County Line Road 42 Acre Farm
0 County Line Road
Leighton, AL 35646

$497,700
42± Acres
Colbert County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
0 County Line Road

City, State Zip
Leighton, AL 35646

County
Colbert County

Type
Undeveloped Land, Horse Property, Farms, Hunting Land

Latitude / Longitude
34.720558 / -87.527025

Taxes (Annually)
$428.38

Acreage
42

Price
$497,700

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

42 Acres on County Line Road | Leighton, Colbert County, AL

Room to grow, close to town. This 42 acre tract in the Leighton community gives you open land, mature woods, and road frontage, just 5 miles east of the Muscle Shoals city limits.

About 25 acres are in income-producing row crops, so the land can work for you while you plan your next move. The rest is a nice stand of mature hardwoods with plenty of deer, which makes for a great place to hunt, explore, or just enjoy the quiet.

With over a quarter mile of frontage on County Road 48 (County Line Road), the property has plenty of options. Build your dream home and turn the fields into pasture, or spread out several homesites for family. You could also look at business or industrial use. The well-drained clay soil makes solid building pads for homes and commercial buildings.

Tracts this size are hard to find in the Shoals area. Whether you want a homeplace, a hunting retreat, or a long-term investment for future development, this one is worth a look.

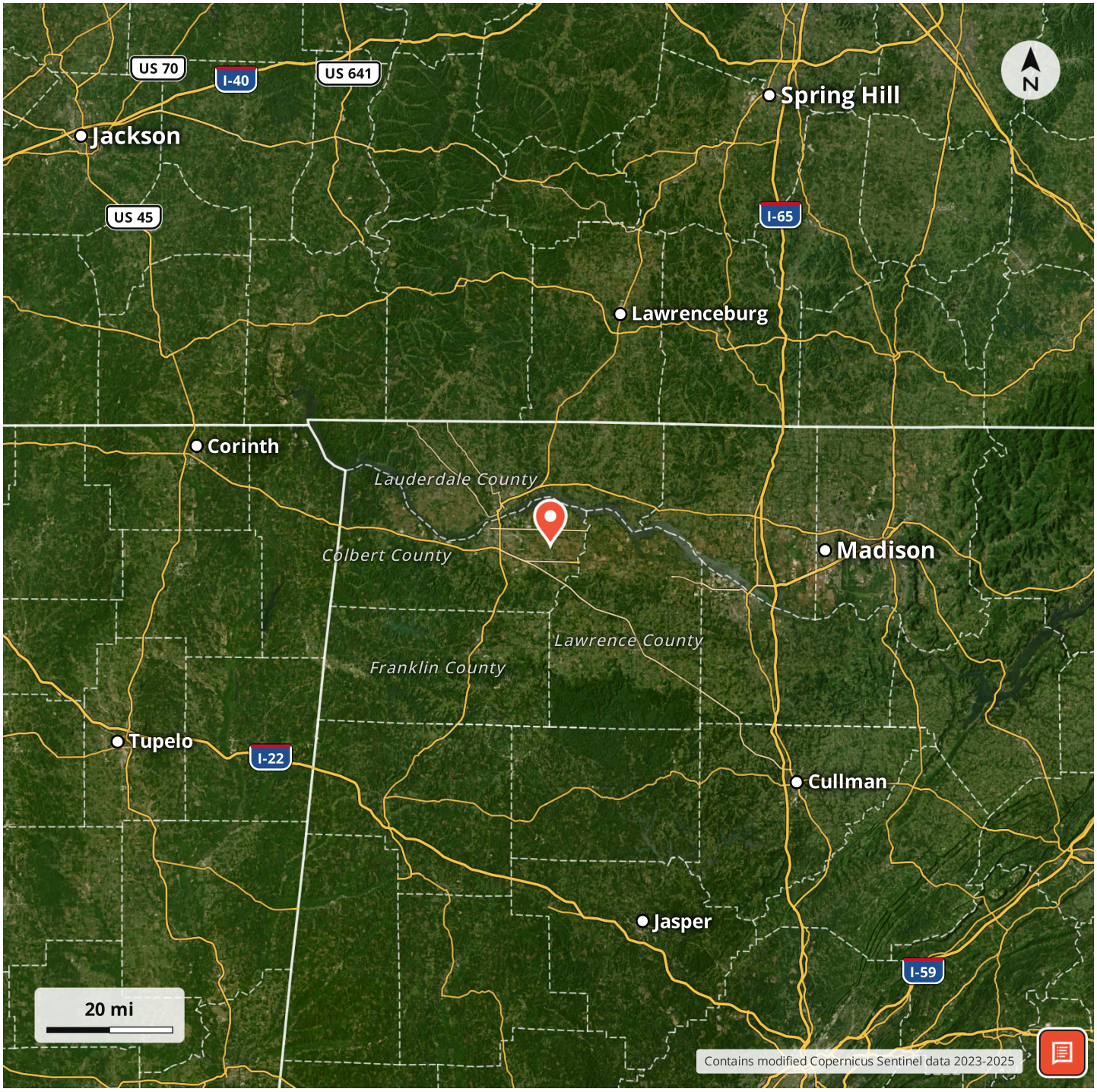
For a private showing, contact Cameron Isbell at 256.483.8134.



