

Raven Den Branch
993 County Road 106
Bear Creek, AL 35543

\$494,000
199± Acres
Marion County



Raven Den Branch
Bear Creek, AL / Marion County

SUMMARY

Address

993 County Road 106

City, State Zip

Bear Creek, AL 35543

County

Marion County

Type

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

Latitude / Longitude

34.24352 / -87.709998

Taxes (Annually)

\$480

Acreage

199

Price

\$494,000

Property Website

<https://www.mossyoakproperties.com/property/raven-den-branch-marion-alabama/79315/>



PROPERTY DESCRIPTION

199± Acres in Marion County, AL – \$549,327

Timber • Hunting • Recreation • Investment

This 199± acre tract near Bear Creek, AL is a solid piece of ground with big-time timber value and even bigger hunting potential. Whether you're after a long-term investment, a hunting property, or a place to just get away, this one's got what you're looking for.

The entire property is covered in **mature timber**—including **79± acres of 20+/-year-old pine** ready for a first thinning or harvest, and **120± acres of beautiful mature hardwoods** spread across the rest of the tract. It's the kind of place that's not only fun to own but makes financial sense too.

Key Features:

- **Two crystal-clear creeks** run through the property—great for wildlife and adding scenic value
- Loaded with **deer and turkey**, making it an excellent hunting tract
- **Substantial timber income potential**
- Unique **rock outcroppings and natural features** give the land some real character
- Easy access—just **10 minutes to Haleyville and Bear Creek**
- Only **40 minutes from Muscle Shoals**

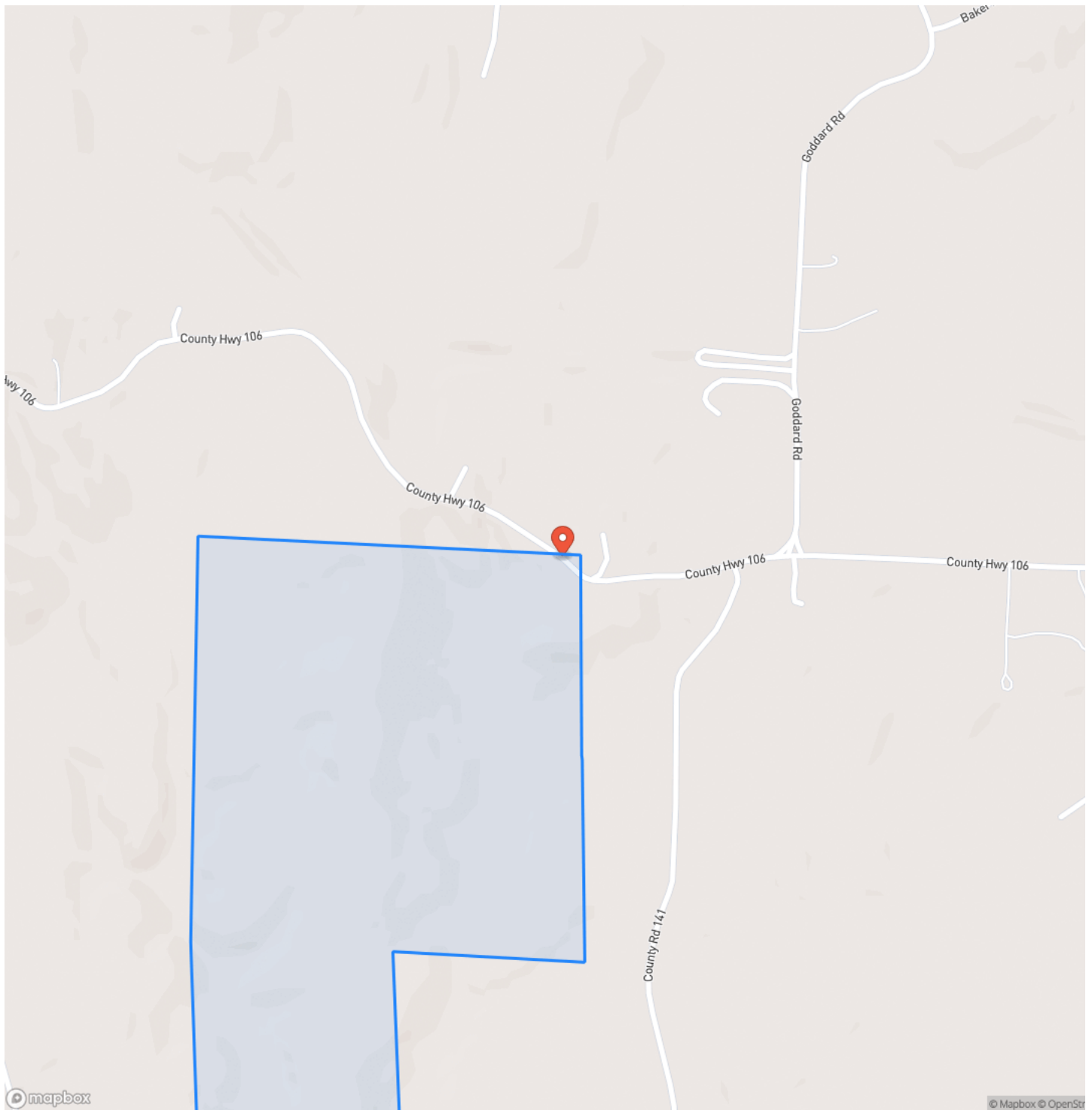
If you want a tract that offers both short-term returns and long-term recreational value, this one's hard to beat. Big woods, big water, and big opportunity.

