

**Splunge Creek**  
000 County Road 803  
Natural Bridge, AL 35577

**\$259,000**  
133.860± Acres  
Winston County





## Splunge Creek Natural Bridge, AL / Winston County

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### **SUMMARY**

**Address**

000 County Road 803

**City, State Zip**

Natural Bridge, AL 35577

**County**

Winston County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

34.094521 / -87.584659

**Taxes (Annually)**

185

**Acreage**

133.860

**Price**

\$259,000

**Property Website**

<https://www.mossyoakproperties.com/property/splunge-creek-winston-alabama/49884/>



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### **PROPERTY DESCRIPTION**

#### **Investment-Ready 133-Acre Land with Timber and Recreational Appeal**

Available now: A 133-acre haven, an hour from Birmingham, featuring a mix of timber. This includes 97 acres of 15-year-old pines set for thinning or cutting, and 36 acres of hardwoods along serene creeks. It's a hunter's paradise, rich in wildlife and perfect for outdoor enthusiasts. Located conveniently an hour and twenty minutes from Decatur, the property offers both seclusion and accessibility. For inquiries or to schedule an appointment, contact Nathan McCollum at 256.345.0074 or email [nmccollum@mossyoakproperties.com](mailto:nmccollum@mossyoakproperties.com). Experience the perfect merger of nature's bounty and investment potential.



