

17 Acre Cook Creek Mini Farm
3440 Cook Creek Rd
Russellville, AL 35654

\$128,188
17.560± Acres
Colbert County



17 Acre Cook Creek Mini Farm
Russellville, AL / Colbert County

SUMMARY

Address

3440 Cook Creek Rd

City, State Zip

Russellville, AL 35654

County

Colbert County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land,
Horse Property

Latitude / Longitude

34.603629 / -87.711695

Taxes (Annually)

191

Acreage

17.560

Price

\$128,188

Property Website

<https://www.mossyoakproperties.com/property/17-acre-cook-creek-mini-farm-colbert-alabama/33393/>



17 Acre Cook Creek Mini Farm

Russellville, AL / Colbert County

PROPERTY DESCRIPTION

These 17 acres of well-maintained pastureland and wood lots are tucked away in the rolling hills west of Littleville, Alabama. The property offers unique opportunities for peace and quiet while being less than 15 minutes from the bustling town of Muscle Shoals. The acreage is predominately open pastureland with small wood lots along the branch. Accessed from Cook Creek Road, there are several beautiful building spots tucked back into the farm.

Pasturelands interspersed with large shade trees invite beautiful building sites and is a picturesque property for horses, cattle, and wildlife. The property is partially fenced. The pond and small branch provide plenty of water for the farm animals and the wildlife that call this property home. Utilities are available along Cook Creek Road.

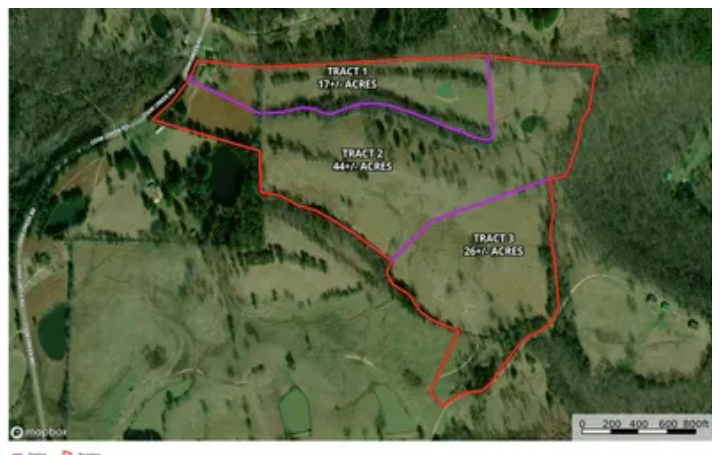
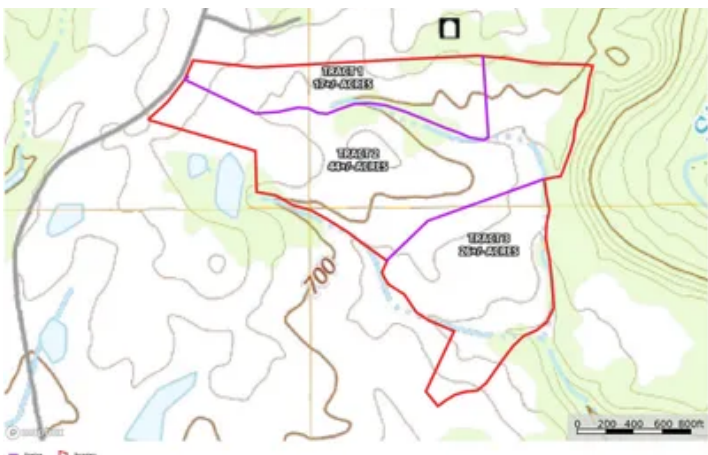
This is a great location in a very nice area that consists of well-kept farms and houses in a community with a good country feel. There are opportunities for numerous building sites, and additional acreage is available.

Located less than 10 minutes from Muscle Shoals and only 10 minutes to Russellville.

