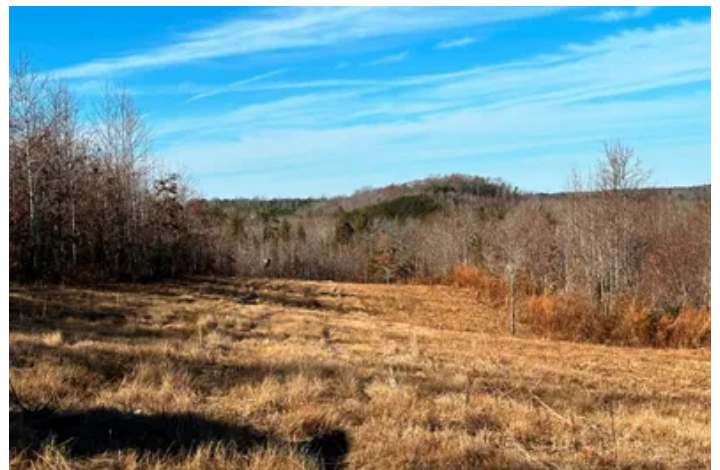


260 Acre Wildlife Retreat near Bankhead Forest
000 County Road 6
Phil Campbell, AL 35581

\$650,000
260± Acres
Franklin County



260 Acre Wildlife Retreat near Bankhead Forest
Phil Campbell, AL / Franklin County

SUMMARY

Address

000 County Road 6

City, State Zip

Phil Campbell, AL 35581

County

Franklin County

Type

Recreational Land, Hunting Land, Timberland

Latitude / Longitude

34.330474 / -87.553718

Taxes (Annually)

600

Acreage

260

Price

\$650,000

Property Website

<https://www.mossyoakproperties.com/property/260-acre-wildlife-retreat-near-bankhead-forest-franklin-alabama/48608/>



260 Acre Wildlife Retreat near Bankhead Forest Phil Campbell, AL / Franklin County

PROPERTY DESCRIPTION

Located in the southeastern region of Franklin County, Alabama, near Phil Campbell and Bear Creek, lies an exceptional hunting tract awaiting avid outdoor enthusiasts. Positioned just one mile west of the renowned Bankhead National Forest, this property promises prime hunting opportunities in a coveted location.

The tract boasts a well-designed road infrastructure, complete with shooting lanes, strategically placed food plots, and a picturesque pond, enhancing both accessibility and hunting success. Numerous trails wind through the landscape, offering scenic views and easy navigation for hunters and nature enthusiasts alike.

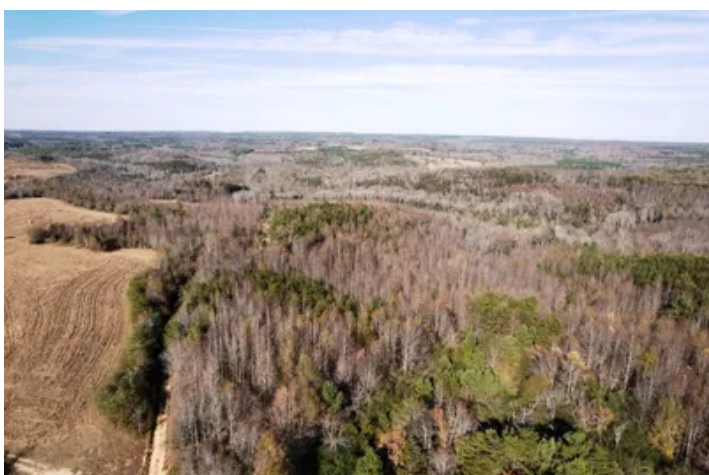
Bordering the property's western and northern edges, Bear Creek provides a natural boundary, enriching the land with its beauty and wildlife habitat. At its heart lies a 16-acre corn field, surrounded by multiple shooting houses and ladder stands thoughtfully included by the seller for the new owners' enjoyment.

Adding to its allure, the property showcases stunning natural features, including a breathtaking 100+ foot bluff overlooking the Bear Creek Bottom, adorned with a mesmerizing double waterfall. Two bluff shelters grace the landscape, offering serene retreats amidst the wilderness.