For more information or to schedule a private showing, contact **Nathan McCollum** at **256.345.0074** or email **nmccollum@mossyoakproperties.com**

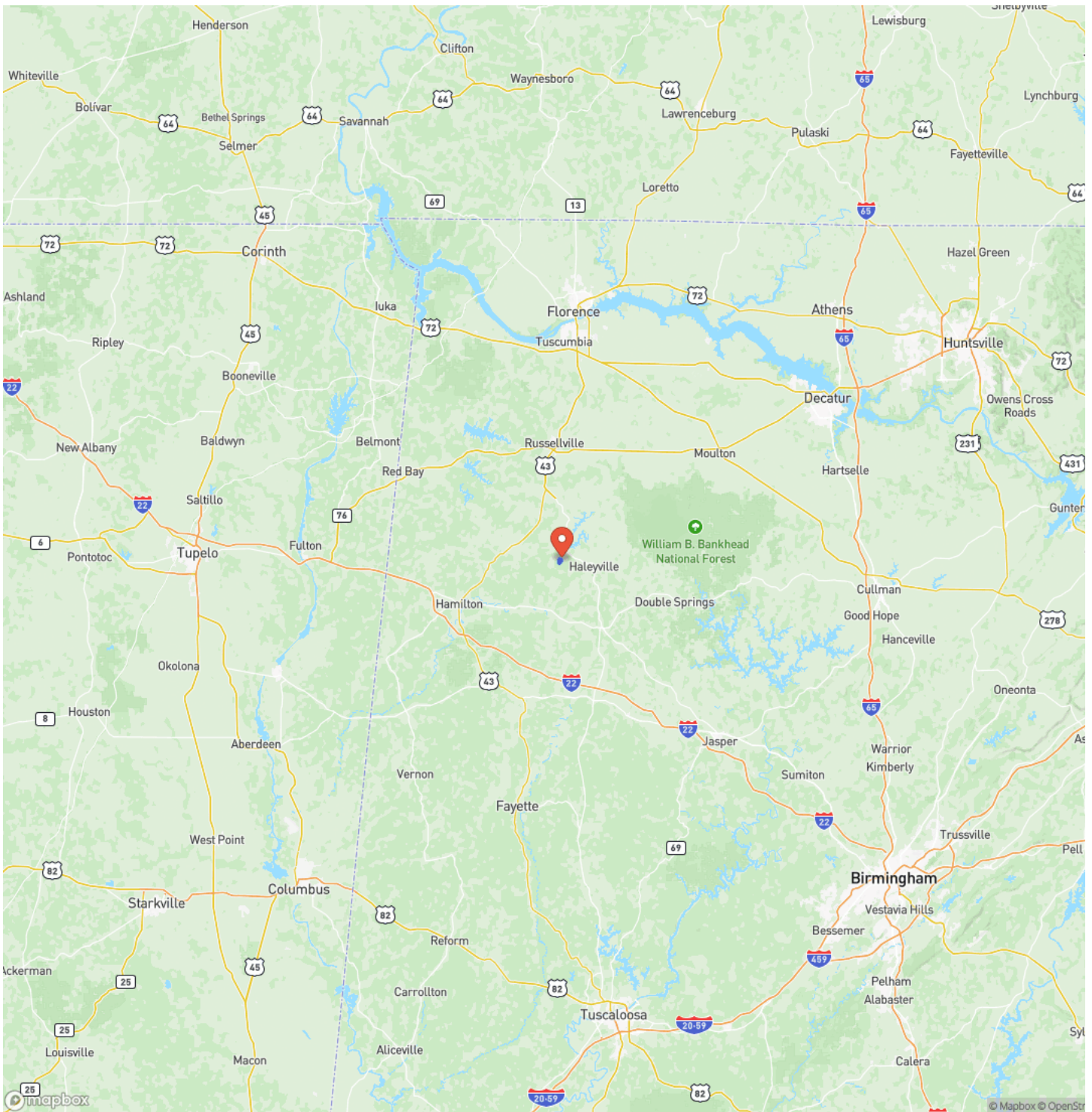
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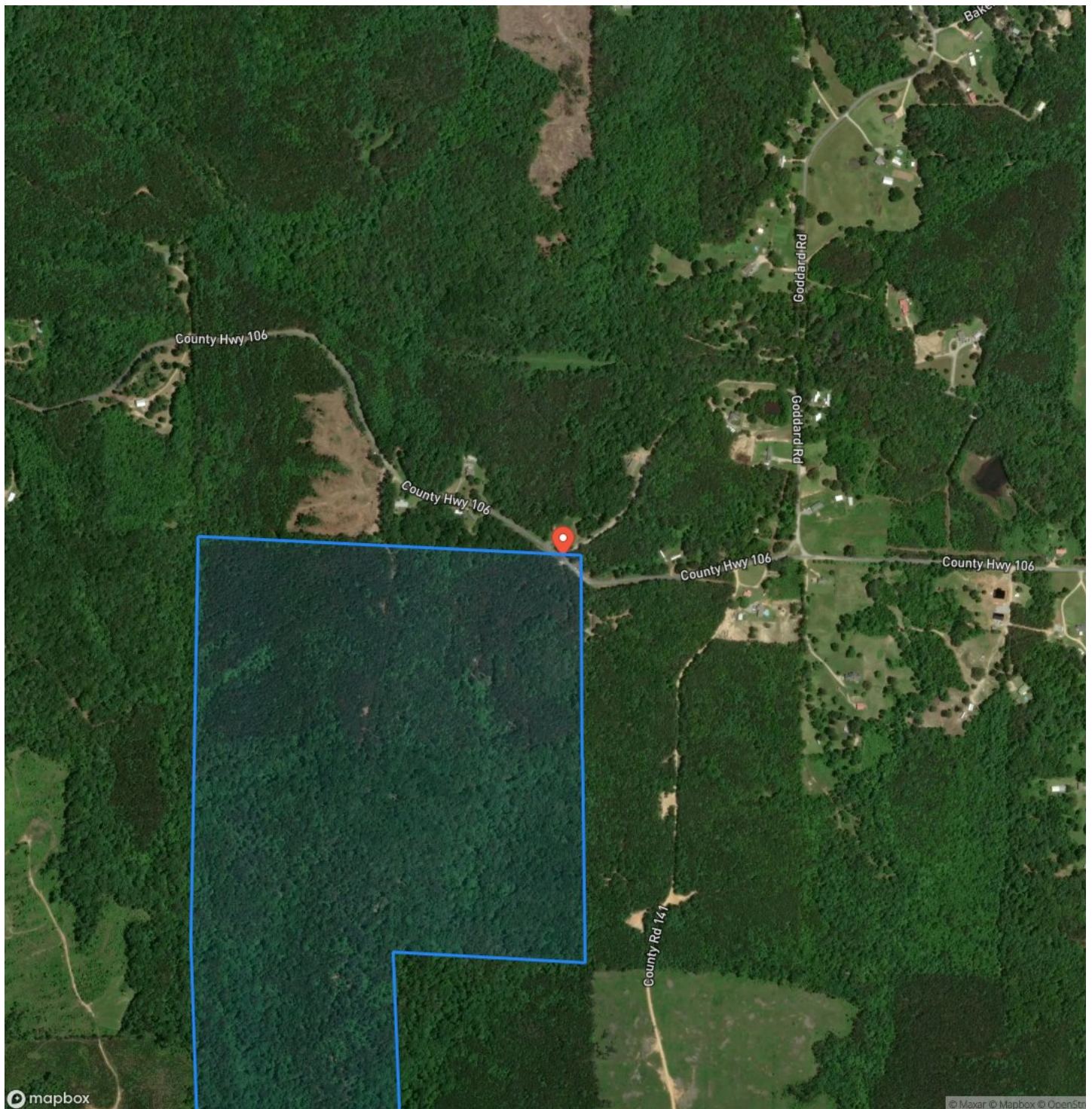
Locator Map



Locator Map



Satellite Map



Raven Den Branch
Bear Creek, AL / Marion County

LISTING REPRESENTATIVE

For more information contact:



Representative

Nathan McCollum

Mobile

(256) 345-0074

Email

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Address

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City / State / Zip

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NOTES

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<https://www.mossyoakproperties.com/>

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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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