

New River 40  
000 Hwy 278  
Lynn, AL 35575

**\$162,000**  
40± Acres  
Winston County



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

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**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/>



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### **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 timber investment, or a serene escape with abundant 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.

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

This property is shown by appointment only.

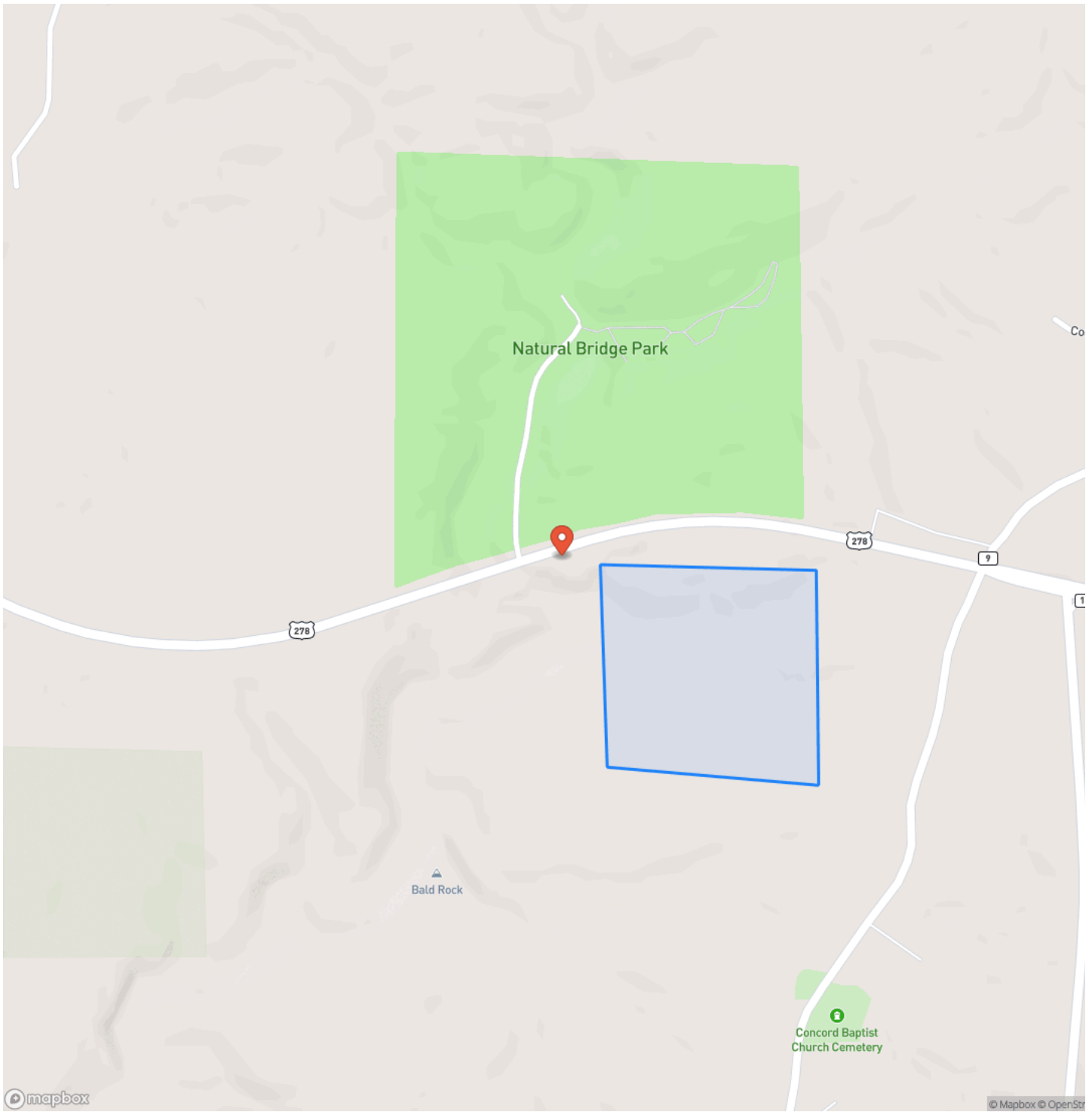
To schedule a showing or request additional information, contact Nathan McCollum at [256-345-0074](tel:256-345-0074) or [nmccollum@mossyoakproperties.com](mailto:nmccollum@mossyoakproperties.com)

