

Hunt, Fish, and Live on Bear Creek
000 Co Rd 366
Bear Creek, AL 35543

\$119,000
19± Acres
Marion County



Hunt, Fish, and Live on Bear Creek

Bear Creek, AL / Marion County

SUMMARY

Address

000 Co Rd 366

City, State Zip

Bear Creek, AL 35543

County

Marion County

Type

Hunting Land, Recreational Land, Farms, Timberland

Latitude / Longitude

34.2781 / -87.729

Taxes (Annually)

72

Acreage

19

Price

\$119,000

Property Website

<https://www.mossyoakproperties.com/property/hunt-fish-and-live-on-bear-creek-marion-alabama/48533/>



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PROPERTY DESCRIPTION

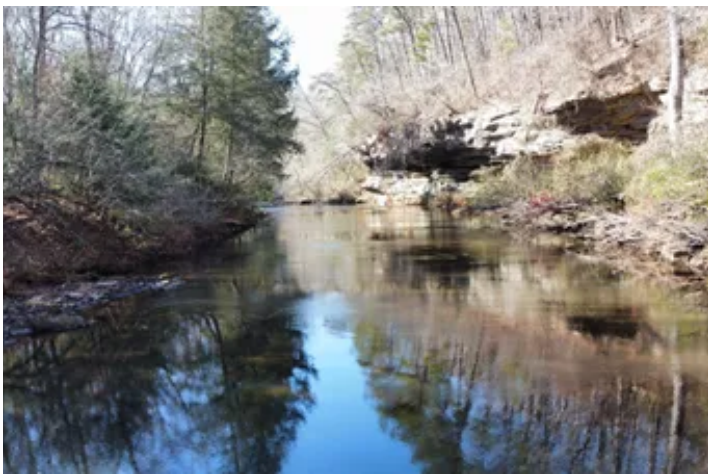
Explore 19 acres of natural beauty along Bear Creek, boasting over 1,800 feet of creek frontage. This property, consisting of 18-20-year-old mixed pine and hardwood timber, offers multiple ideal sites for homes overlooking the creek. Beyond the scenic views, it provides exceptional hunting and fishing opportunities, as well as kayaking and rafting adventures right at your doorstep. Situated in a peaceful rural area, access is easy via a deeded easement from County Road 366, with a utility easement already in place. This is the perfect spot for someone looking to build a forever home or a weekend getaway!

Shown by appointment only!

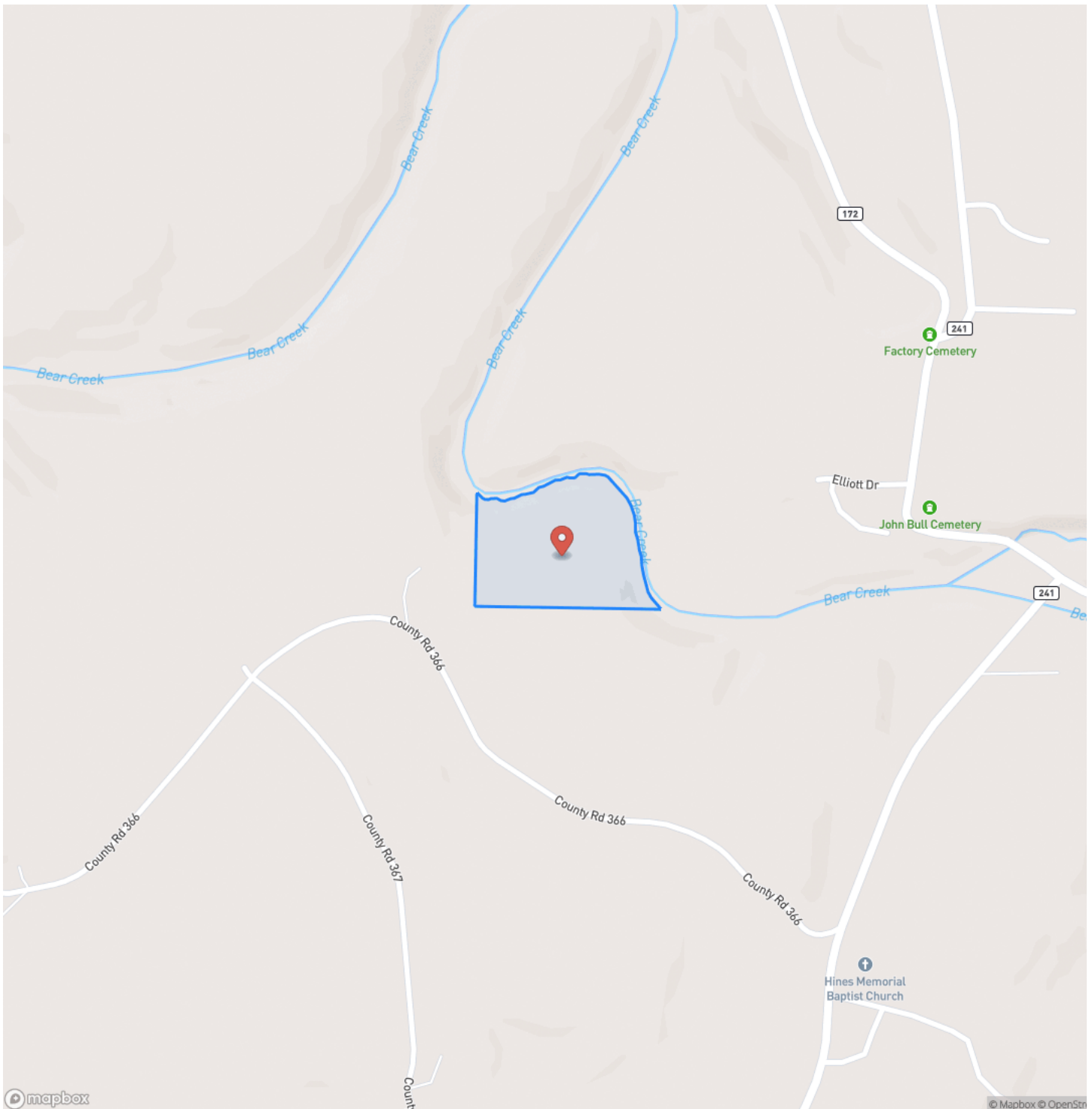
For more information or to schedule a private showing contact local Land Specialist Austin Littrell today at 256.460.1875!



