

**Cowen Mountain 40**  
000 Co Rd 101  
Moulton, AL 35650

**\$299,000**  
40± Acres  
Lawrence County



**Cowen Mountain 40**  
**Moulton, AL / Lawrence County**

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**SUMMARY**

**Address**

000 Co Rd 101

**City, State Zip**

Moulton, AL 35650

**County**

Lawrence County

**Type**

Undeveloped Land, Hunting Land, Recreational Land, Farms, Timberland

**Latitude / Longitude**

34.454712 / -87.372221

**Taxes (Annually)**

262

**Acreage**

40

**Price**

\$299,000

**Property Website**

<https://www.mossyoakproperties.com/property/cowen-mountain-40-lawrence-alabama/80275/>





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**PROPERTY DESCRIPTION**

Beautiful rural homesite property!

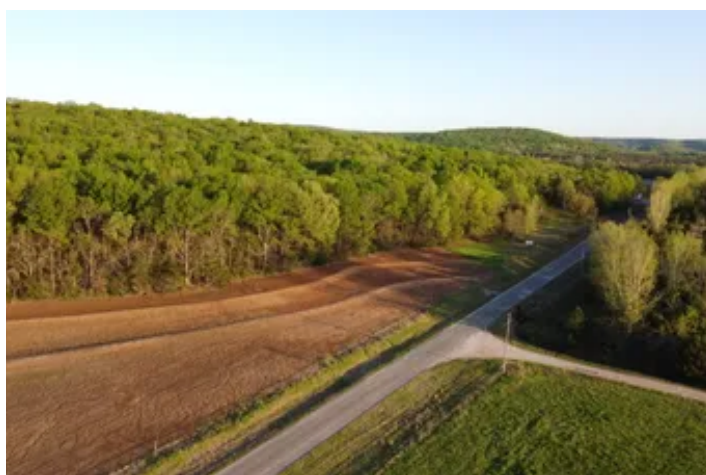
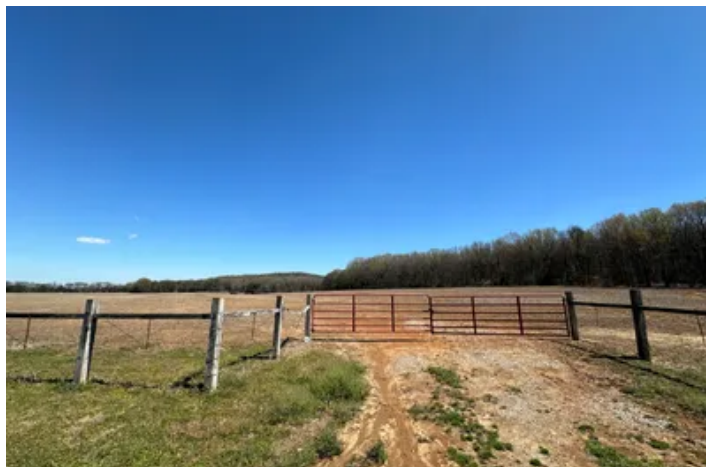
The Cowen Mountain tract features open, productive farmland that could easily be transformed into rolling pasture, ideal for horses, cattle, or hay production. A gently sloping hardwood mountainside provides a dramatic and private backdrop, offering panoramic views and exceptional natural beauty. Located near the end of quiet County Road 101, this property offers privacy with the convenience of paved road access. Utilities—including power, water, fiber, and internet- are readily available on the road, with natural gas nearby, making development for a primary residence or family compound a breeze.

This area is renowned for producing world-class whitetail deer, with multiple trophy bucks taken from neighboring tracts. Whether you envision building a dream home against a mountain backdrop, creating a family legacy property, or simply owning a top-tier recreational retreat, this property offers something for everyone!

