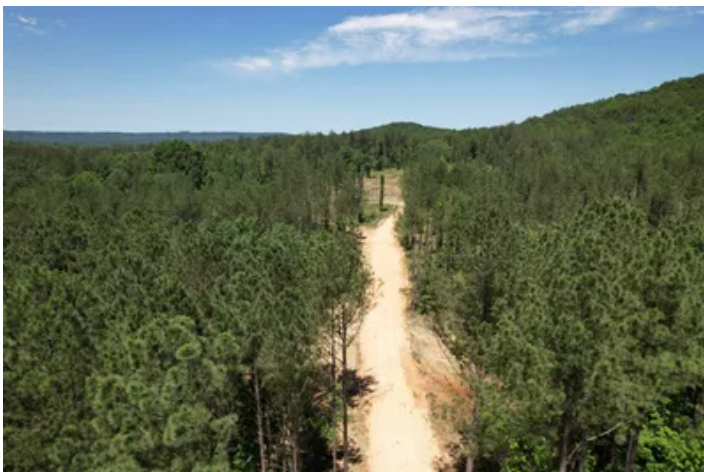


**23 acres Colbert County Highway 247 with cleared
building site
000 Hwy 247
Tuscumbia, AL 35674**

\$132,250
23± Acres
Colbert County



23 acres Colbert County Highway 247 with cleared building site
Tuscumbia, AL / Colbert County

SUMMARY

Address

000 Hwy 247

City, State Zip

Tuscumbia, AL 35674

County

Colbert County

Type

Recreational Land

Latitude / Longitude

34.7123 / -87.828215

Acreage

23

Price

\$132,250

Property Website

<https://www.mossyoakproperties.com/property/23-acres-colbert-county-highway-247-with-cleared-building-site-colbert-alabama/81948/>



23 acres Colbert County Highway 247 with cleared building site Tuscumbia, AL / Colbert County

PROPERTY DESCRIPTION

23 Acres – Tuscumbia, AL | Prime Land with Hunting & Homestead Potential

If you're looking for land with real value, privacy, and potential, this 23-acre tract along **Alabama Highway 247** in **Tuscumbia, AL** checks all the right boxes. With **400 feet of highway frontage**, this property offers ease of access and solid visibility while still providing the space and seclusion to build and live the way you want.

The land features a **thinned pine stand up front** and a **mature hardwood stand across the back**, creating an ideal environment for **whitetail deer and wild turkey**—a rare find so close to town. Whether you're a hunter or simply want a piece of land where you can live off what the land provides, this tract offers exactly that. There's also an **already cleared area**, perfect for the **barndominium** or shop-house you've been planning.

Located just **5 minutes from historic downtown Tuscumbia** and a short drive to some of the **best fishing on the Tennessee River**, this property delivers a peaceful, rural setting with the convenience of town close by.

