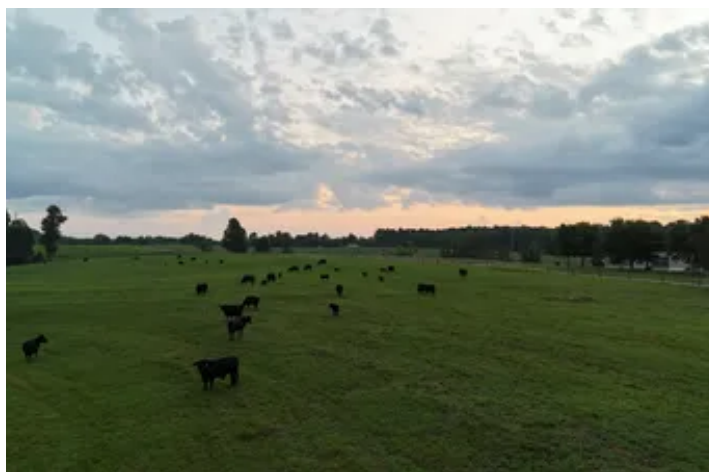


**345 +/- Acre Franklin County, AL Turnkey Cattle
Operation**
County Road 6
Haleyville, AL 35565

\$3,900,000
345± Acres
Franklin County



345 +/- Acre Franklin County, AL Turnkey Cattle Operation Haleyville, AL / Franklin County

SUMMARY

Address

County Road 6 null

City, State Zip

Haleyville, AL 35565

County

Franklin County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Timberland, Horse Property, Single Family, Business Opportunity

Latitude / Longitude

34.323854 / -87.555263

Taxes (Annually)

\$4,100

Dwelling Square Feet

2,488

Bedrooms / Bathrooms

2 / 2

Acreage

345

Price

\$3,900,000

Property Website

<https://www.mossyoakproperties.com/property/345-acre-franklin-county-al-turnkey-cattle-operation/franklin/alabama/85998/>



345 +/- Acre Franklin County, AL Turnkey Cattle Operation Haleyville, AL / Franklin County

PROPERTY DESCRIPTION

345 +/- Acre Franklin County, AL Turnkey Cattle Operation. Complete custom brick home, cattle herd, like new equipment, workshop, warehouse, hay barns, new fencing, living quarters for farm hands, and much more.

The Home

Constructed in 1970, the 2,488 sq. ft. brick home features 2 bedrooms and 2 bathrooms with a complete basement. The house was completely remodeled in 2023.

Farm Hand Living Quarters

16 x 80 mobile home with a 12 x 32 room addition and deck.

The Land

The farm includes approximately 235 acres of rolling pasture, recently fenced and cross-fenced with extra-heavy duty material, with two working cattle pens and feeding areas. Roughly 110 acres of mature timberland provide excellent wildlife habitat and long-term value. With 7 ponds covering over 9 acres, half a mile of Posey Creek and a stream, water is never in short supply. The pastures are well maintained and produce over 600 round hay bales annually.

Buildings

- 60 x 254 metal building, with 1848 sq ft office. Building has concrete floors, insulated, 3 phase power and LED lighting.
- 144 x 200 metal building, concrete floor, power and lighting.
- 40 x 112 metal building, concrete floor, insulated walls and ceiling, power and lighting.
- 40 x 110 Hay Shed

The Following livestock and equipment is available for purchase as well:

The Cattle Herd

- 120 Pure Bred Angus cows and multiple calves. All cows are 5 years old or younger.
- 4 Registered Brangus

Equipment

- Equipment
- (2) John Deere 6120 M Less than 100 hours
- John Deere 6130 M 650 Hours
- Massey Ferguson 265 tractor
- Kubota SVL 97 skid steer
- Kubota lawn mower
- Kubota UTV Cab
- Kubota UTV no Cab
- Caterpillar D5C
- Track Hoe
- Brand new John Deere Hay Bailer
- 10 Wheel Hay Rack
- Krone 4 basket tedder
- Kune disc mowers
- 150 gallon
- 750 gallon sprayer
- Multiple Stock Trailers, equipment, trailers, and utility trailers
- Skid Steer attachments