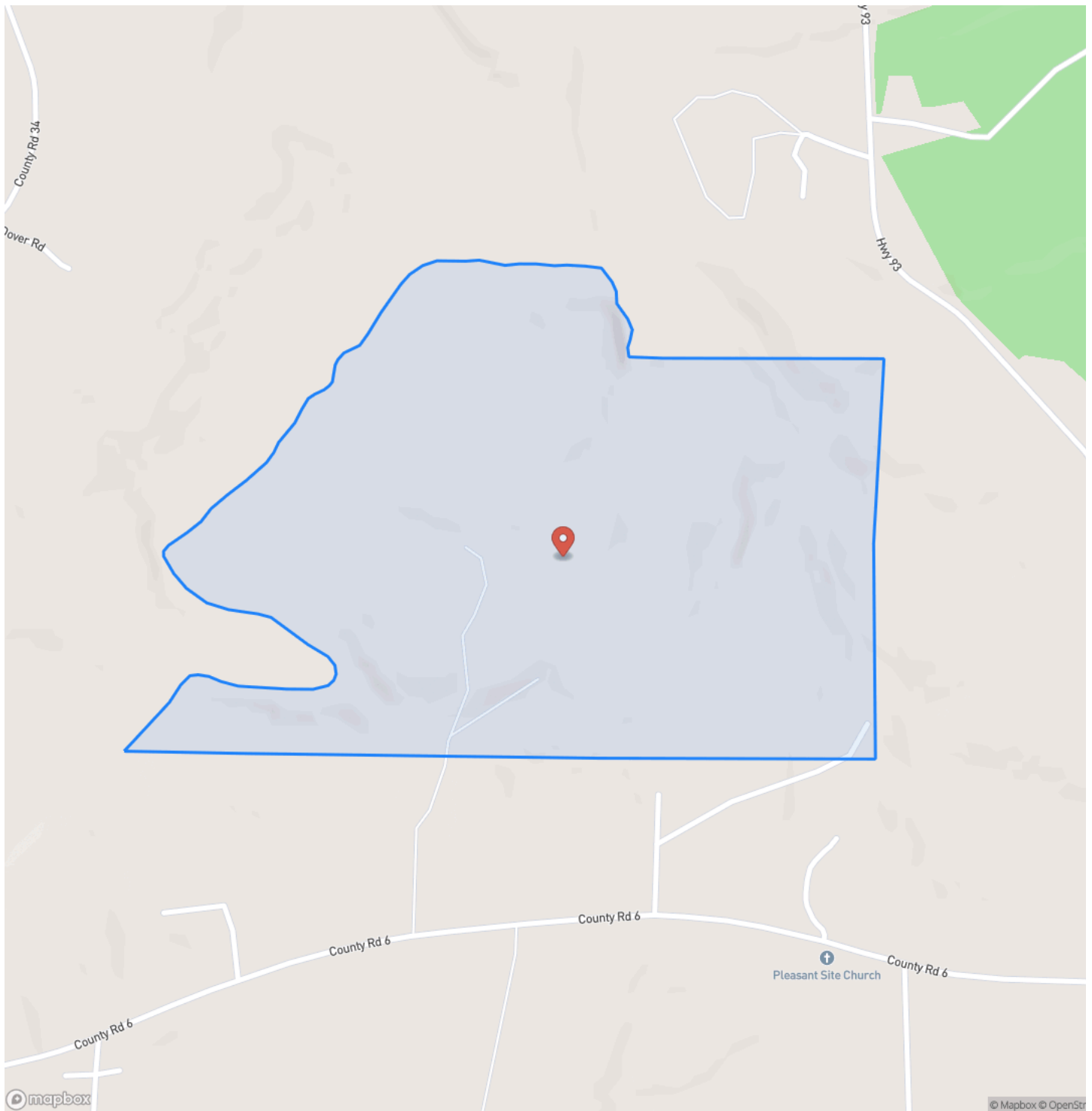
The dedication and investment poured into this tract are evident, making it a lucrative opportunity for those seeking both a rewarding outdoor lifestyle and a wise investment. Whether you envision hunting, building your forever home, or simply escaping to nature's embrace, this magnificent setting promises endless possibilities.

To experience this hunting paradise, appointments for viewings are available exclusively through Cameron Isbell at [256-483-8134](tel:256-483-8134) or via email at cisbell@mossyoakproperties.com. Schedule your appointment today and discover the beauty of this remarkable property.

