

41 +/- Acres in Franklin Co., AL  
Highway 243  
Phil Campbell, AL 35581

**\$119,000**  
41± Acres  
Franklin County



**41 +/- Acres in Franklin Co., AL**  
**Phil Campbell, AL / Franklin County**

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**SUMMARY**

**Address**

Highway 243

**City, State Zip**

Phil Campbell, AL 35581

**County**

Franklin County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

34.362959 / -87.603925

**Taxes (Annually)**

275

**Acreage**

41

**Price**

\$119,000

**Property Website**

<https://www.mossyoakproperties.com/property/41-acres-in-franklin-co-al-franklin-alabama/66683/>



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**PROPERTY DESCRIPTION**

Your own wooded retreat is right here on these outstanding 41 +/- beautifully crafted acres in Franklin County, Alabama. Nestled just 15 minutes from Phil Campbell, you will be engaged in exceptional hunting, unique recreational opportunities, and an impressive mix of timberland, all wrapped together into a property with endless possibilities. Located on Highway 243, with power nearby, make this place home!

The mixture of mature hardwoods and pines, engage productive hunting of the big deer whitetail deer, and turkey in the area. With Turkey Creek Boarding Tracts 1, there is plenty of water and bedding areas for game. There is also an established logging roadbed that runs from HWY 243 to Turkey Creek.

Located in a prime location, just 45 minutes outside the Shoals area, 1 hour to Decatur and less than 1 .5 hours to Huntsville and Cullman.

This property may also be combined with an additional 56 acres (97 acres total) for \$278,000.

-TRACT 1 (41 +/- acres) \$119,000 see aerial map

-TRACT 2 (56 +/- acres) \$159,000 see aerial map

Contact Jim Greene today at [256-227-4869](tel:256-227-4869) to schedule a private showing or for additional details on this gem.

