

4 Acre Hideaway on Little Bear Creek
US Hwy 43
Phil Campbell, AL 35581

\$49,900
4 +/- acres
Franklin County



4 Acre Hideaway on Little Bear Creek Phil Campbell, AL / Franklin County

SUMMARY

Address

US Hwy 43

City, State Zip

Phil Campbell, AL 35581

County

Franklin County

Type

Residential Property, Lot, Single Family

Latitude / Longitude

34.3689 / -87.7626

Taxes (Annually)

335

Dwelling Square Feet

864

Acreage

4

Price

\$49,900

Property Website

<https://www.mossyoakproperties.com/property/4-acre-hideaway-on-little-bear-creek-franklin-alabama/24373/>



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PROPERTY DESCRIPTION

This beautiful 4 acre hideaway is located on U.S. Highway 43 near Phil Campbell, Alabama. Situated quaintly on Little Bear Creek and Jackson Branch, you will enjoy the relaxing views and the wildlife that are sure to benefit from the luxury of the creek and branch. Overlooking the creek is a small 864 SF house. The house needs a little maintenance but appears livable as it is. Experience the relaxing views in the country and appreciate the convenience of the many amenities in Russellville, which is only 10 miles away. This property is priced to sale and is a great investment opportunity!!

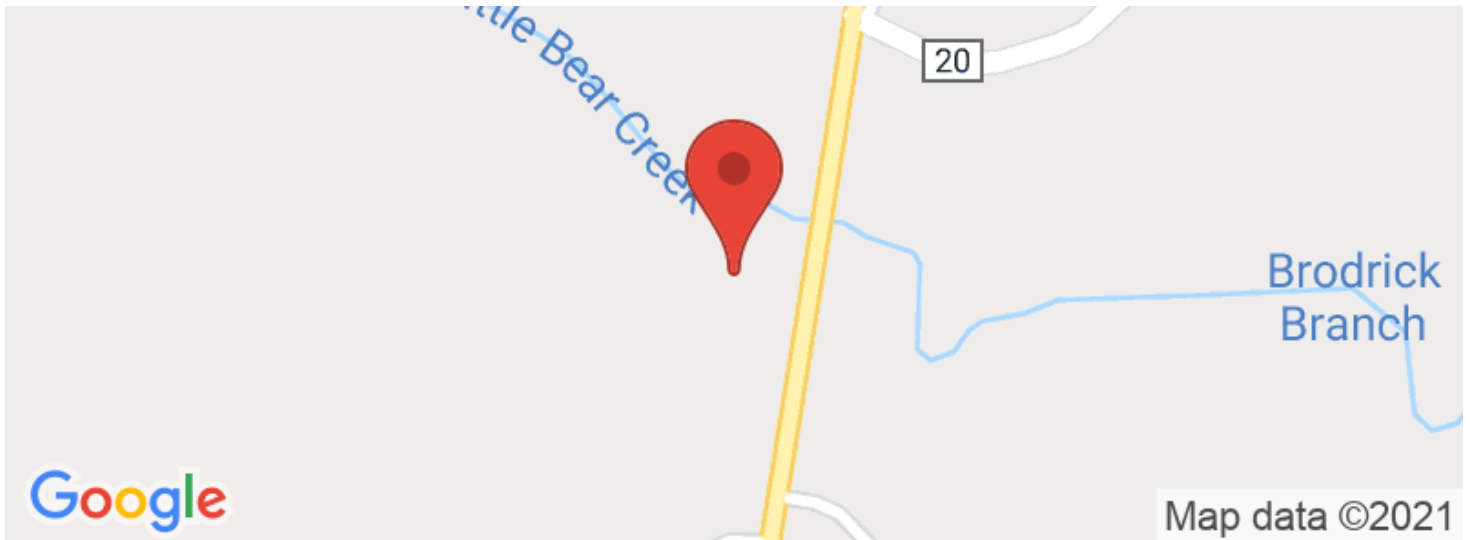
Call or Text Austin Littrell for more information at 256-460-1875.



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Locator Maps



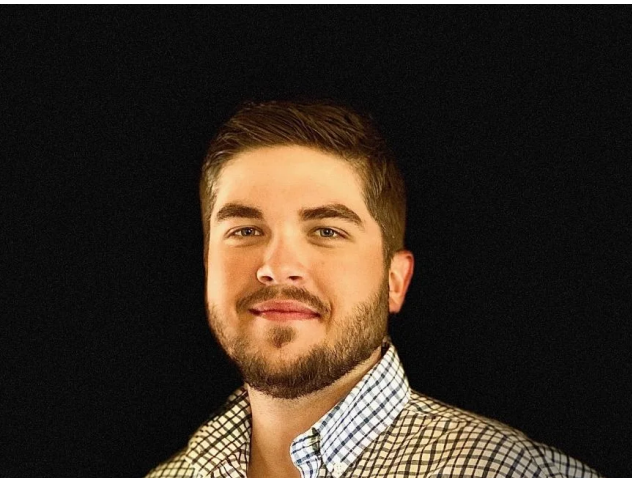
Aerial Maps



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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

Tuscumbia, AL 35674

NOTES



This image shows a blank 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.



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