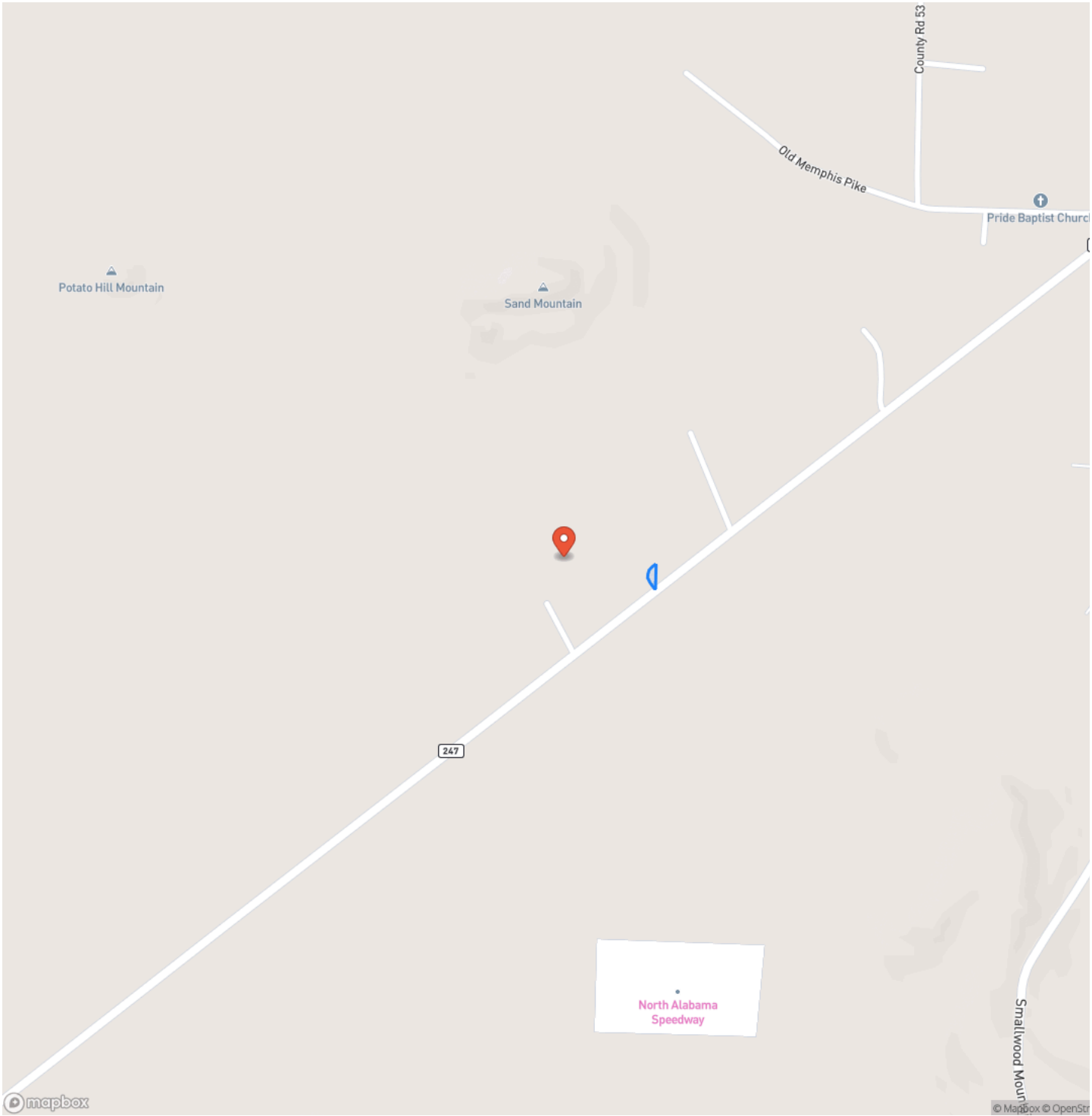
Whether you're looking for a place to build your forever home, start a homestead, or invest in quality land, this tract is a sound choice in a strong location.

To schedule a private showing, contact **Cameron Isbell** at [256.483.8134](tel:256.483.8134) or cisbell@mossyoakproperties.com.

23 acres Colbert County Highway 247 with cleared building site
Tuscumbia, AL / Colbert County