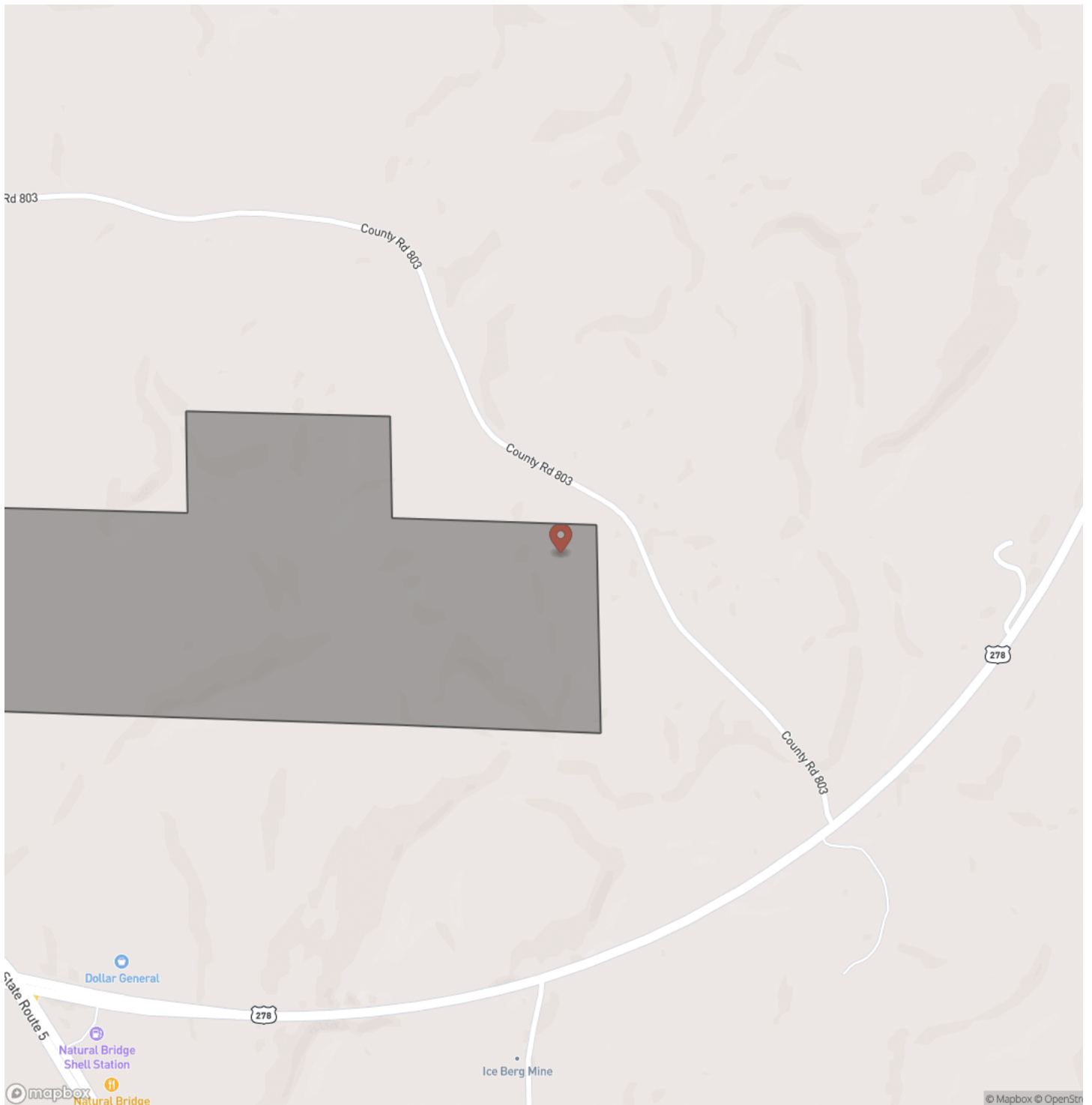


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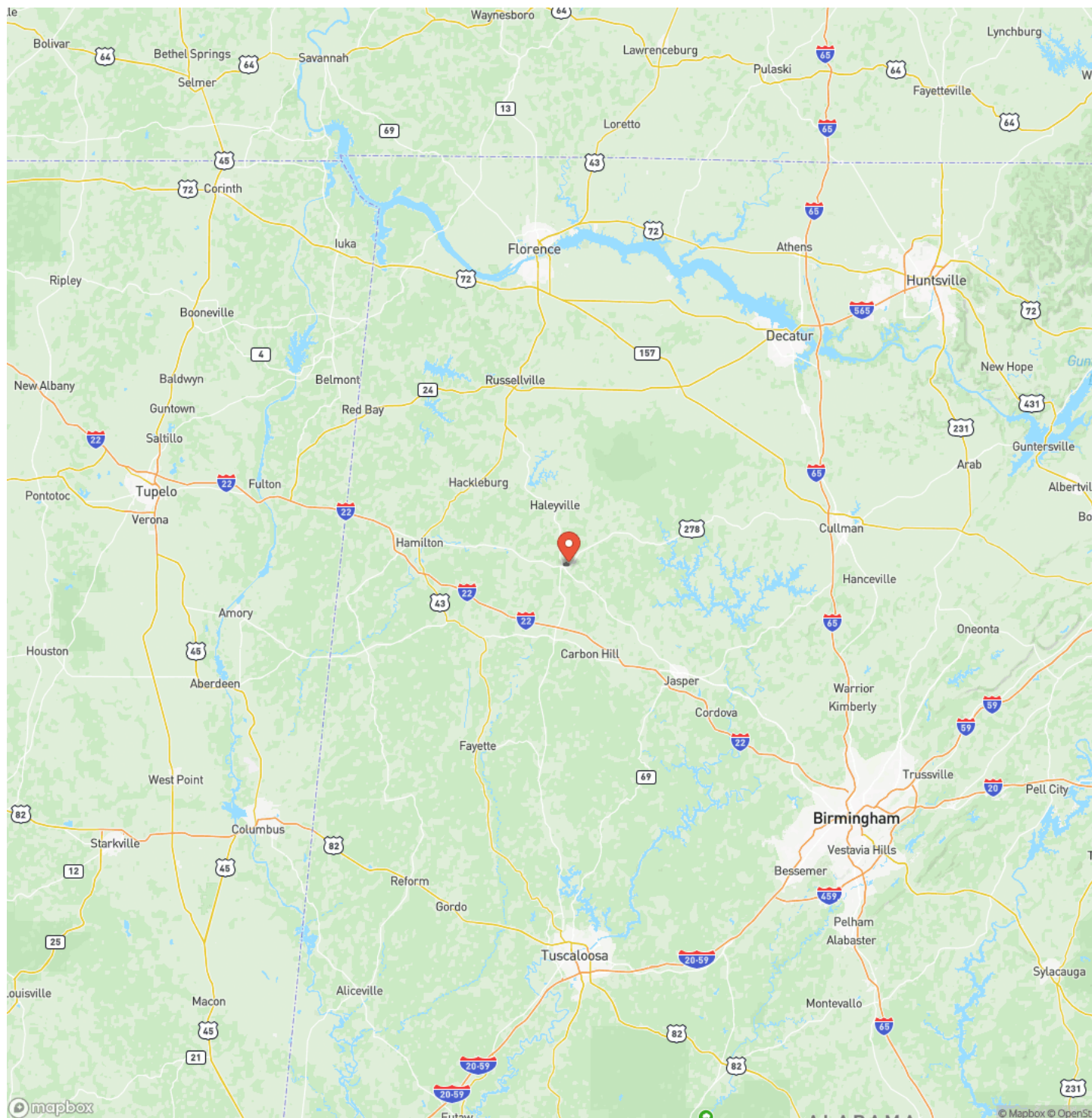


## Locator Map





## Locator Map





## Satellite Map



## Splunge Creek

### Natural Bridge, AL / Winston County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Nathan McCollum

## Mobile

(256) 345-0074

## Email

nmccollum@mossyoakproperties.com

**Address**

1229 Hwy 72 East

## City / State / Zip

Tuscumbia, AL 35674

## NOTES



**MORE INFO ONLINE:**

**MossyOakProperties.com**



## This image shows a single 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**  
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Tuscumbia, AL 35674  
(256) 345-0074  
[MossyOakProperties.com](http://MossyOakProperties.com)

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