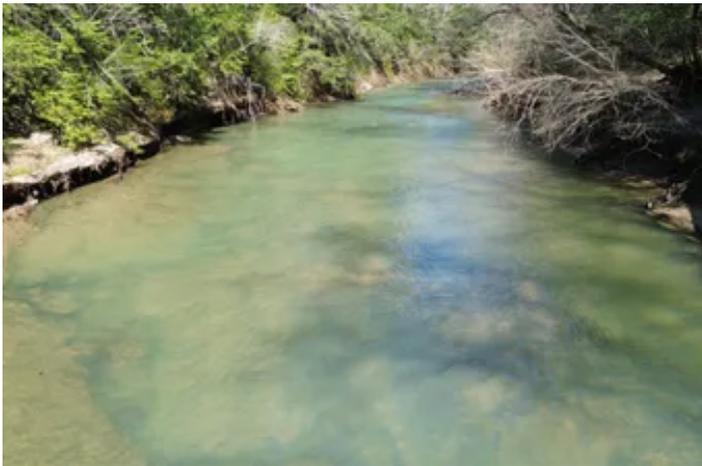


**Sipsey River Retreat**  
000 Caney Creek Road  
Double Springs, AL 35553

**\$199,000**  
40± Acres  
Winston County



**Sipsey River Retreat**  
**Double Springs, AL / Winston County**

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**SUMMARY**

**Address**

000 Caney Creek Road

**City, State Zip**

Double Springs, AL 35553

**County**

Winston County

**Type**

Recreational Land, Riverfront, Hunting Land, Farms, Timberland

**Latitude / Longitude**

34.23869 / -87.377306

**Taxes (Annually)**

\$71

**Acreage**

40

**Price**

\$199,000

**Property Website**

<https://www.mossyoakproperties.com/property/sipsey-river-retreat/winston/alabama/101110/>



## Sipsey River Retreat Double Springs, AL / Winston County

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### **PROPERTY DESCRIPTION**

#### **40± Acres on the Sipsey River - A Rare Bankhead National Forest Retreat**

*Winston County, Alabama*

Tucked deep within the heart of Bankhead National Forest, this 40± acre property offers a rare opportunity to own a truly private piece of North Alabama's most iconic landscape. With approximately 850 feet of frontage along the Sipsey River and additional frontage on Caney Creek, this tract is defined by its water, its seclusion, and its natural beauty.

The land features rolling hills, mature timber, and multiple elevated homesites, each offering peaceful views and the kind of quiet that's becoming harder to find. Whether you envision a secluded cabin overlooking the river or a simple campsite surrounded by hardwoods, this property provides the setting to create something special.

From the moment you step onto the property, it's clear this is a place built for the outdoors. Whitetail deer and wild turkey are abundant, and the combination of river frontage, creek access, and surrounding national forest creates a year-round recreational haven. Spend your days fishing the Sipsey, kayaking its clear waters, exploring miles of nearby trails, or simply enjoying time around camp with family and friends.

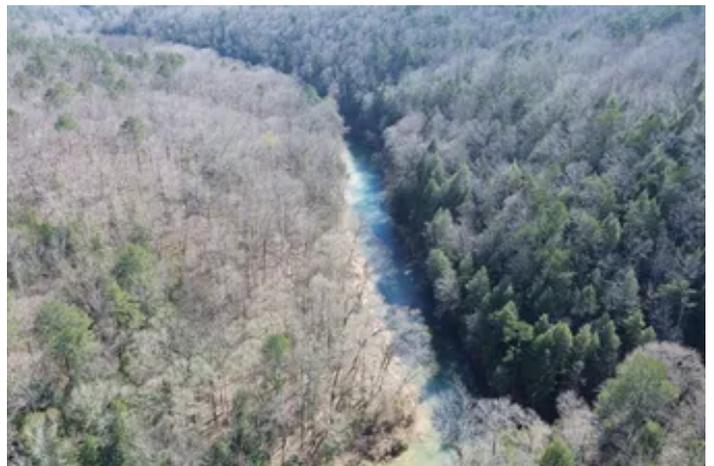
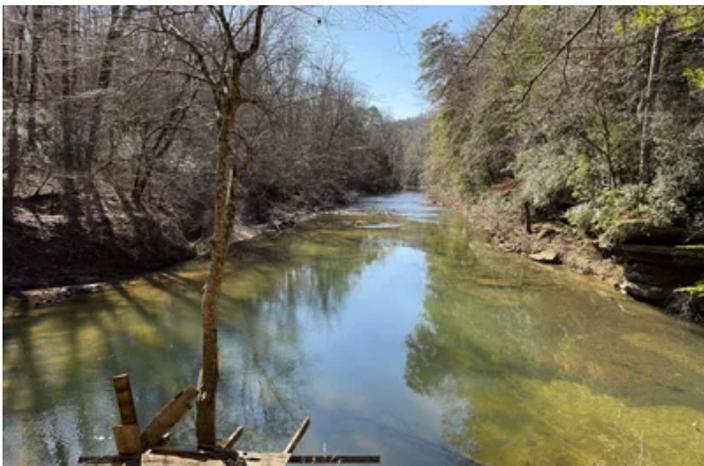
Accessed by a deeded easement off a quiet gravel county road, with utilities available nearby, the property strikes a rare balance between total privacy and practical accessibility.

