

Colbert County 9 +/- acre Mini-Farm
6605 County Line Road
Leighton, AL 35646

\$150,000
9± Acres
Colbert County



Colbert County 9 +/- acre Mini-Farm
Leighton, AL / Colbert County

SUMMARY

Address

6605 County Line Road null

City, State Zip

Leighton, AL 35646

County

Colbert County

Type

Farms, Timberland, Hunting Land, Horse Property

Latitude / Longitude

34.66936 / -87.529125

Acreage

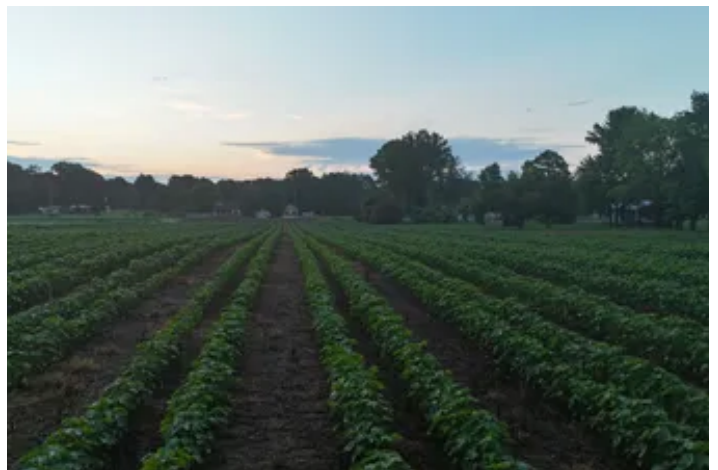
9

Price

\$150,000

Property Website

<https://www.mossyoakproperties.com/property/colbert-county-9-acre-mini-farm/colbert/alabama/112422/>



Colbert County 9 +/- acre Mini-Farm
Leighton, AL / Colbert County

PROPERTY DESCRIPTION

This 9 ± acre tract in Colbert County brings incredible opportunities in one of the most desirable areas in North Alabama.

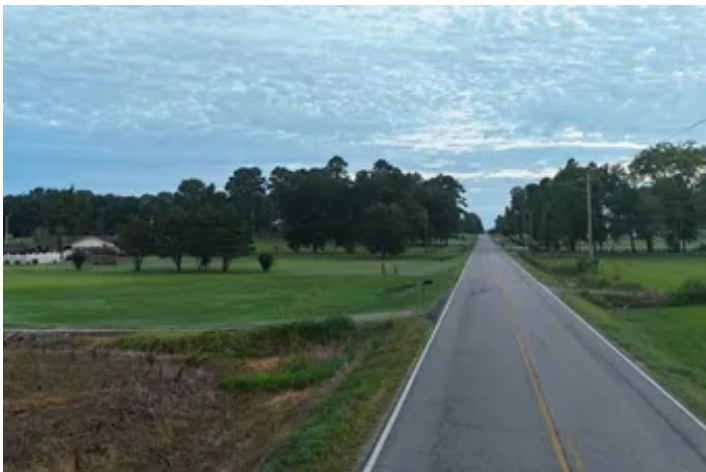
Located just 1 mile south of Highway 20 and 1 Mile north of Highway 157 this property is convenient to Muscle Shoals (15 minutes), Decatur (40 minutes) and Huntsville (1 hour).

The property itself has something for everyone. Currently, there are 5± acres of row crops and the rest mature hardwoods. Spectacular views greet you at the entrance to the property along County Line Road. The land could easily be converted to pastureland for your own mini-farm. For the outdoor enthusiast, wildlife is abundant on this property and the surrounding area. Make this piece of paradise yours!