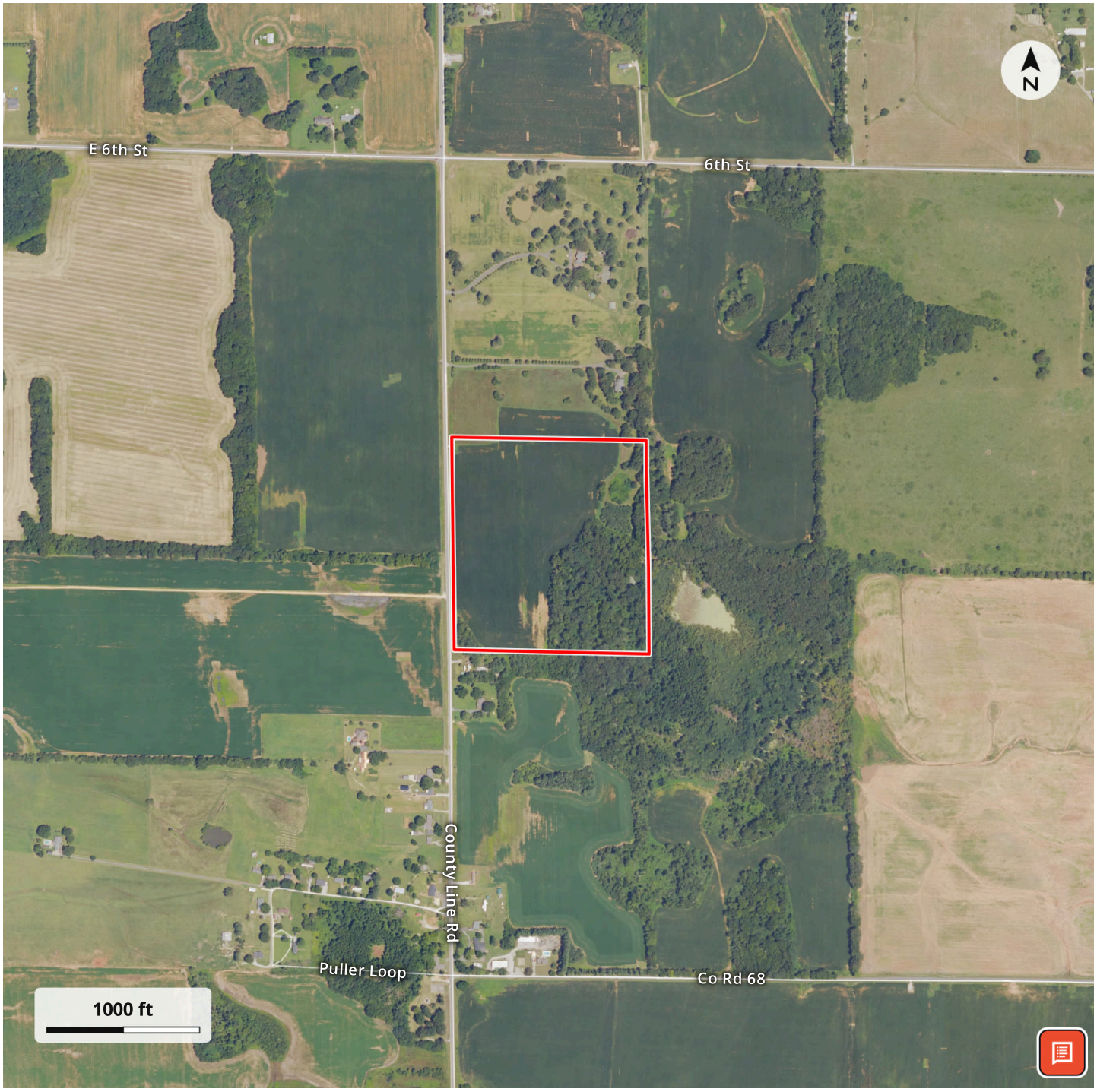




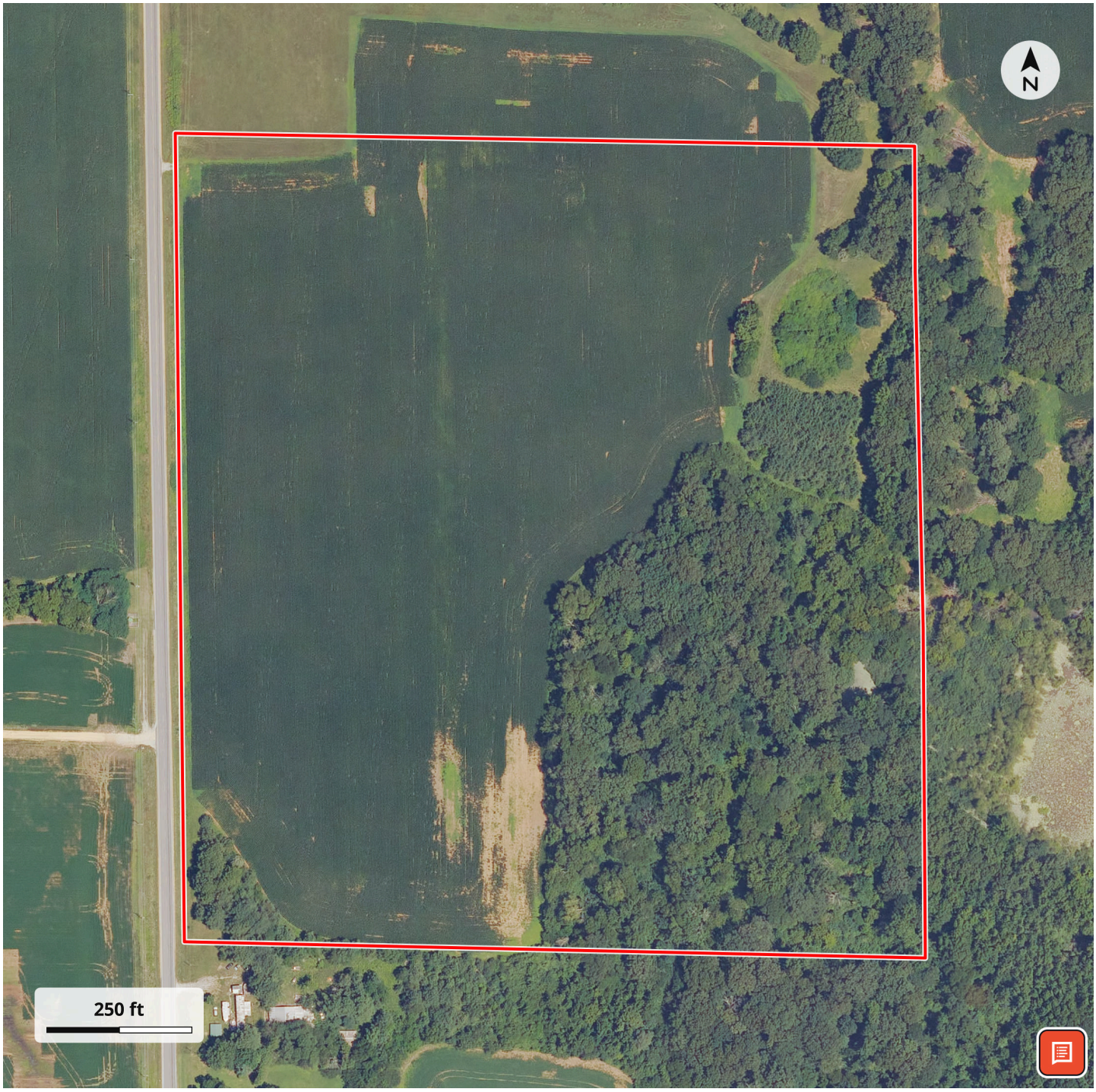

Regional Map



Locator Map

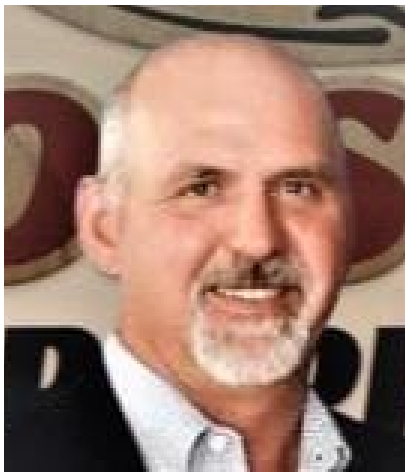


Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip
Tuscumbia, AL 35674

NOTES

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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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