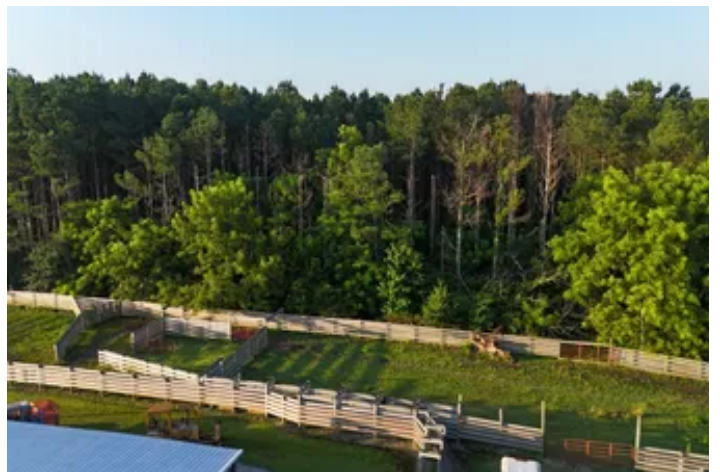
Feed mixer
Tractor attachments
Misc tools

Located just 30 minutes from both Russellville and Moulton, AL, and 90 minutes from Huntsville, Birmingham or Tuscaloosa.

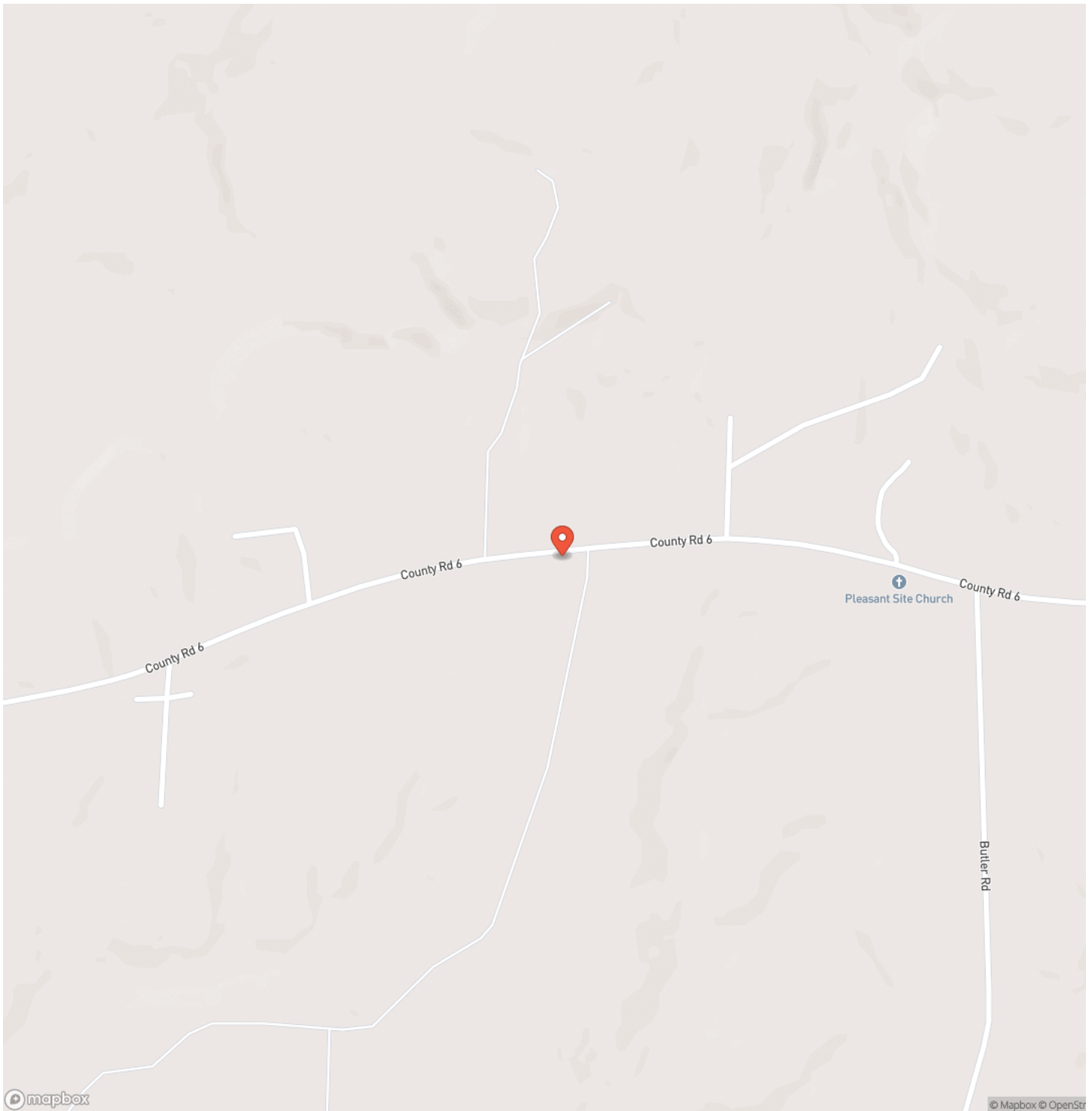
Call Jim Greene at 256.227.4869 for your own private showing.



