

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

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



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Haleyville, AL / Franklin County**

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**SUMMARY**

**Address**

County Road 6

**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.mossoakproperties.com/property/345-acre-franklin-county-al-turnkey-cattle-operation/franklin/alabama/85998/>



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### **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

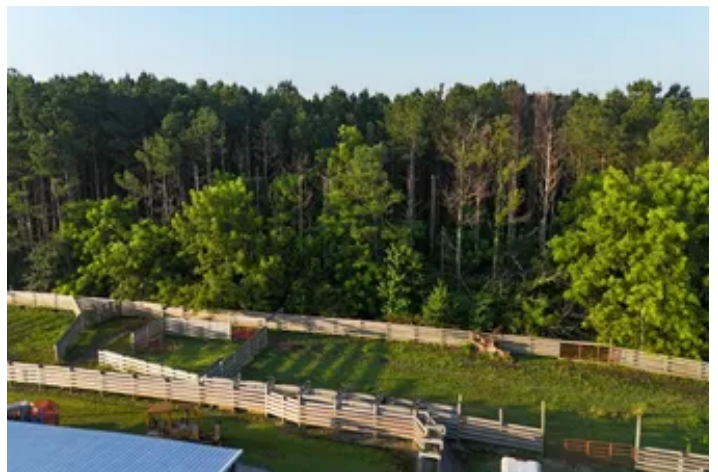
Feed mixer  
Tractor attachments  
Misc tools

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

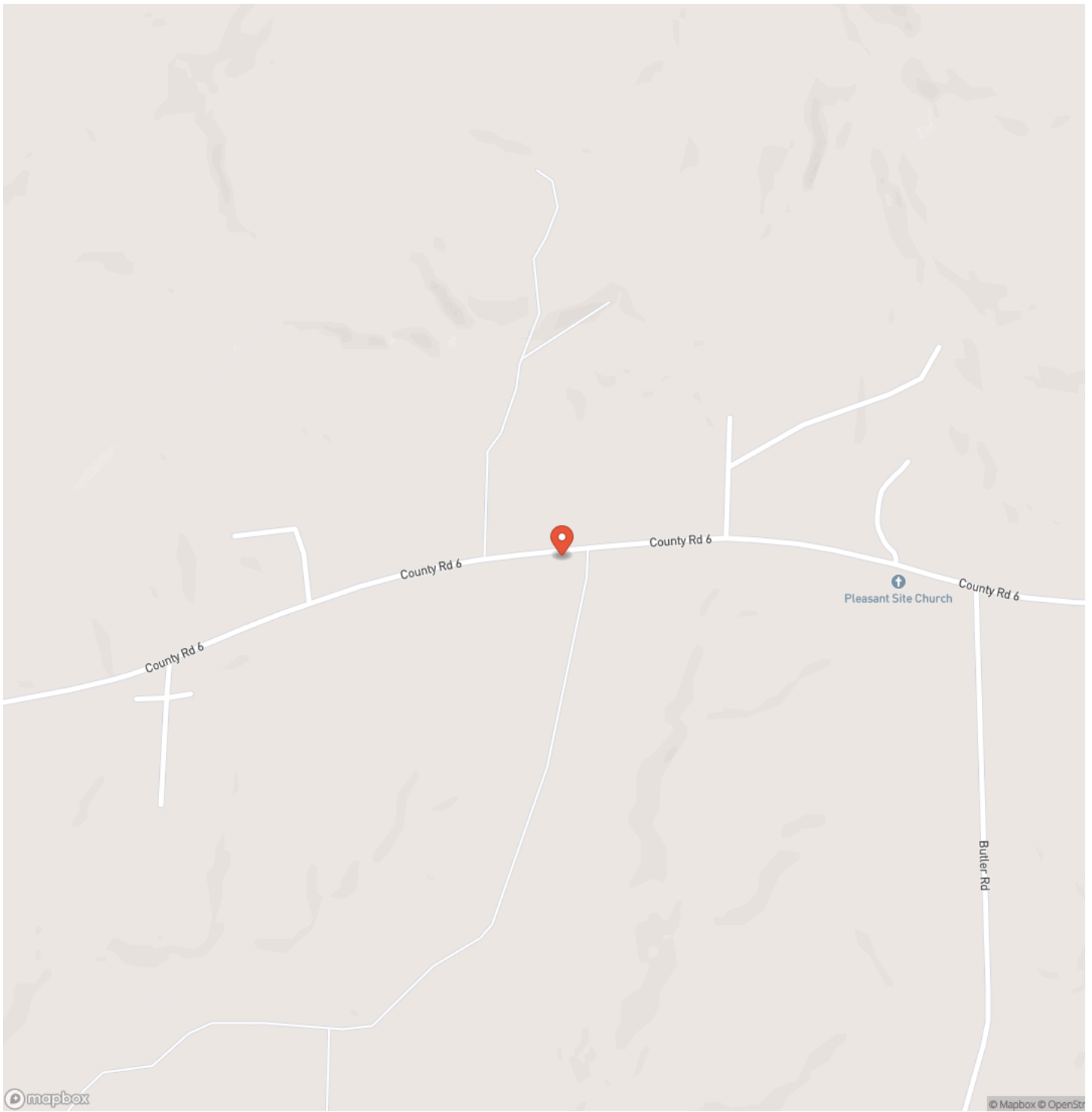
Call Jim Greene at 256.227.4869 for your own private showing.



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## Locator Map





## Satellite Map







## **DISCLAIMERS**

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