

Spring Valley 115 Acres
Shotgun Rd
Tuscumbia, AL 35674

\$335,000
115.400± Acres
Colbert County



Spring Valley 115 Acres
Tuscumbia, AL / Colbert County

SUMMARY

Address

Shotgun Rd

City, State Zip

Tuscumbia, AL 35674

County

Colbert County

Type

Farms, Recreational Land, Horse Property, Hunting Land,
Timberland, Ranches

Latitude / Longitude

34.6301 / -87.6436

Taxes (Annually)

188

Acreage

115.400

Price

\$335,000

Property Website

<https://www.mossyoakproperties.com/property/spring-valley-115-acres-colbert-alabama/43120/>



Spring Valley 115 Acres Tuscumbia, AL / Colbert County

PROPERTY DESCRIPTION

Here's a beautiful 115 acre farm that is located just minutes from Muscle Shoals, Alabama. This farm would be a great fit for someone wanting a cattle or horse farm or just a weekend getaway. Access is off of Highway 43 and onto Shotgun Road. There's 40 acres of open ground that is currently being used for to cut hay but could be converted to row crop or pasture easily. It has a great mixture of hardwood with some pine and various ages of timber which is great diversity for wildlife. The terrain is mostly flat and offers about 1,000 feet of creek frontage along Spring Creek. For a private showing, please contact Cameron Isbell @ [256 483 8134](tel:2564838134) or Elton Coley @ [256 366 0575](tel:2563660575).



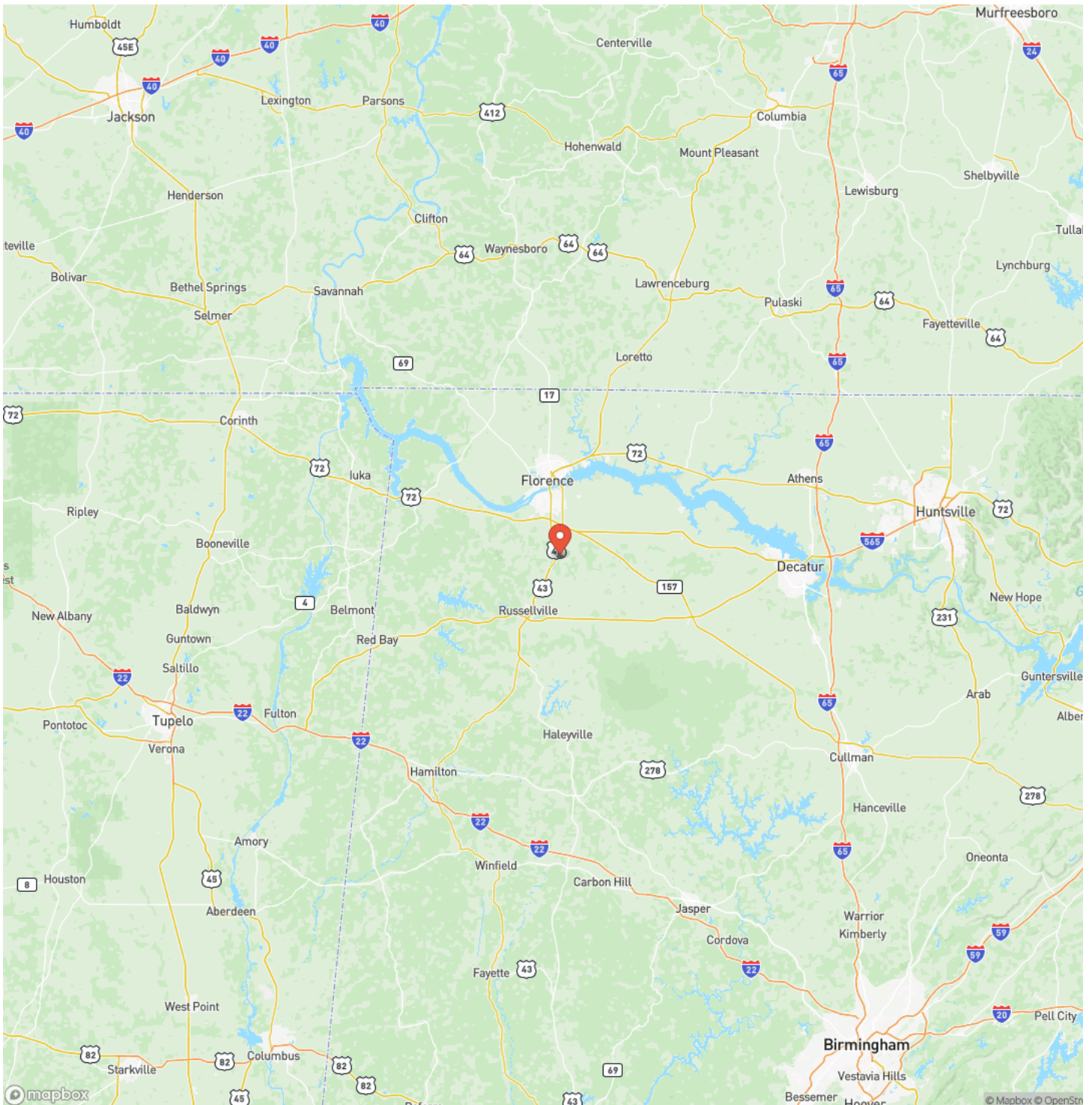
Spring Valley 115 Acres
Tuscumbia, AL / Colbert County



Locator Map



Locator Map



Satellite Map



Spring Valley 115 Acres
Tuscumbia, AL / Colbert County

LISTING REPRESENTATIVE

For more information contact:



Representative

Elton Coley

Mobile

(256) 366-0575

Email

ercoley@mossyoakproperties.com

Address

1229 Hwy 72 East

City / State / Zip

Tuscumbia, AL 35674

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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