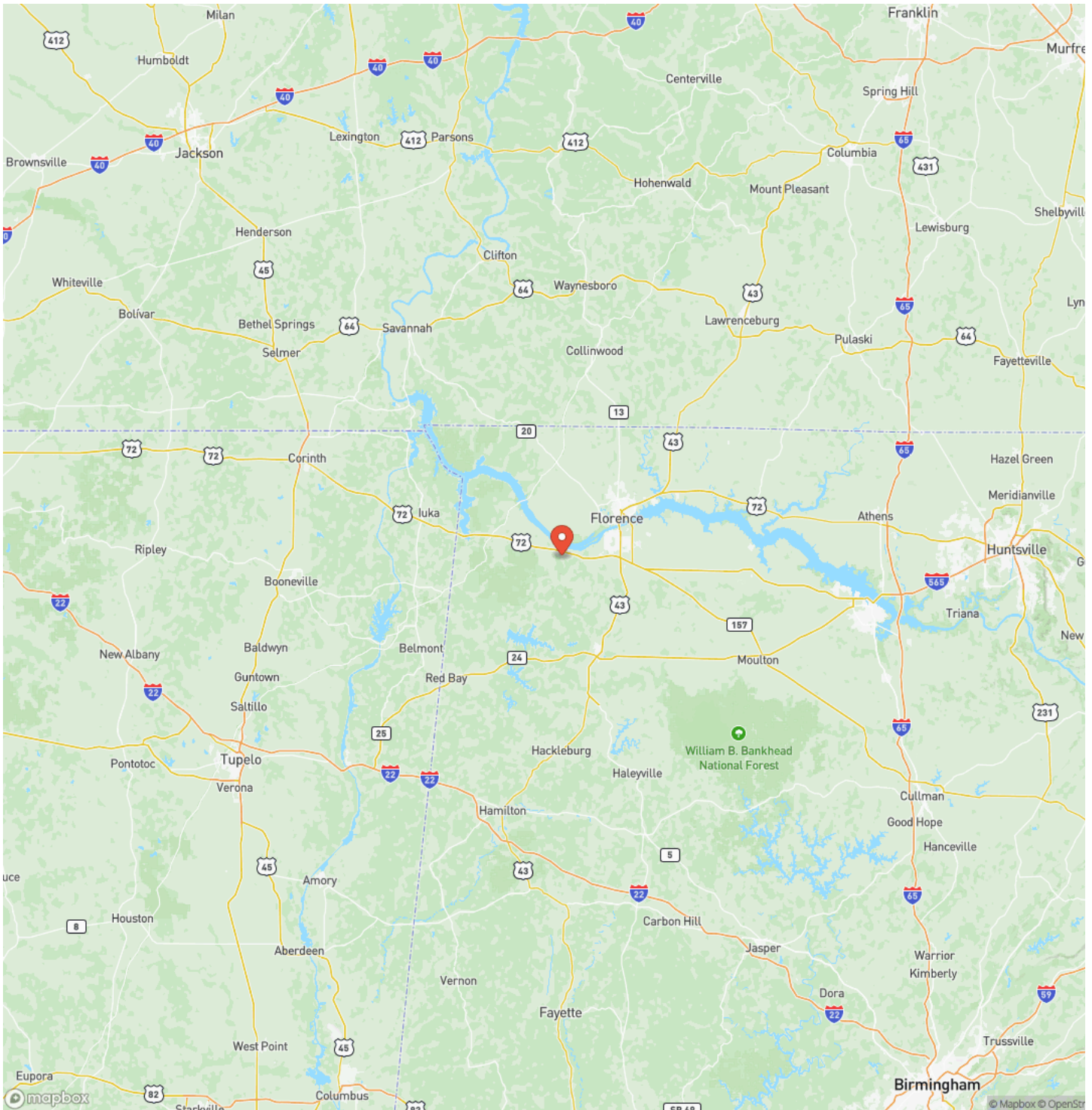


Locator Map

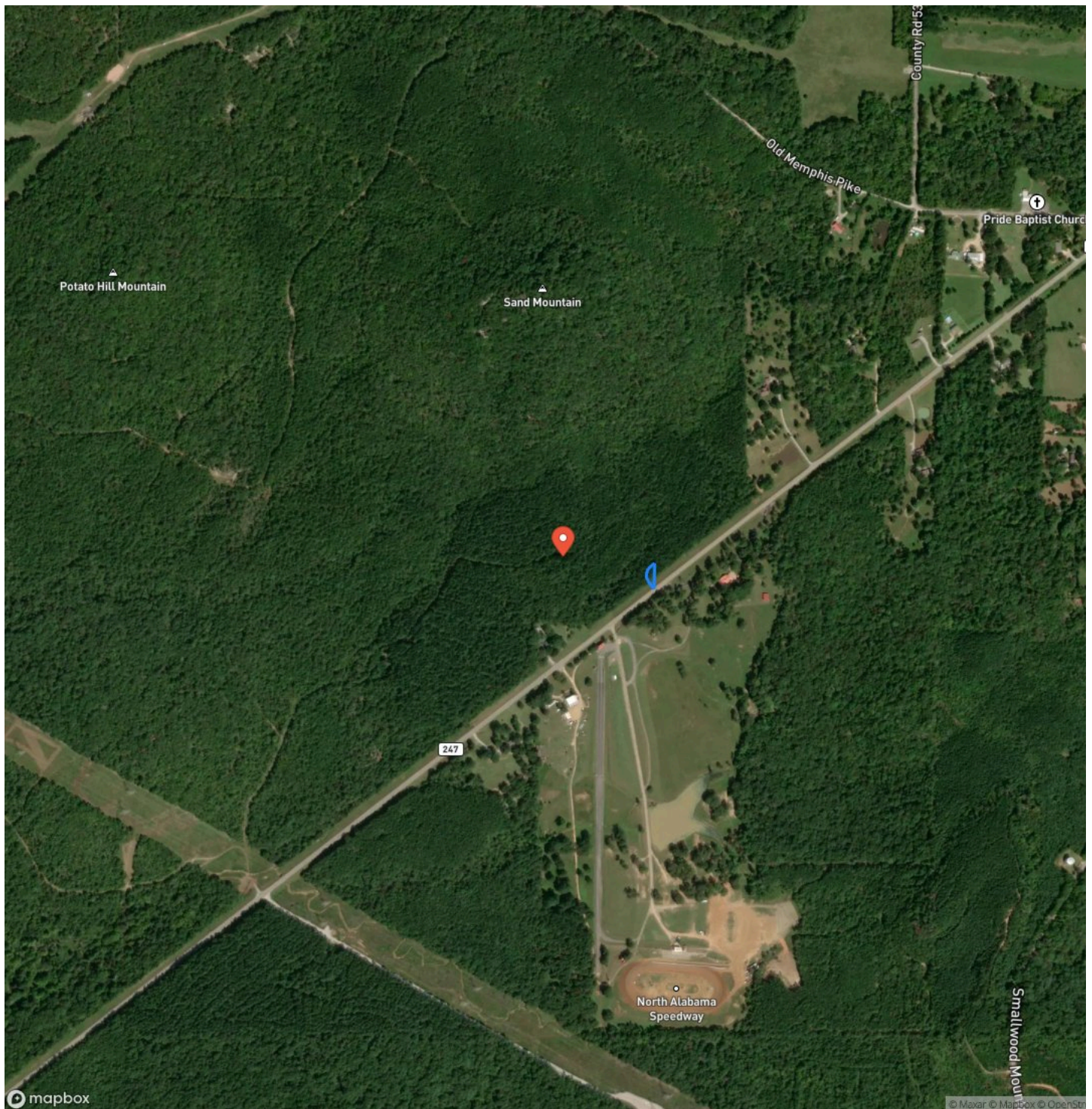


**23 acres Colbert County Highway 247 with cleared building site
Tuscumbia, AL / Colbert County**

Locator Map



Satellite Map



**23 acres Colbert County Highway 247 with cleared building site
Tuscumbia, AL / Colbert County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Cameron Isbell

Mobile

(256) 483-8134

Email

cisbell@mossyoakproperties.com

Address

1229 Hwy 72 East

City / State / Zip

NOTES

[illegible]

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.



MossyOakProperties.com

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
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