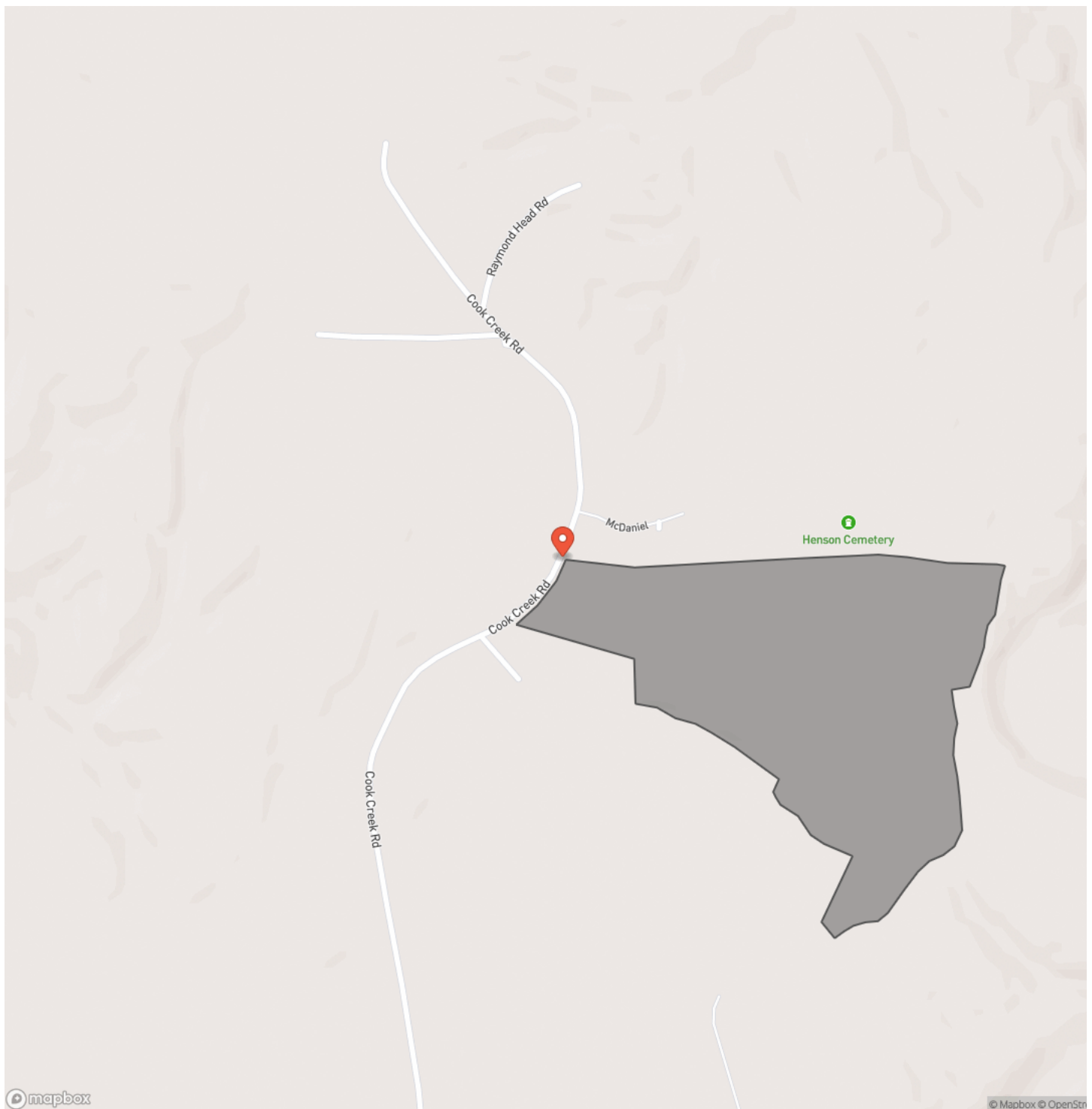
Contact Nathan McCollum at [256-345-0074](tel:256-345-0074) for a private showing.



