

Winston County Boone Creek 241 Acre
County Road 41
Addison, AL 35540

\$545,000
241.460± Acres
Winston County



**Winston County Boone Creek 241 Acre
Addison, AL / Winston County**

SUMMARY

Address

County Road 41

City, State Zip

Addison, AL 35540

County

Winston County

Type

Hunting Land, Recreational Land, Residential Property, Undeveloped Land

Latitude / Longitude

34.2657 / -87.1711

Taxes (Annually)

233

Acreage

241.460

Price

\$545,000

Property Website

<https://www.mossyoakproperties.com/property/winston-county-boone-creek-241-acre-winston-alabama/39088/>



Winston County Boone Creek 241 Acre Addison, AL / Winston County

PROPERTY DESCRIPTION

Tract 8026 is in Winston County, AL and is located several miles North of Addison, AL. This tract is an excellent hunting and recreational tract. There is also residential potential with utilities available. With good food sources, water sources, and bedding areas, the wildlife in this area is abundant. There are several acres of established green fields and room to add additional fields and many opportunities to hunt. Boone Creek runs through this 241+/- acre property providing good water sources for wildlife, as well as 68+/- acres of mature timber in stream management zones that provide an excellent food source. There is also an extensive road and trail system through the property.

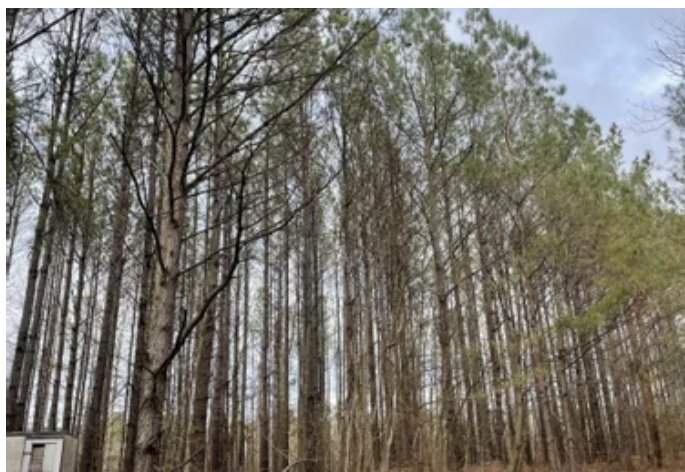
This tract is also a great timber investment. The plantation pine on this tract has been professionally managed over the years. With 14+/- acres of 21 year-old loblolly pines, 155+/- acres of 15-year old loblolly pines, this tract will give the buyer a good stream of income.

Conveniently located 5 miles North of Addison, 25 miles from Cullman, 30 miles from Decatur, and 55 miles from Huntsville, commutes to town can be made with ease.

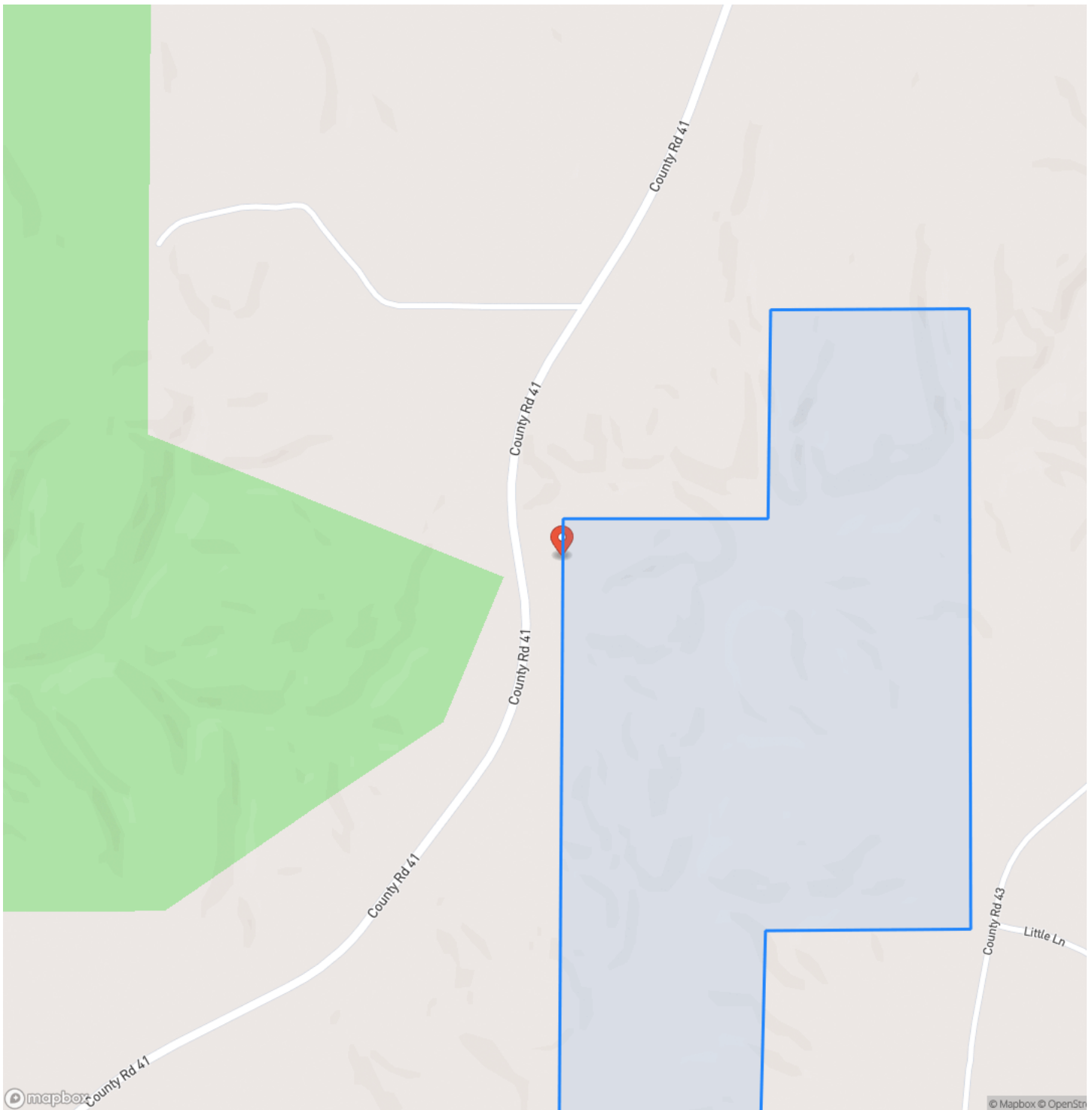
Shown by appointment only. For additional information or to set up a time to view the property, call/text Jim Greene at [\(256\) 227-4869](tel:2562274869)



