

Upper Bear Creek Lake Farm
430 County Road 54
Haleyville, AL 35565

\$799,000
122± Acres
Winston County



Upper Bear Creek Lake Farm
Haleyville, AL / Winston County

SUMMARY

Address

430 County Road 54

City, State Zip

Haleyville, AL 35565

County

Winston County

Type

Farms, Horse Property, Recreational Land, Ranches, Lakefront,
Hunting Land

Latitude / Longitude

34.284723 / -87.61316

Taxes (Annually)

342

Dwelling Square Feet

1100

Bedrooms / Bathrooms

2 / 1

Acreage

122

Price

\$799,000

Property Website

<https://www.mossyoakproperties.com/property/upper-bear-creek-lake-farm-winston-alabama/88654/>



PROPERTY DESCRIPTION

A rare opportunity to live a farm-to-table lifestyle!

Discover the freedom and beauty of country living with this exceptional 122+/- acre property in Haleyville, AL. Whether you're dreaming of a working cattle farm, barrel racing arena, recreational retreat, or simply a peaceful life surrounded by nature, this versatile property offers endless possibilities.

Charming farmhouse with timeless character!

Nestled on the land is an updated 1100 sq ft 1957 farmhouse featuring: original tongue-and-groove walls and ceilings, harvested from the property. New windows, flooring, and an updated bath. Wood-burning stove for cozy, efficient heating. Covered front porch and attached carport- perfect for relaxing evenings and sunset views.

Land Overview:

88 +/- acres of fenced and cross fenced pasture. 34 +/- acres with mature hardwoods. Water sources include two ponds and a year round creek. 1500+ft of waterfrontage near Quarter Creek boat launch with BCDA right-of-way access to Upper Bear Creek Lake. Located within zone 3 of the Upper Bear Creek Land Management Plan. This property is fully equipped to support all your agricultural or equestrian ambitions.

Equestrian & Farming Facilities include:

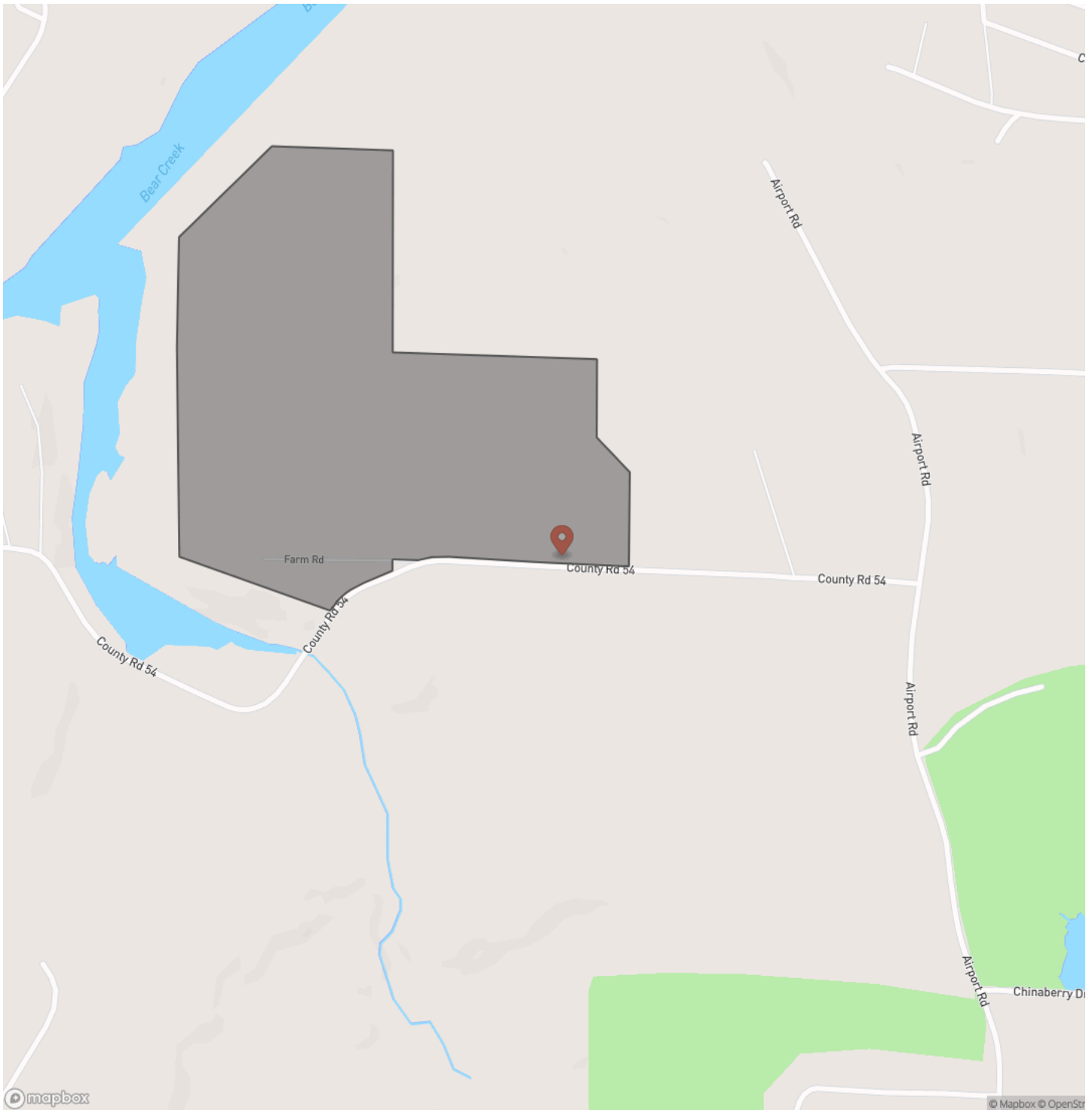
130x180 arena with roping boxes, roping lanes, and multiple fenced horse runs. 60X60 barn with chicken coop, horse stalls, tack and feed room, and loafing shed. 30x70 shop/hay barn, including 20x30 concrete-floored section. An extensive water line system throughout the pasture is fed by a private well and a spring. Multiple working cattle lanes and pens. Whether you're looking to expand your ranching operation, start a homestead, or enjoy the peace and rural life with modern conveniences nearby, this property is a rare gem.