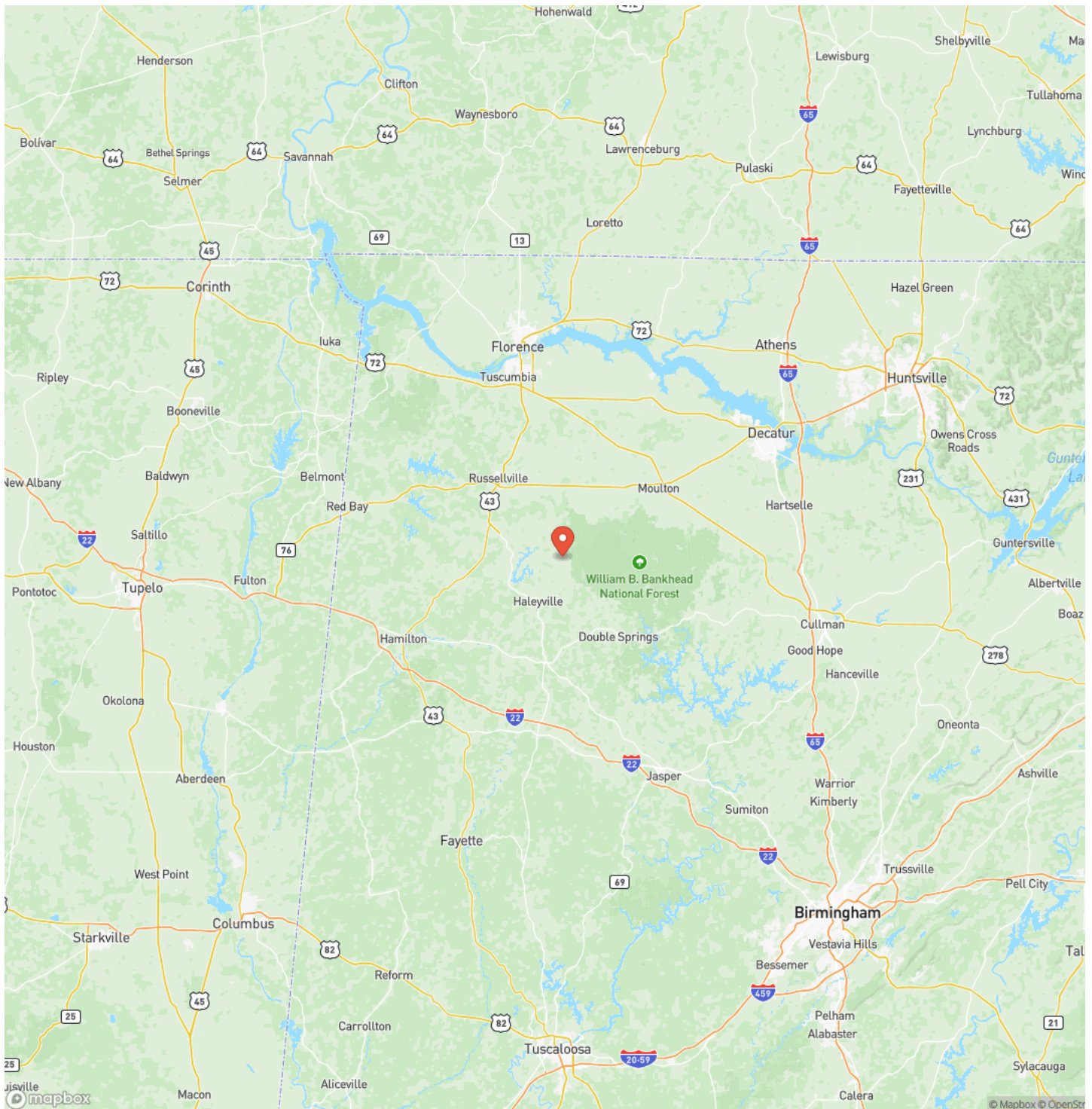
345 +/- Acre Franklin County, AL Turnkey Cattle Operation
Haleyville, AL / Franklin County



Locator Map



Locator Map



Satellite Map



345 +/- Acre Franklin County, AL Turnkey Cattle Operation Haleyville, AL / Franklin 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



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.



<https://www.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

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Tuscumbia, AL 35674

(256) 345-0074

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