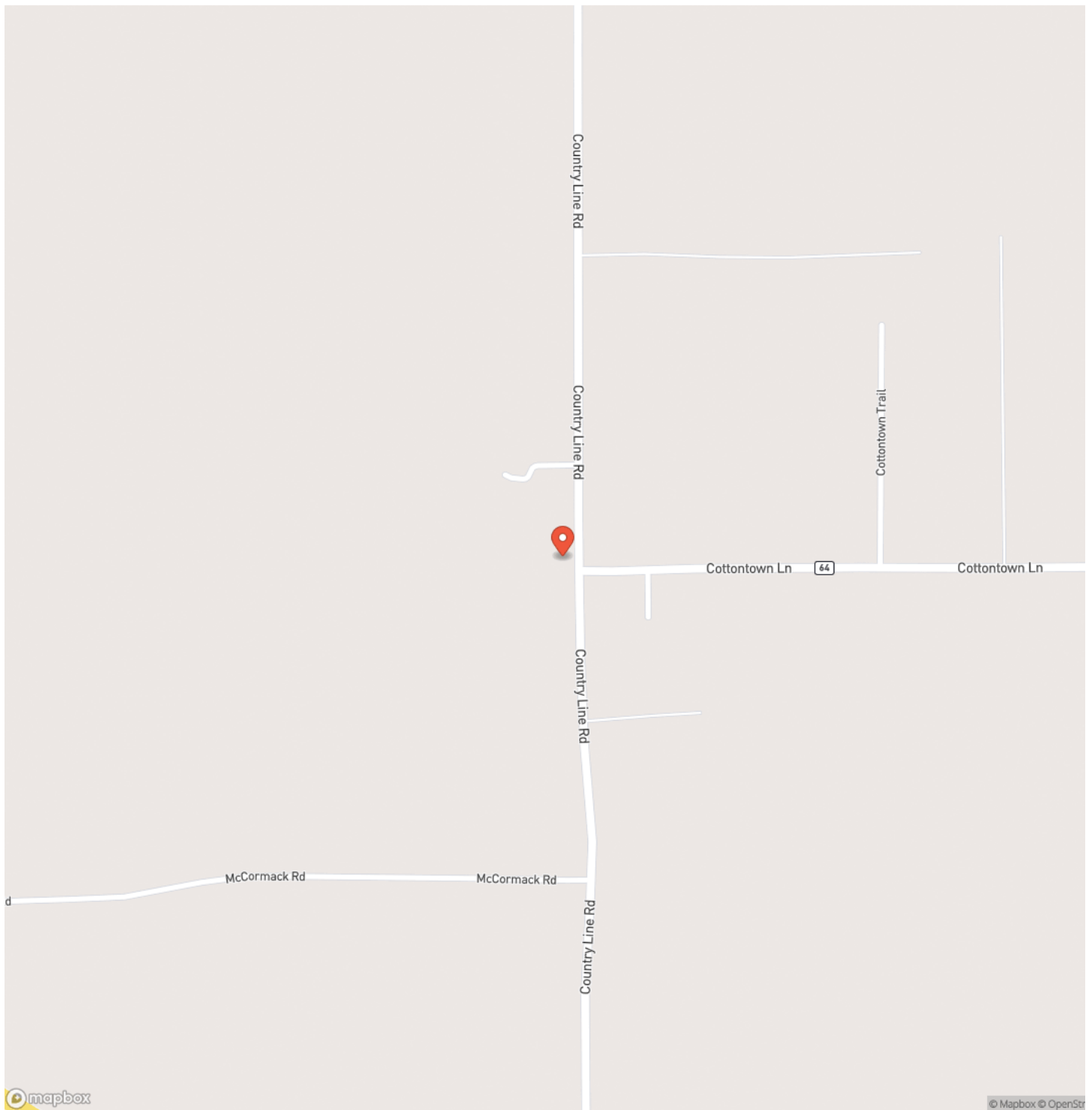
Shown by Appointment Only. For additional information OR to set up a private showing contact Jim Greene at [256.227.4869](tel:256.227.4869) or jgreene@mossyoakproperties.com

Buyer's agent commission is 2% of final sales price.

