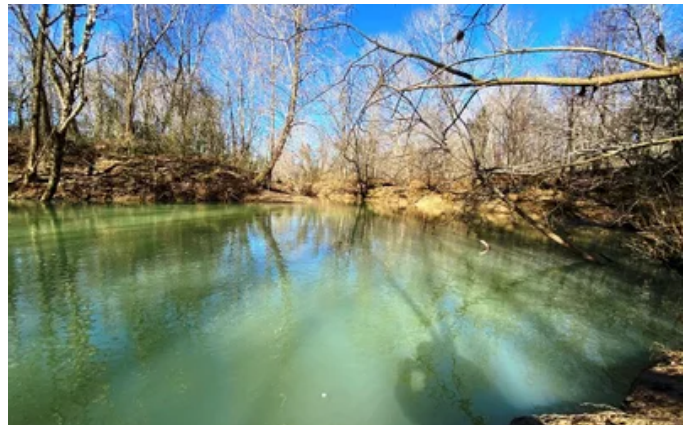
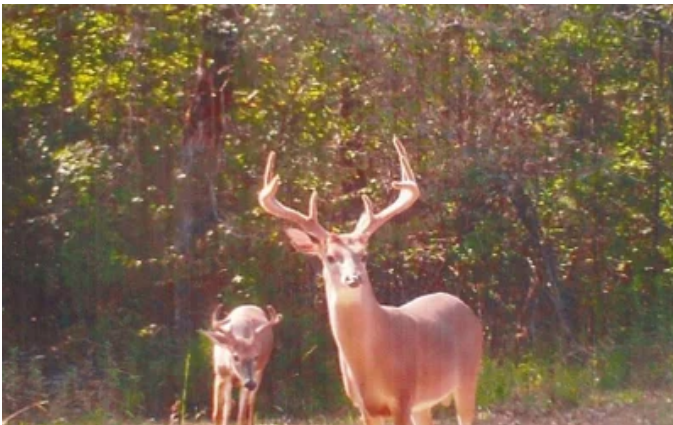


Hwy 247 Farm
Hwy 247, Pride
Tuscumbia, AL 35674

\$1,284,000
535± Acres
Colbert County



Hwy 247 Farm Tuscumbia, AL / Colbert County

SUMMARY

Address

Hwy 247, Pride

City, State Zip

Tuscumbia, AL 35674

County

Colbert County

Type

Farms, Recreational Land, Timberland

Latitude / Longitude

34.7158 / -87.833

Taxes (Annually)

690

Acreage

535

Price

\$1,284,000

Property Website

<https://www.mossyoakproperties.com/property/hwy-247-farm-colbert-alabama/25208/>



Hwy 247 Farm

Tuscumbia, AL / Colbert County

PROPERTY DESCRIPTION

This unique property is nestled between Sand Mountain and Cane Creek in rural Colbert County, Alabama. Enjoy real solitude paired with valuable proximity on these 535 +/- acres located 6 miles west of Tuscumbia, Alabama. An offering like this comes around once in a lifetime. These acres have been in the same family for multiple generations, making it a truly rare opportunity to own it. The property has lots of road frontage along highway Hwy 247, while one mile of Cane Creek boasts opportunities for floating and fishing. Numerous green fields and ATV trails complement hunting and wildlife viewing, while beautiful rock formations add to the beauty and nostalgia of this special property. There are good stands of hardwood timber, interspersed with pine ridges.

This Highway 247 farm is ideal for any nature lover who wants to enjoy the benefits that come with owning a large tract of land within 10 miles of world-class amenities. What a terrific opportunity to enjoy multiple types of recreation while enjoying life in the country on these stunning 535 acres!