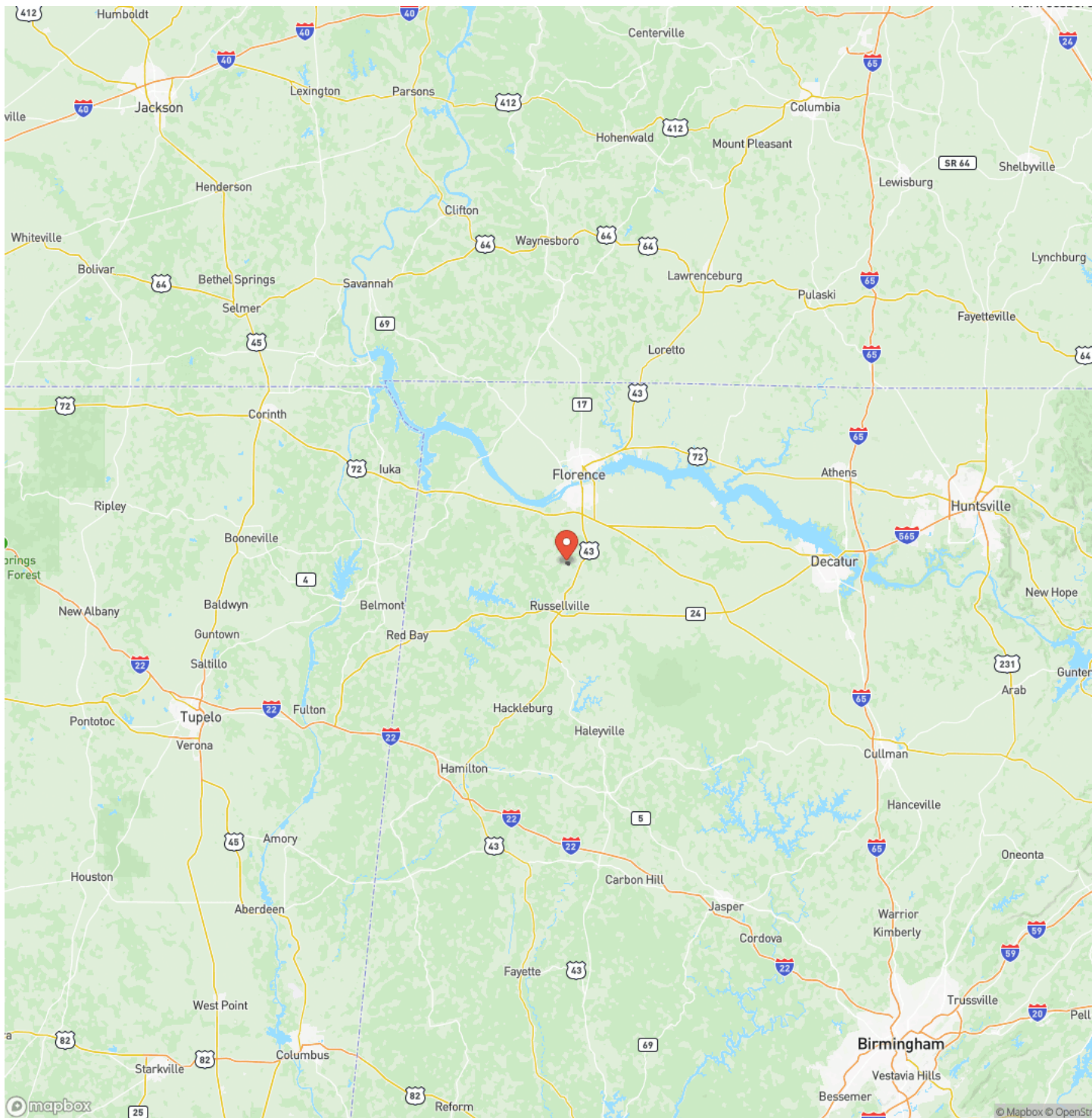
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Locator Map



Locator Map



Satellite Map



17 Acre Cook Creek Mini Farm Russellville, AL / Colbert County

LISTING REPRESENTATIVE

For more information contact:



Representative

Nathan McCollum

Mobile

(256) 345-0074

Email

nmccollum@mossyoakproperties.com

Address

1229 Hwy 72 East

City / State / Zip

Tuscumbia, AL 35674

NOTES



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

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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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