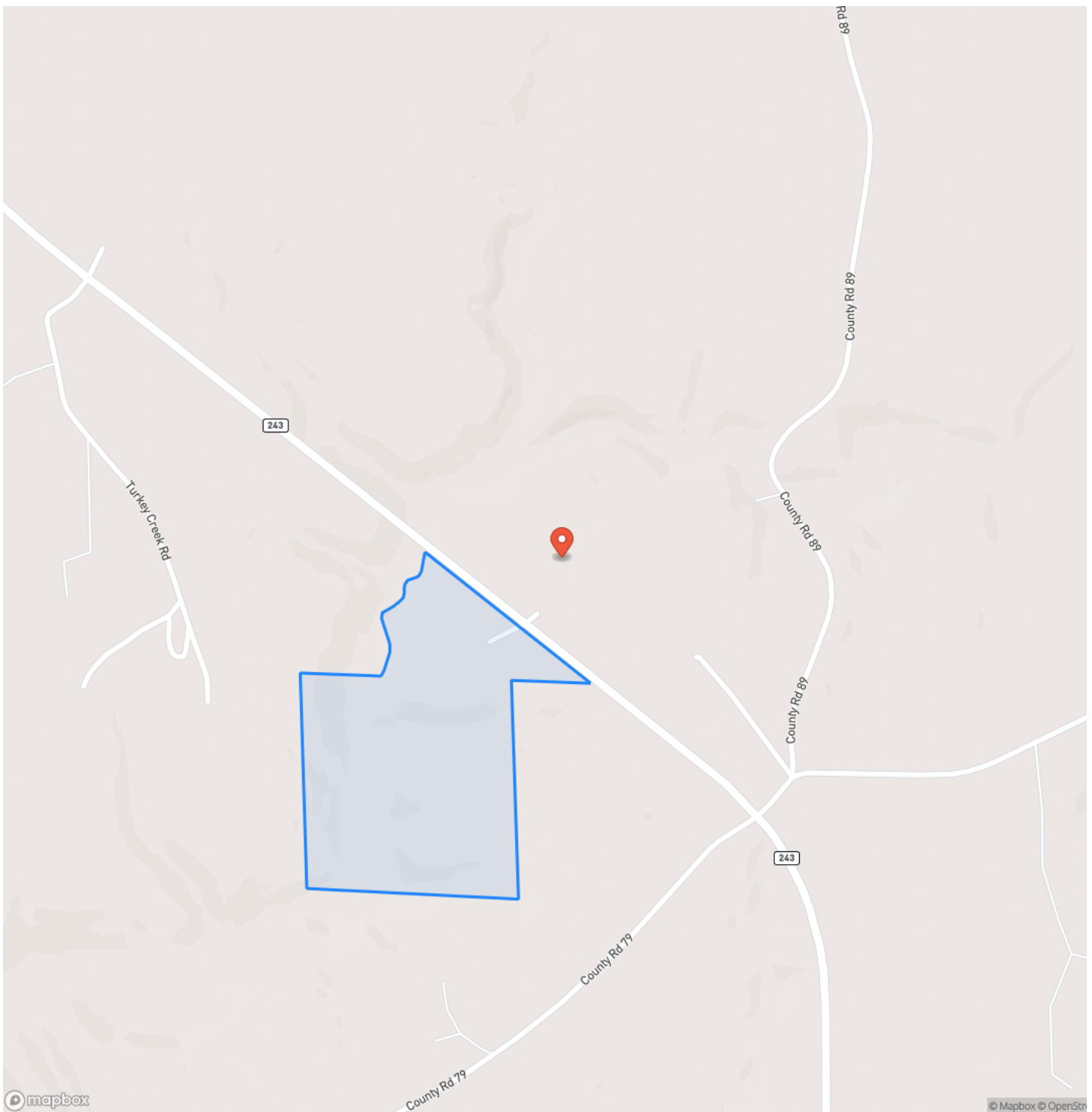


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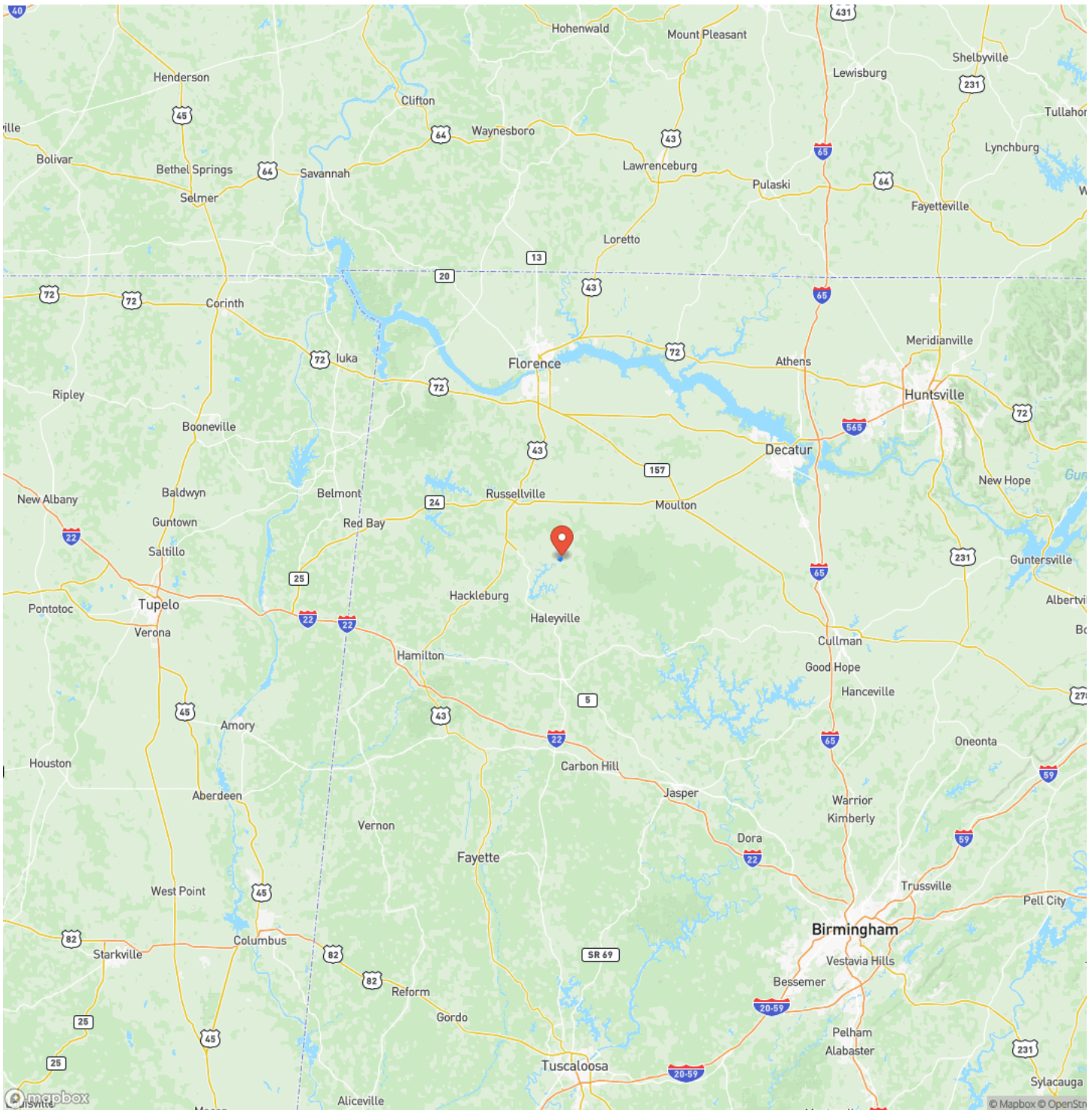
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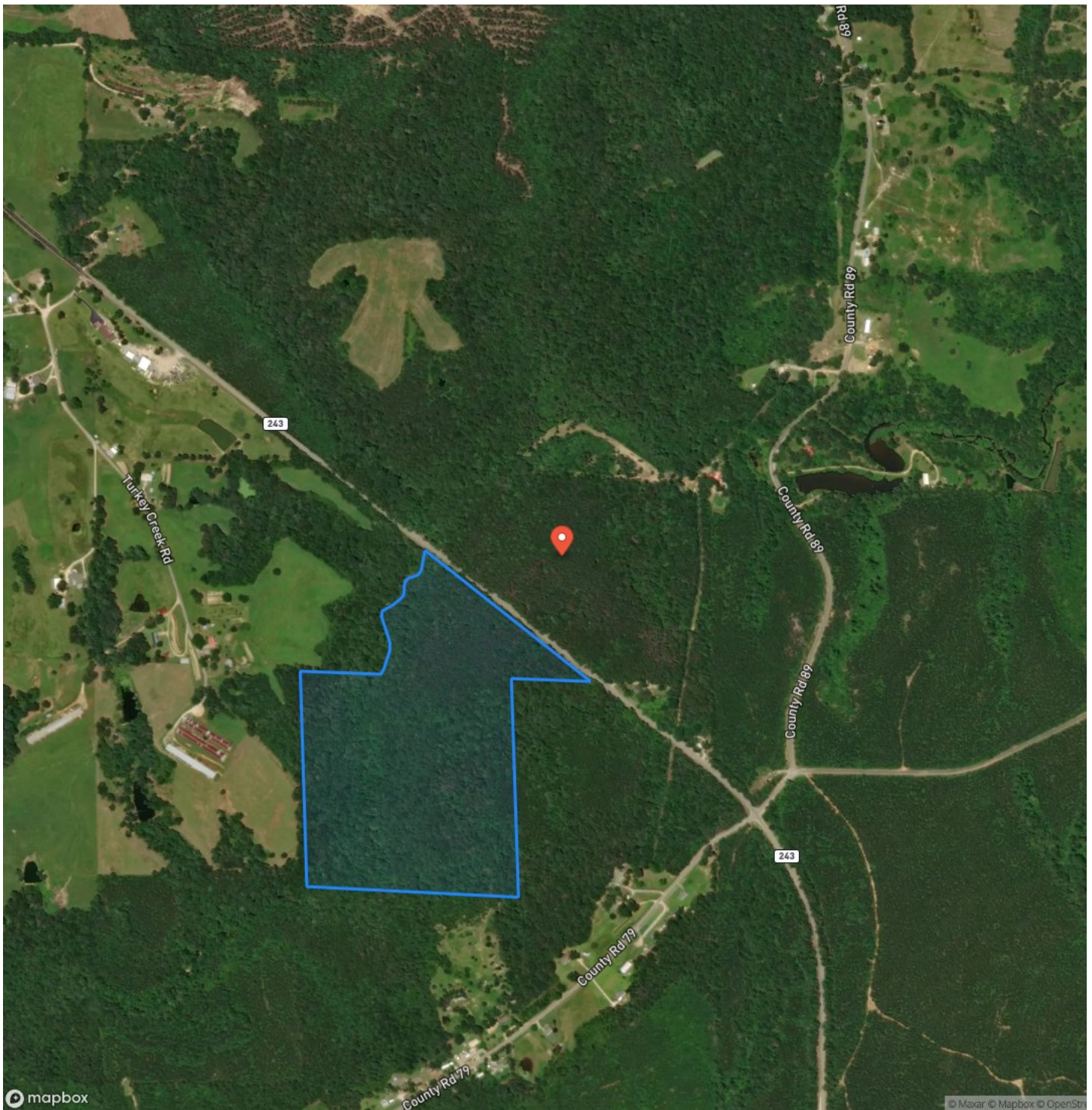
## Locator Map



## Locator Map



## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Jim Greene

## Mobile

(256) 227-4869

## Email

jgreene@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 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.



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**Mossy Oak Properties Southeast Land & Wildlife, LLC**  
1229 Hwy 72 East  
Tuscumbia, AL 35674  
(256) 345-0074  
[MossyOakProperties.com](http://MossyOakProperties.com)

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