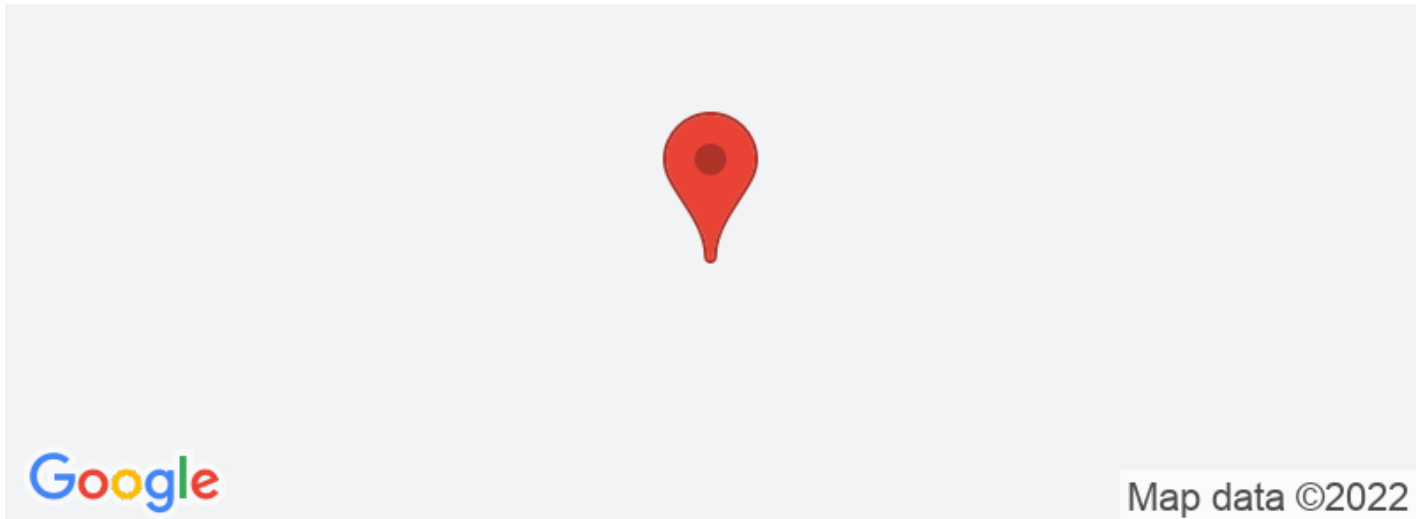
Contact Nathan McCollum at [256-346-0074](tel:256-346-0074) for additional information or to schedule a showing.



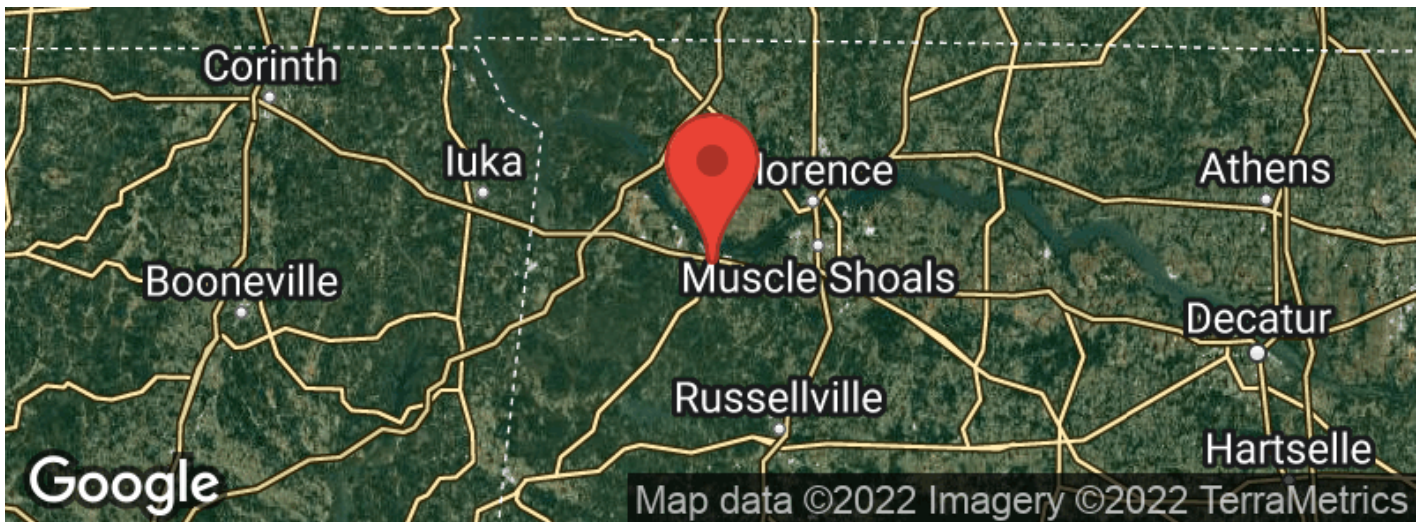
Hwy 247 Farm
Tuscumbia, AL / Colbert County



Locator Maps



Aerial Maps



Hwy 247 Farm
Tuscumbia, AL / Colbert 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



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

1229 Hwy 72 East

Tuscumbia, AL 35674

(256) 345-0074

MossyOakProperties.com



MORE INFO ONLINE:

MossyOakProperties.com