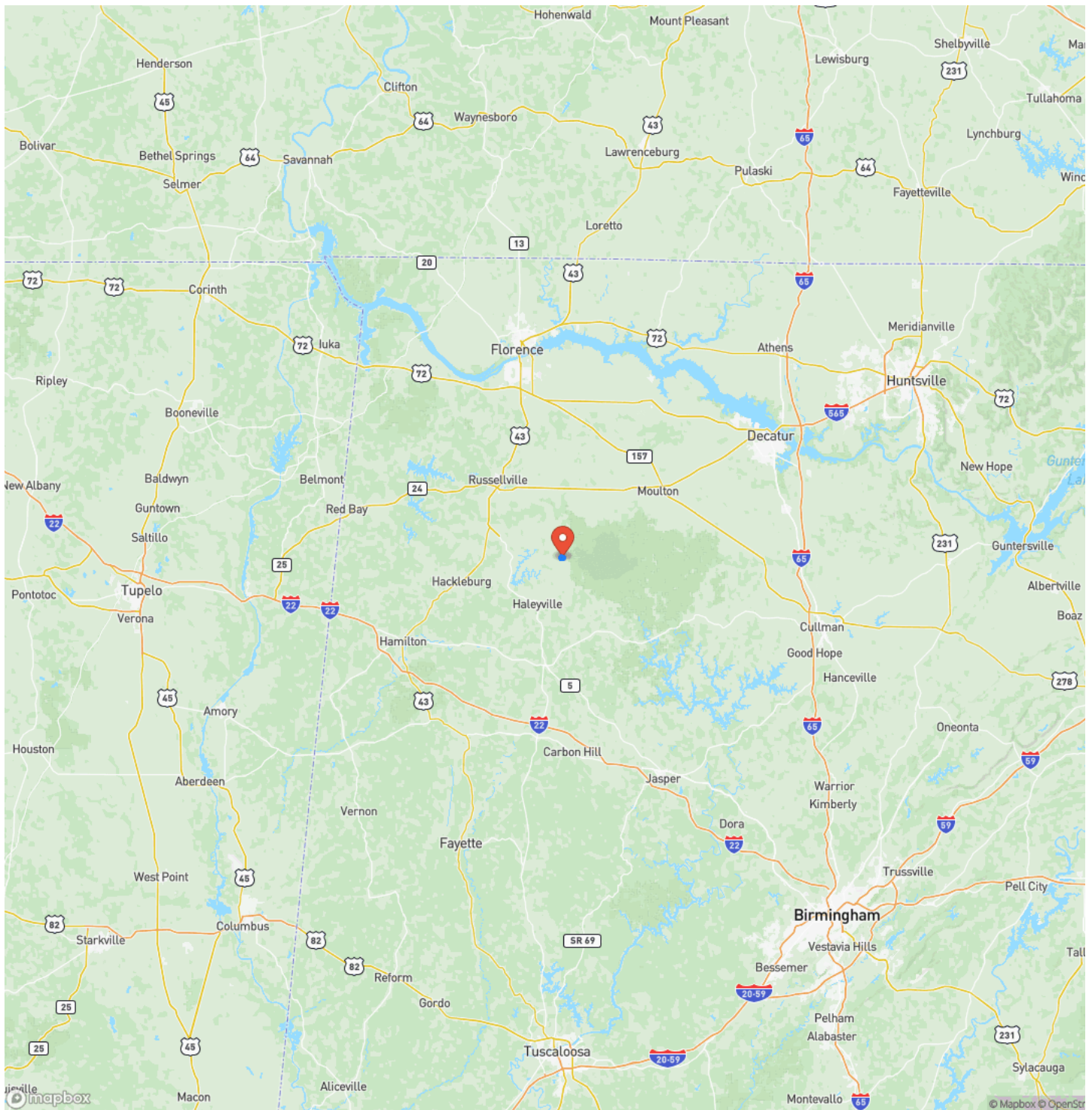
260 Acre Wildlife Retreat near Bankhead Forest
Phil Campbell, AL / Franklin County



Locator Map



Locator Map



Satellite Map



260 Acre Wildlife Retreat near Bankhead Forest Phil Campbell, AL / Franklin 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

Tuscumbia, AL 35674

NOTES

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.

This image shows a full page of blank, lined paper. It features approximately 20 horizontal blue or grey lines spaced evenly apart, typical of notebook paper. The lines extend across the entire width of the page, leaving small margins at the top and bottom. There are no vertical lines, text, or other markings on the page.



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.

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