Located within easy reach of Cullman, Moulton, Decatur, and Huntsville, this is more than just land-it's a place to unplug, invest in experiences, and create lasting memories in one of Alabama's most treasured natural settings.

Properties like this with water, privacy, and a location inside Bankhead National Forest-are increasingly hard to find.

**For more information or to schedule a private viewing, contact Austin Littrell at [256-460-1875](tel:256-460-1875) or email [alittrell@mossyoakproperties.com](mailto:alittrell@mossyoakproperties.com)**

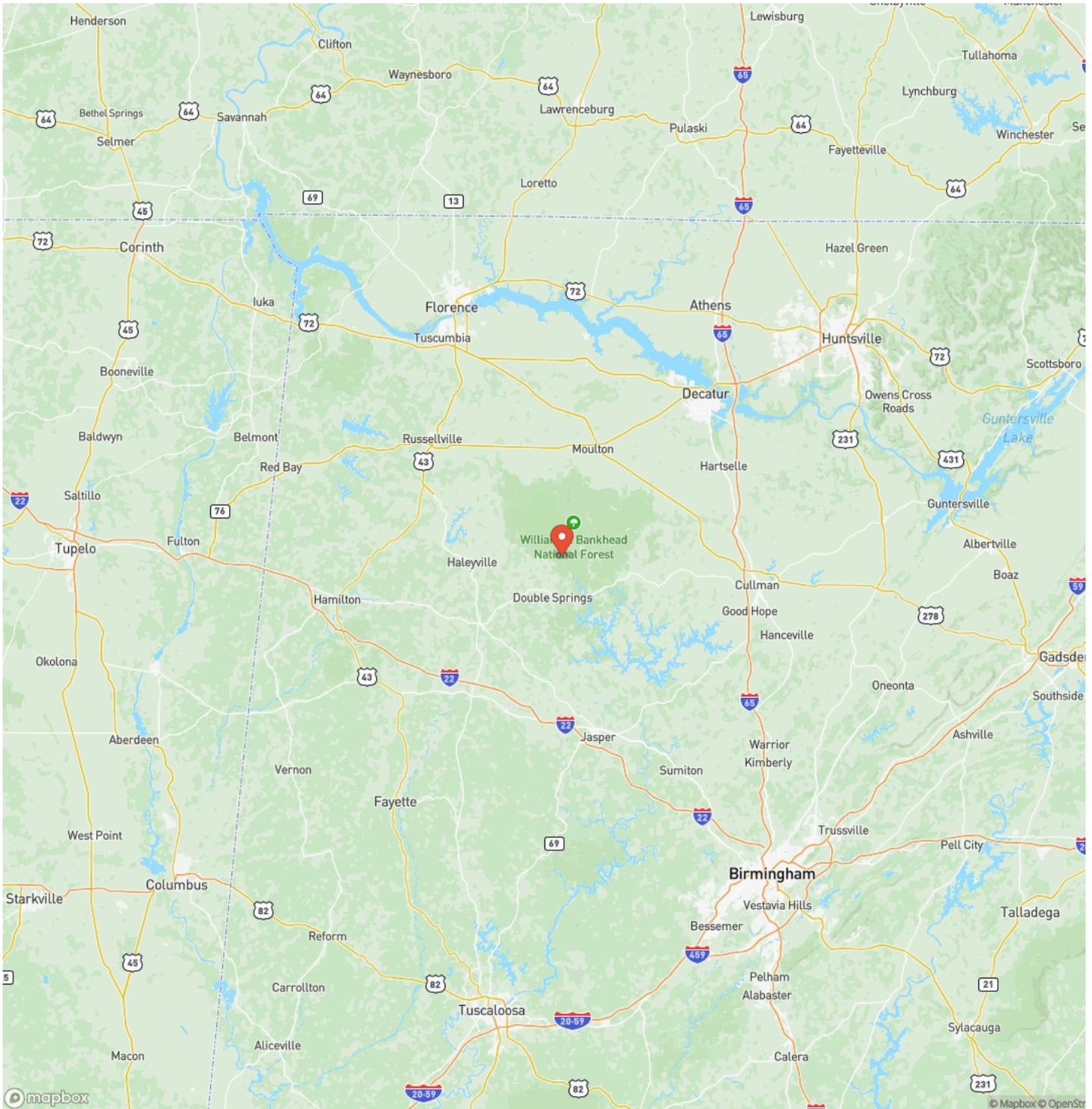
Sipsey River Retreat  
Double Springs, AL / Winston County



## Locator Map



# Locator Map



## Satellite Map







## **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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