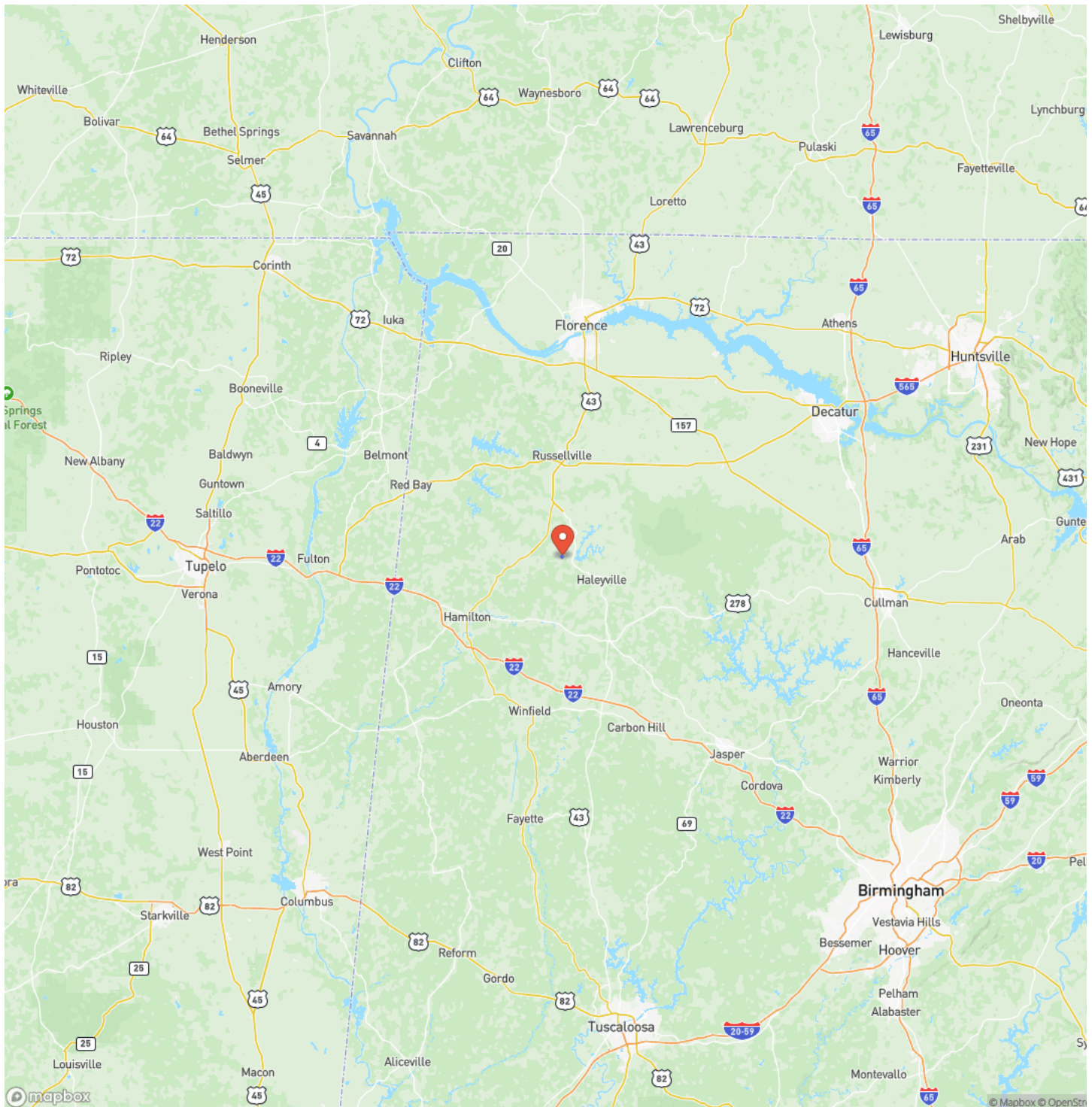
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Locator Map



Locator Map



Satellite Map



Hunt, Fish, and Live on Bear Creek

Bear Creek, AL / Marion County

LISTING REPRESENTATIVE

For more information contact:



Representative

Austin Littrell

Mobile

(256) 460-1875

Office

(256) 460-1875

Email

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Address

1229 Hwy 72 East

City / State / Zip

Tuscumbia, AL 35674

NOTES

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MORE INFO ONLINE:

MossyOakProperties.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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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