

Spring Valley 40
000 Ricks Cemetery Road
Leighton, AL 35646

\$249,000
40± Acres
Colbert County



Spring Valley 40
Leighton, AL / Colbert County

SUMMARY

Address

000 Ricks Cemetery Road

City, State Zip

Leighton, AL 35646

County

Colbert County

Type

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

Latitude / Longitude

34.661938 / -87.587549

Taxes (Annually)

\$222

Acreage

40

Price

\$249,000

Property Website

<https://www.mossyoakproperties.com/property/spring-valley-40-colbert-alabama/105024/>



Spring Valley 40

Leighton, AL / Colbert County

PROPERTY DESCRIPTION

40± Acres - Colbert County, Alabama

Prime Hunting Tract | Near Muscle Shoals

If you're looking for a turnkey small hunting property in a highly convenient location, this 40± acre tract checks all the boxes. Located off Ricks Cemetery Road and accessed via a deeded easement, the property offers the privacy and seclusion needed for quality hunting while being just minutes from Muscle Shoals, Tuscumbia, and Florence.

The land is covered in mature mixed pine and hardwood timber, providing excellent habitat, bedding cover, and natural food sources for wildlife. A small open area of approximately 3 acres is already in place-ideal for establishing a large food plot to attract and hold deer and turkey. The gently rolling topography allows for easy access throughout the property and multiple stand locations.

With strong populations of whitetail deer, wild turkey, and small game, this tract is well-suited for both seasoned hunters and those looking to develop their own recreational getaway.

Property Highlights:

- 40± acres in Colbert County, Alabama
- Access via deeded easement off Ricks Cemetery Road
- Mature pine and hardwood timber providing excellent habitat
- ~3 acres open-perfect for food plot development
- Gently rolling terrain with great huntability
- Strong deer, turkey, and small game presence
- Private setting with minimal disturbance
- Minutes from Muscle Shoals, Tuscumbia, and Florence

A hard-to-find combination of seclusion, habitat, and location ideal for a dedicated hunting tract or weekend retreat.

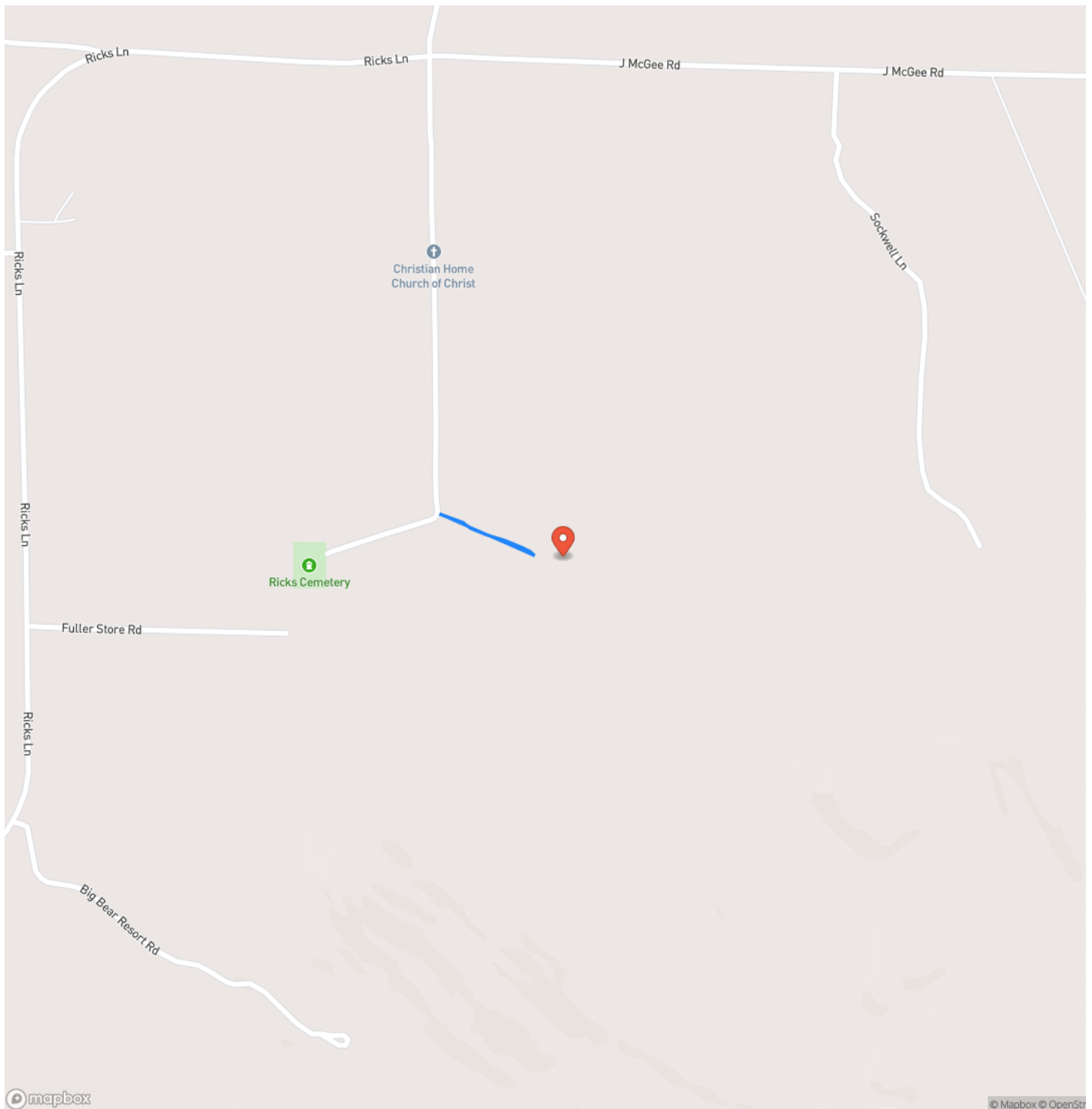
Shown by appointment only!