For more information, contact Austin Littrell at 256.460.1875 or email alittrell@mossyoakproperties.com

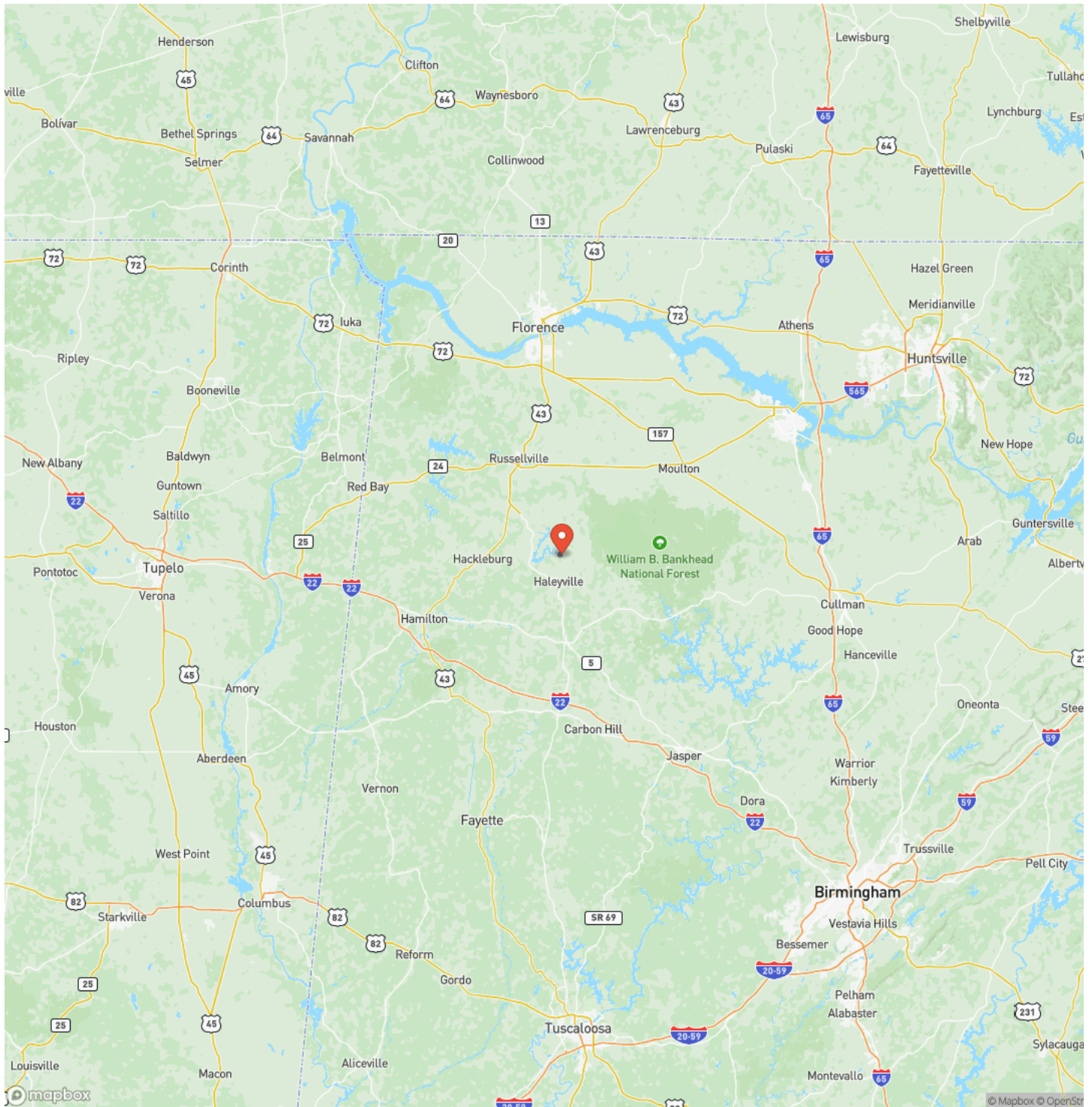
Upper Bear Creek Lake Farm
Haleyville, AL / Winston County



Locator Map



Locator Map



Satellite Map



Upper Bear Creek Lake Farm Haleyville, AL / Winston County

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

[illegible]

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.

Mossy Oak Properties Southeast Land & Wildlife, LLC
1229 Hwy 72 East
Tuscumbia, AL 35674
(256) 345-0074
MossyOakProperties.com

