

57 ACRES FOR SALE IN COLBERT CO., AL
485 Greenhill Road
Tuscumbia, AL 35674

\$349,000
57± Acres
Colbert County



57 ACRES FOR SALE IN COLBERT CO., AL Tuscumbia, AL / Colbert County

SUMMARY

Address

485 Greenhill Road

City, State Zip

Tuscumbia, AL 35674

County

Colbert County

Type

Recreational Land, Hunting Land, Farms,
Timberland

Latitude / Longitude

34.581207 / -87.901533

Dwelling Square Feet

2356

Bedrooms / Bathrooms

3 / 2

Acreage

57

Price

\$349,000

Property Website

<https://www.mossyoakproperties.com/property/57-acres-for-sale-in-colbert-co-al-colbert-alabama/29561/>



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PROPERTY DESCRIPTION

Tract 3

Located at 485 Greenhill Road, Tuscumbia, Alabama, these 57 +/- acres come equipped with a 2,356 SF three-bedroom ranch style house that is very well kept. The large front yard features nice pecan trees. In the back yard, you'll be enticed with the sound of the rippling creek. The house has an unfinished basement and a single garage. Additionally, there is a 2,000 SF barn which requires a little work but is worth the effort.

The property boasts a very nice creek, fenced and cross-fenced pasture, two small ponds, and a field dedicated to hay production.

There are twenty-five acres of pastureland, twelve acres of 12-15-year-old mixed timber, fourteen acres of mature hardwood timber.

The land on Tract 3 is very similar to Tract 2, but also offers two extra ponds and another small creek.

This tract is a division of a larger 173-acre tract which can be purchased in its entirety or divided as follows:

Tract 1 - 58 acres - [58 ACRES FOR SALE IN COLBERT CO., AL | Colbert County | Tuscumbia, AL \(mossyOakproperties.com\)](#)

Tract 2 - 58 acres - [58 ACRES FOR SALE IN COLBERT CO., AL | Colbert County | Tuscumbia, AL \(mossyOakproperties.com\)](#)

Tract 3 - 57 acres & House - [57 ACRES FOR SALE IN COLBERT CO., AL | Colbert County | Tuscumbia, AL \(mossyOakproperties.com\)](#)

Tract 4 - 2.2 acres & House - [2.2 ACRES & HOME FOR SALE IN COLBERT CO., AL | Colbert County | Tuscumbia, AL \(mossyOakproperties.com\)](#)

Entire tract - 173 acres - [173 ACRES & HOME FOR SALE IN COLBERT CO., AL | Colbert County | Tuscumbia, AL \(mossyOakproperties.com\)](#)

Shown by Appointment Only. For a private showing contact Nathan McCollum at 256-345-0074.

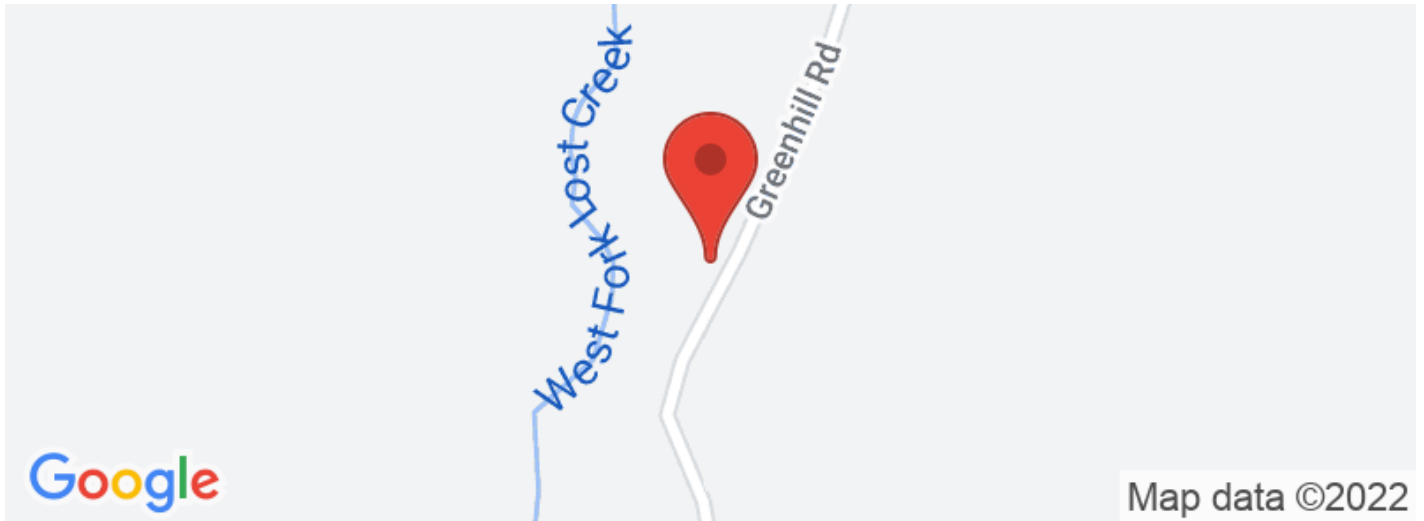


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Locator Maps



57 ACRES FOR SALE IN COLBERT CO., AL
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Aerial Maps



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Tuscumbia, AL / Colbert County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

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Address

1229 Hwy 72 East

City / State / Zip

Tuscumbia, AL 35674

NOTES



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.



Mossy Oak Properties Southeast Land & Wildlife, LLC

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MORE INFO ONLINE:

MossyOakProperties.com