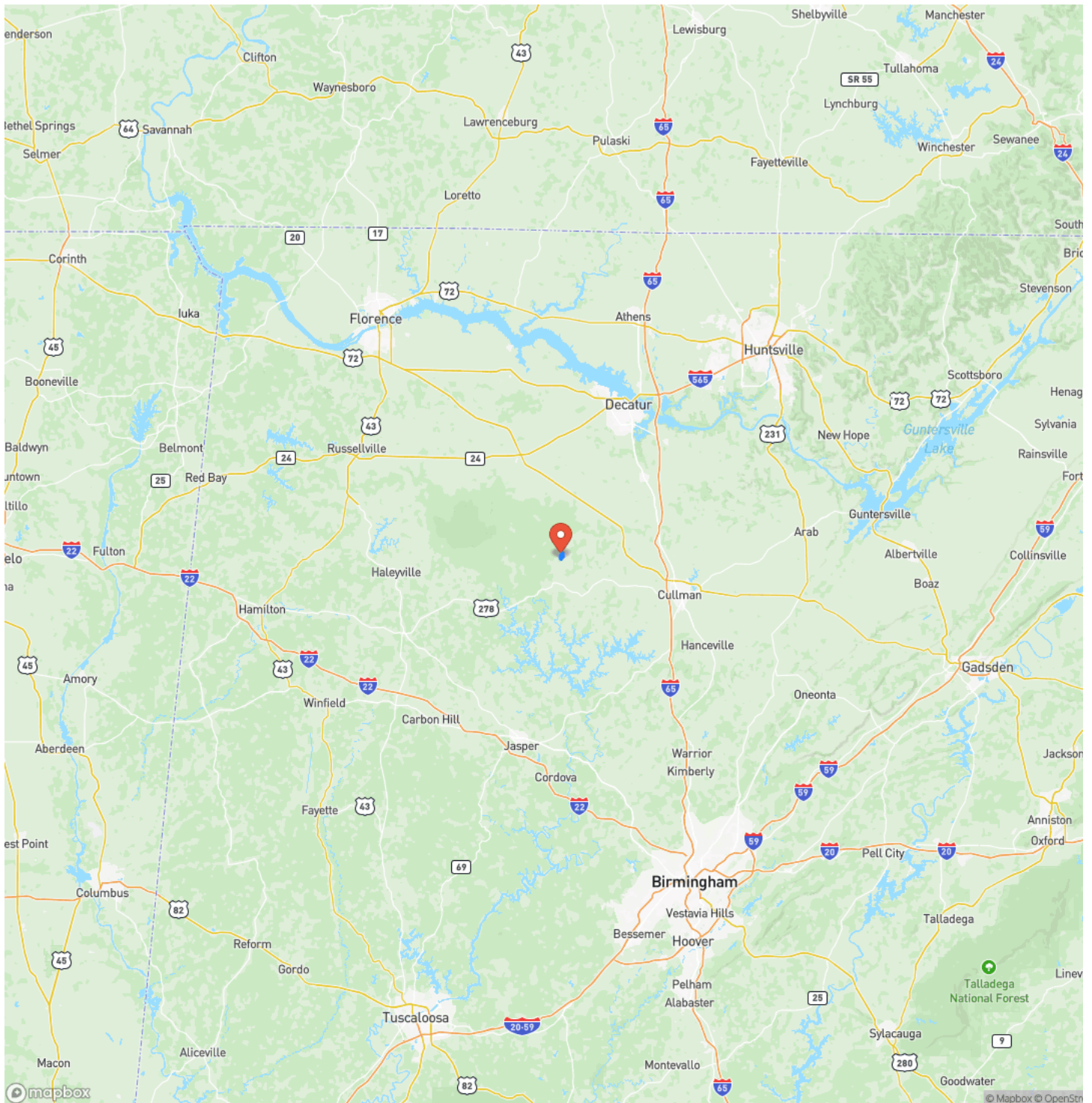
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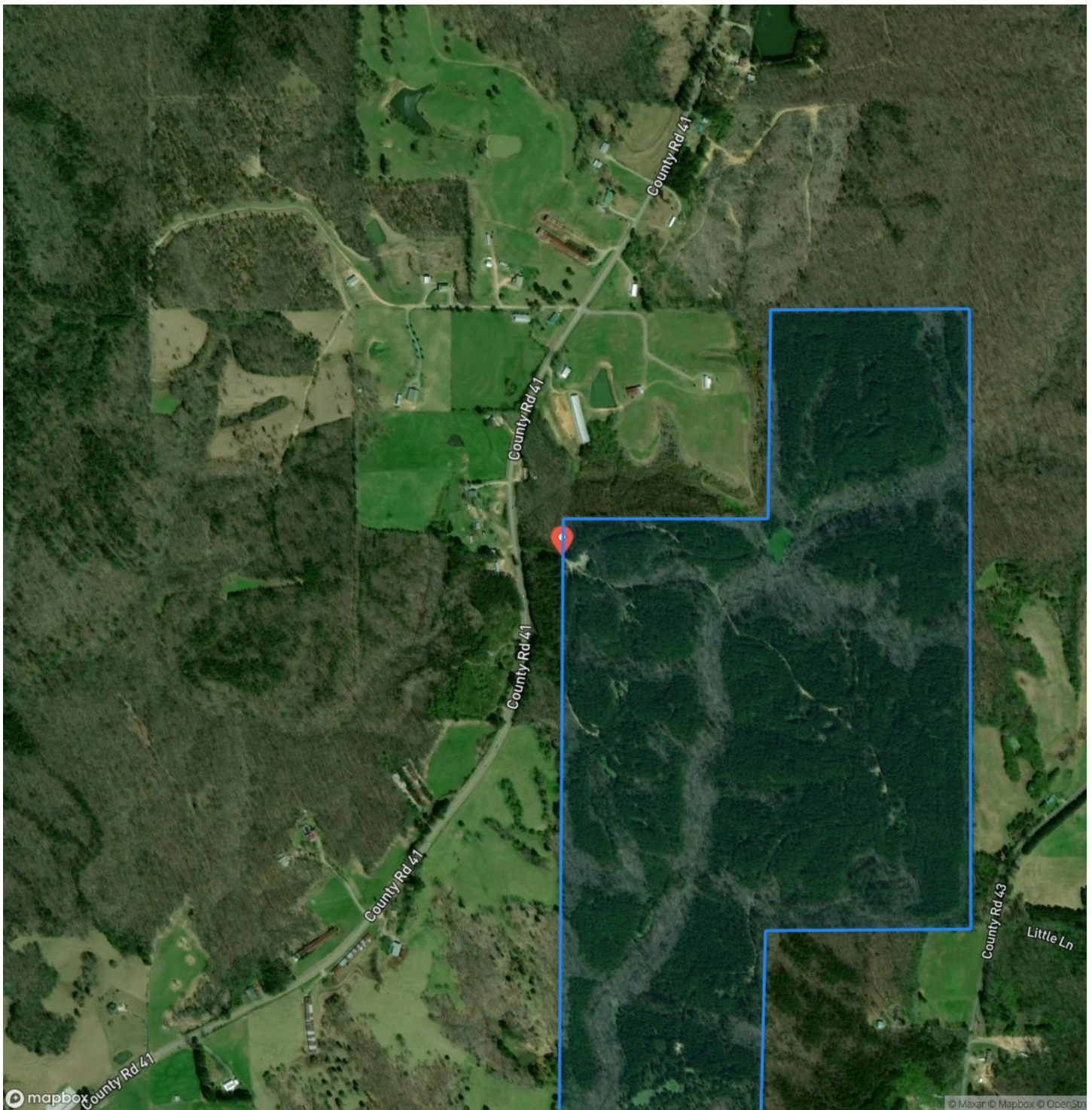
Locator Map



Locator Map



Satellite Map



**Winston County Boone Creek 241 Acre
Addison, AL / Winston County**

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

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MORE INFO ONLINE:

MossyOakProperties.com

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DISCLAIMERS

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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 relation 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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