For more information or to schedule a private showing, contact Austin Littrell at [256.460.1875](tel:256.460.1875) or email [alittrell@mossyoakproperties.com](mailto:alittrell@mossyoakproperties.com)

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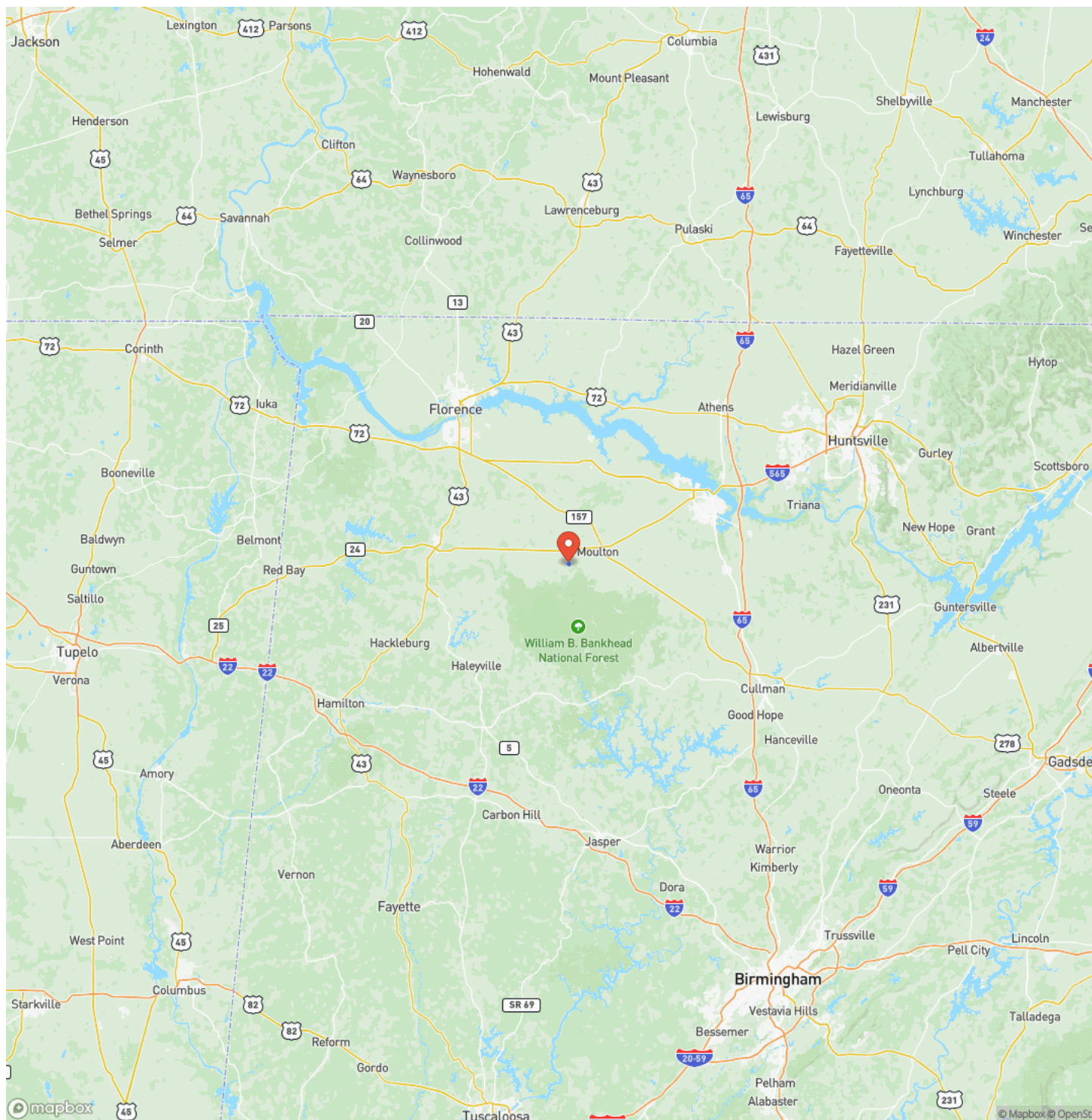


# Locator Map





## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Austin Littrell

## Mobile

(256) 460-1875

## Office

(256) 460-1875

## Email

alittrell@mossyoakproperties.com

**Address**

1229 Hwy 72 East

## City / State / Zip

## NOTES

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## 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.



**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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