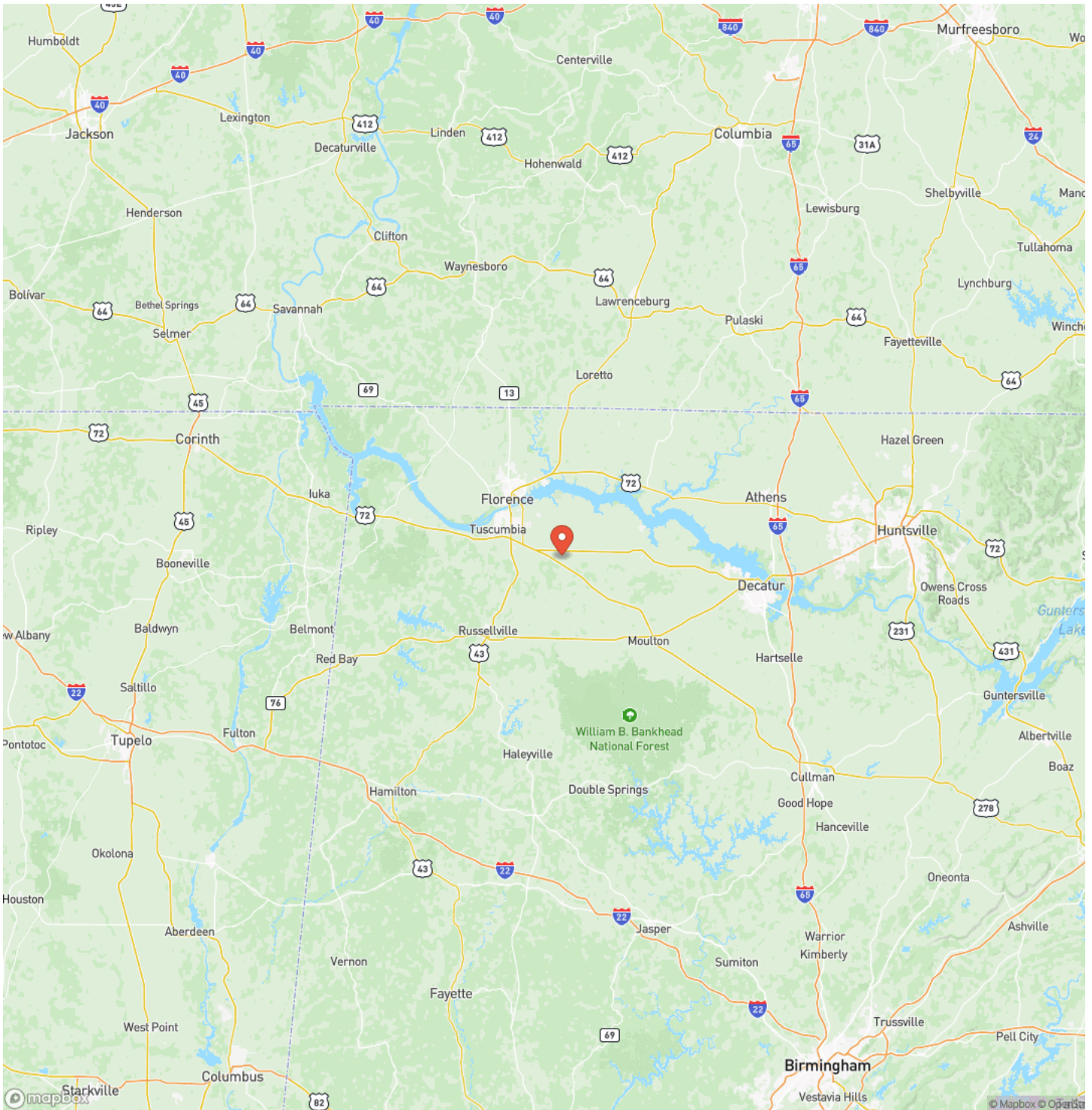
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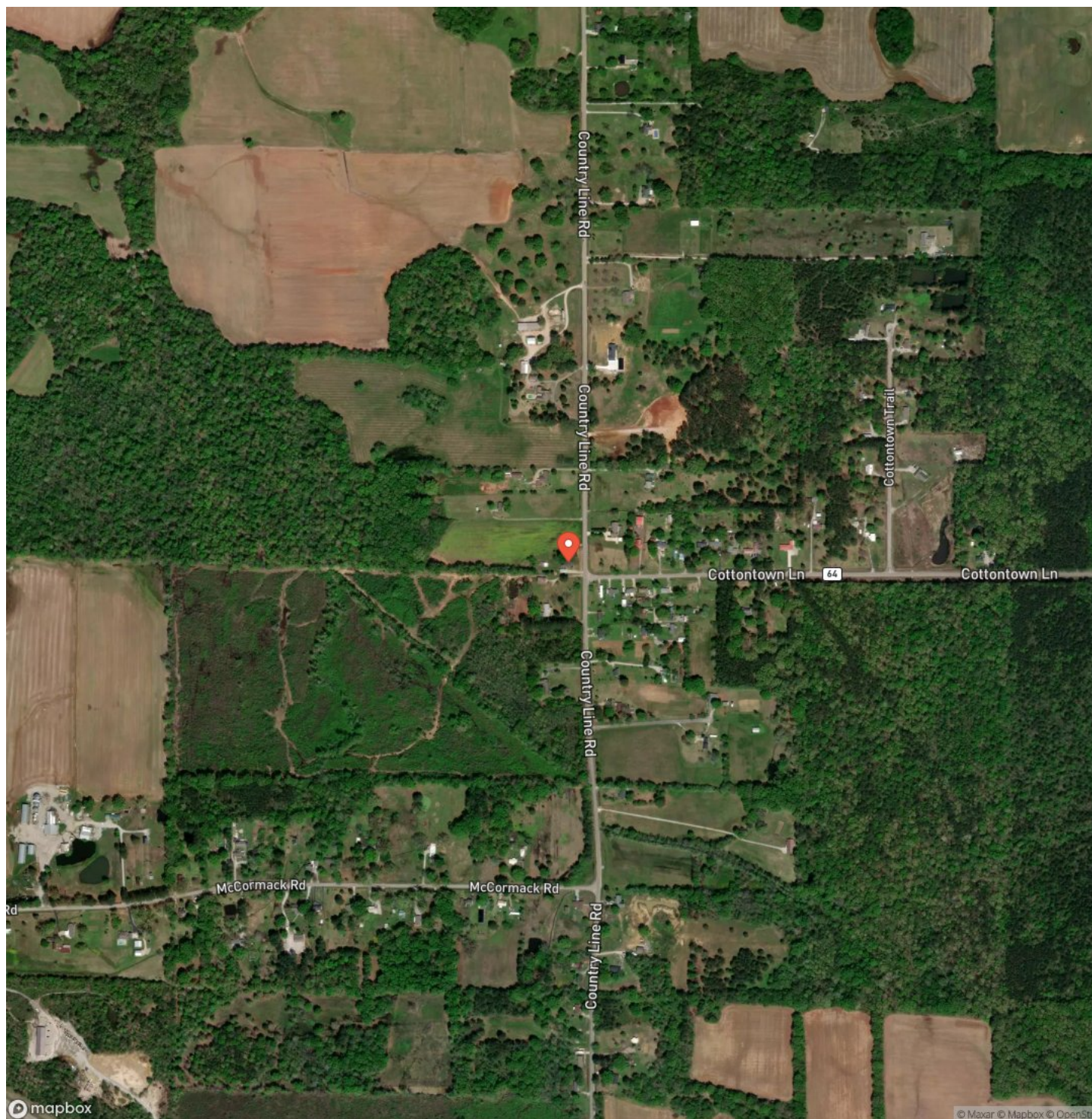
Locator Map



Locator Map



Satellite Map



Colbert County 9 +/- acre Mini-Farm
Leighton, AL / Colbert 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.

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