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

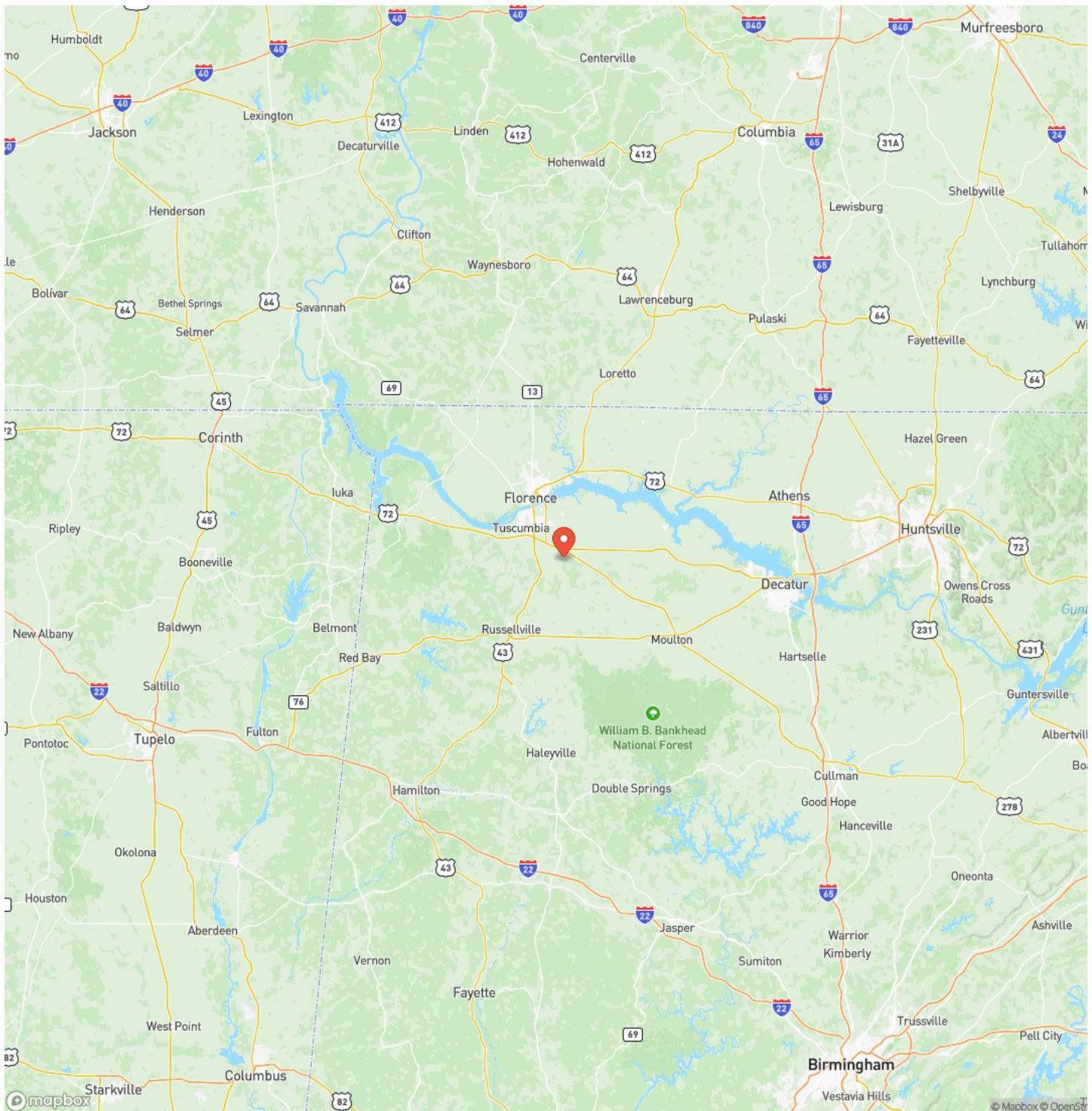
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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1229 Hwy 72 East

City / State / Zip

Tuscumbia, AL 35674

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.



<https://www.mossyoakproperties.com/>

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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