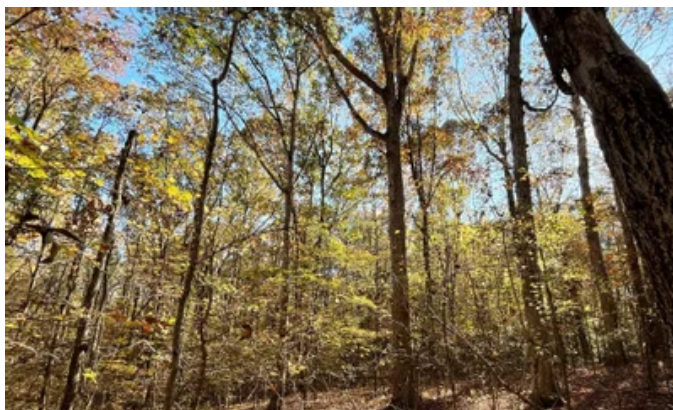
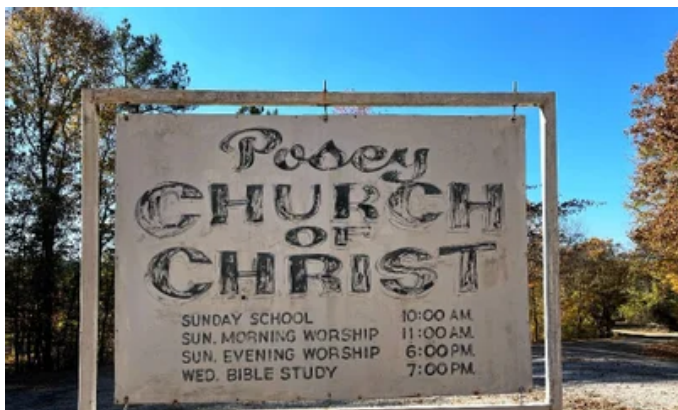
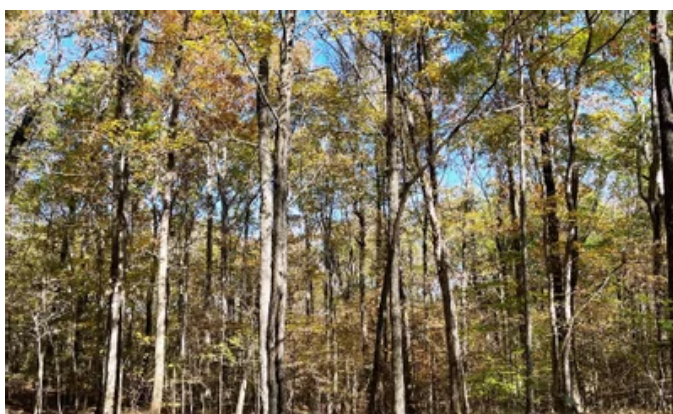
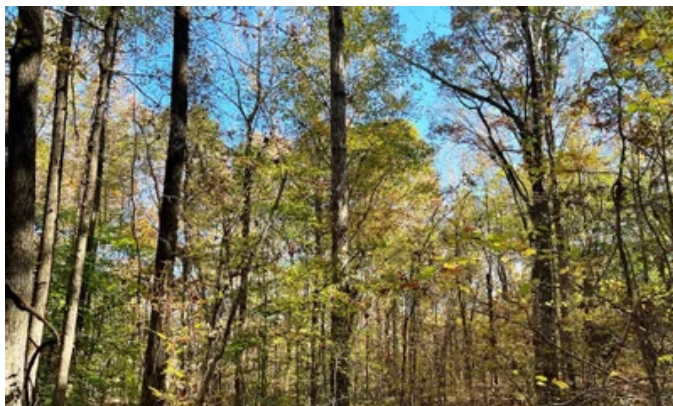
Contact Nathan McCollum at [256-345-0074](tel:256-345-0074) for additional information or to schedule a showing.