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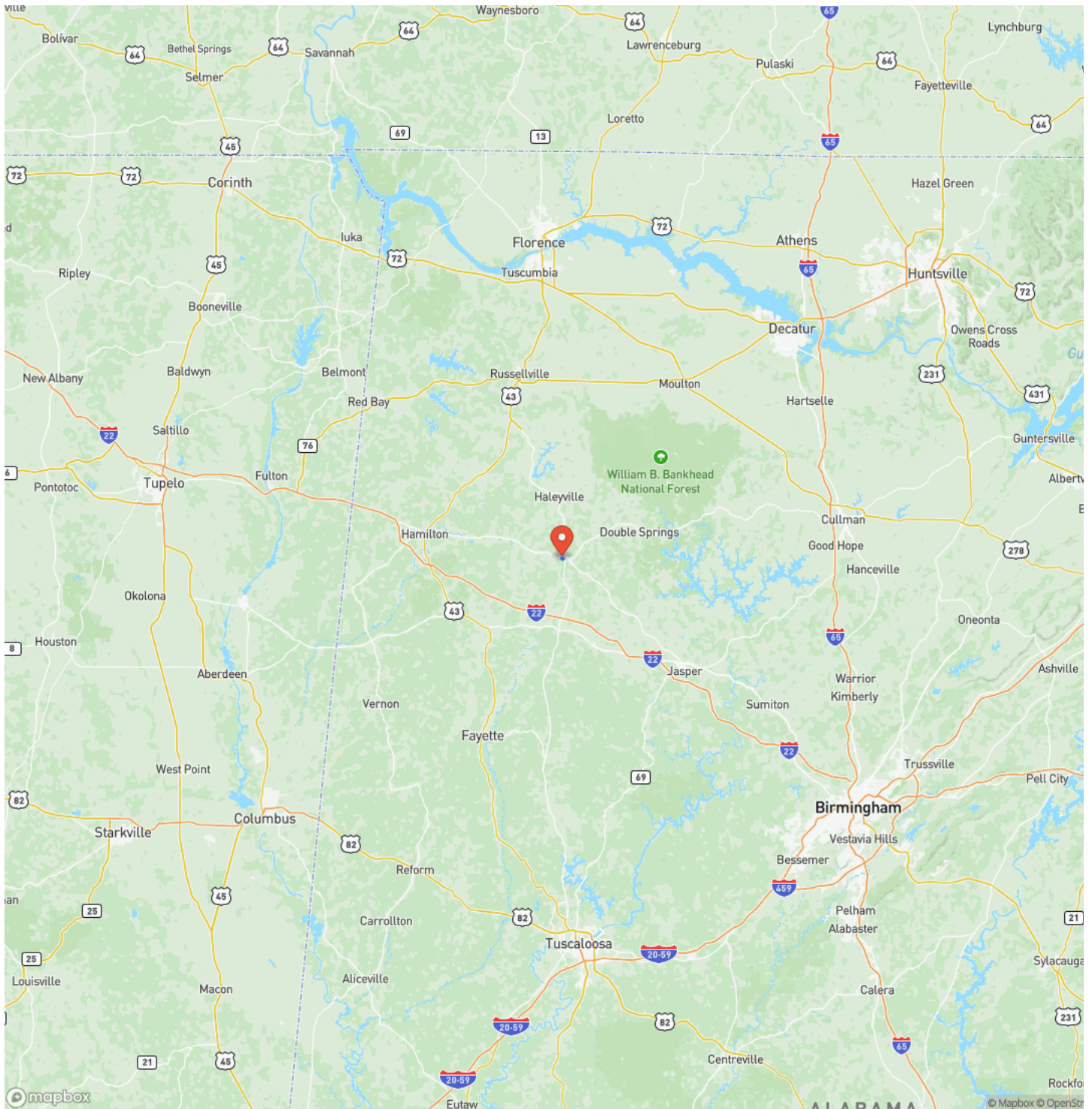
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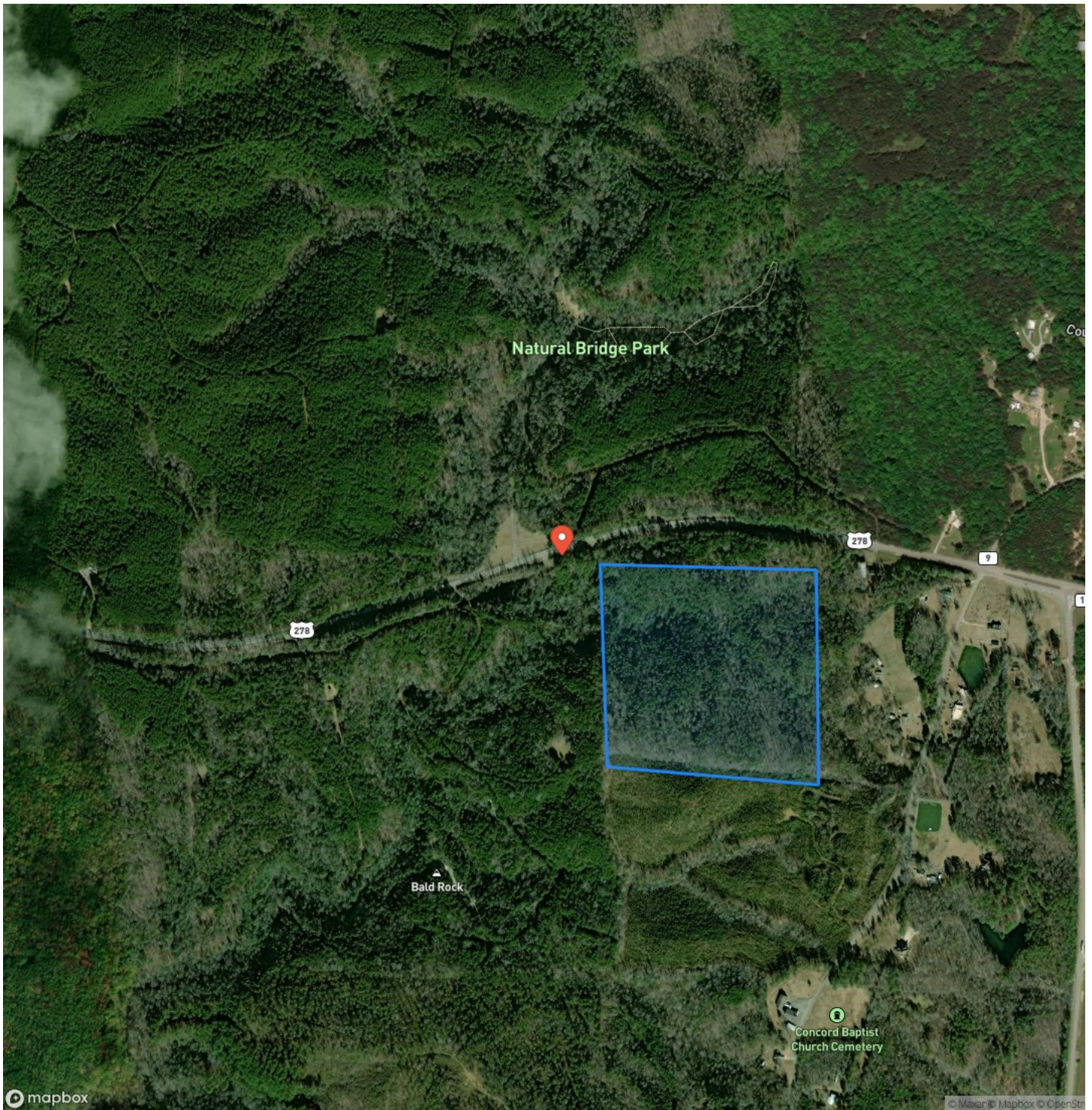
## Locator Map



# Locator Map



## Satellite Map







## **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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