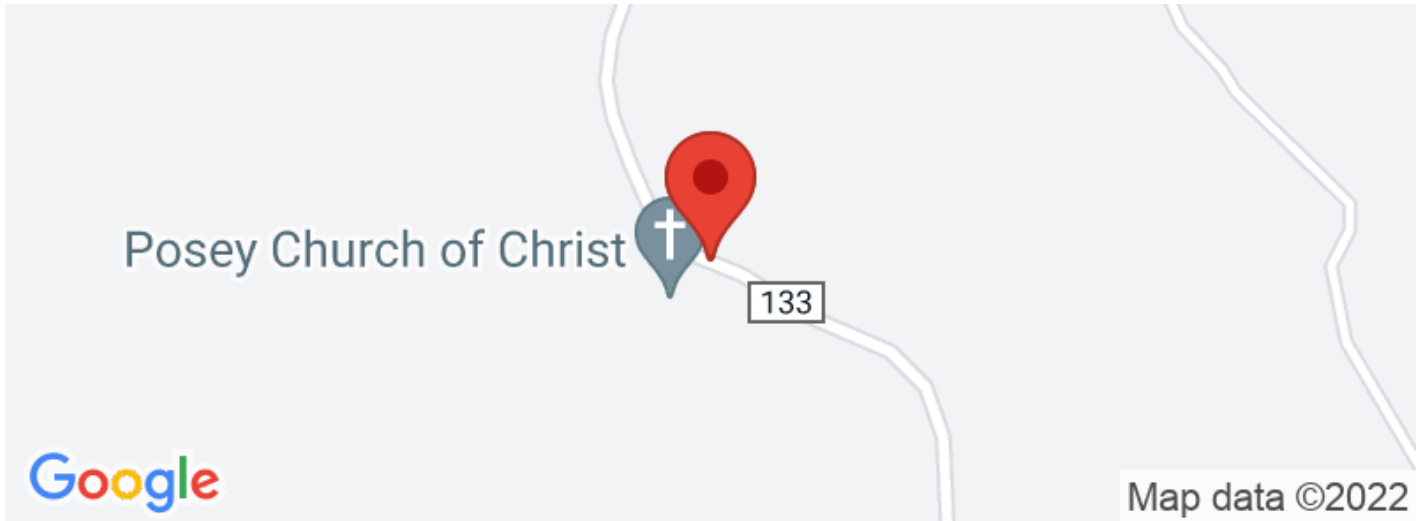


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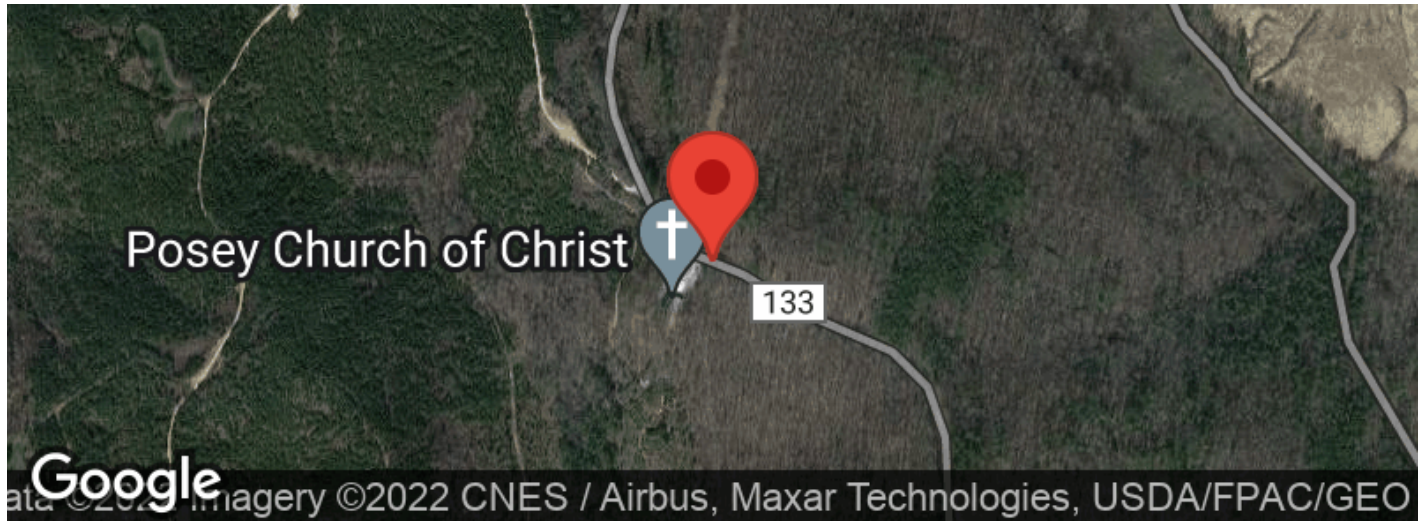


## Locator Maps





## Aerial Maps



**Cedar Creek Lake Farm**  
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**LISTING REPRESENTATIVE**

**For more information contact:**



**Representative**

Nathan McCollum

**Mobile**

(256) 345-0074

**Email**

[nmccollum@mossyoakproperties.com](mailto:nmccollum@mossyoakproperties.com)

**Address**

1229 Hwy 72 East

**City / State / Zip**

Tuscumbia, AL 35674

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**NOTES**

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**MORE INFO ONLINE:**

**[MossyOakProperties.com](http://MossyOakProperties.com)**

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run 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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**Mossy Oak Properties Southeast Land & Wildlife, LLC**

**1229 Hwy 72 East**

**Tuscumbia, AL 35674**

**(256) 345-0074**

**MossyOakProperties.com**

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