

Phil Campbell 40
000 College Road
Phil Campbell, AL 35581

\$118,000
40± Acres
Franklin County



Phil Campbell 40
Phil Campbell, AL / Franklin County

SUMMARY

Address

000 College Road

City, State Zip

Phil Campbell, AL 35581

County

Franklin County

Type

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

Latitude / Longitude

34.344724 / -87.721111

Taxes (Annually)

55

Acreage

40

Price

\$118,000

Property Website

<https://www.mossyoakproperties.com/property/phil-campbell-40-franklin-alabama/65794/>



PROPERTY DESCRIPTION

Excellent 40+/- acre hunting tract with residential potential!

These 40 acres located along College Road in Phil Campbell, Alabama would be a great recreational property with the added benefit of being a solid timber investment. The property consists of mixed timber, most of which is mature and ready for harvest. Timber species include white oak, red oak, poplar, hickory, and pine with several others mixed in.

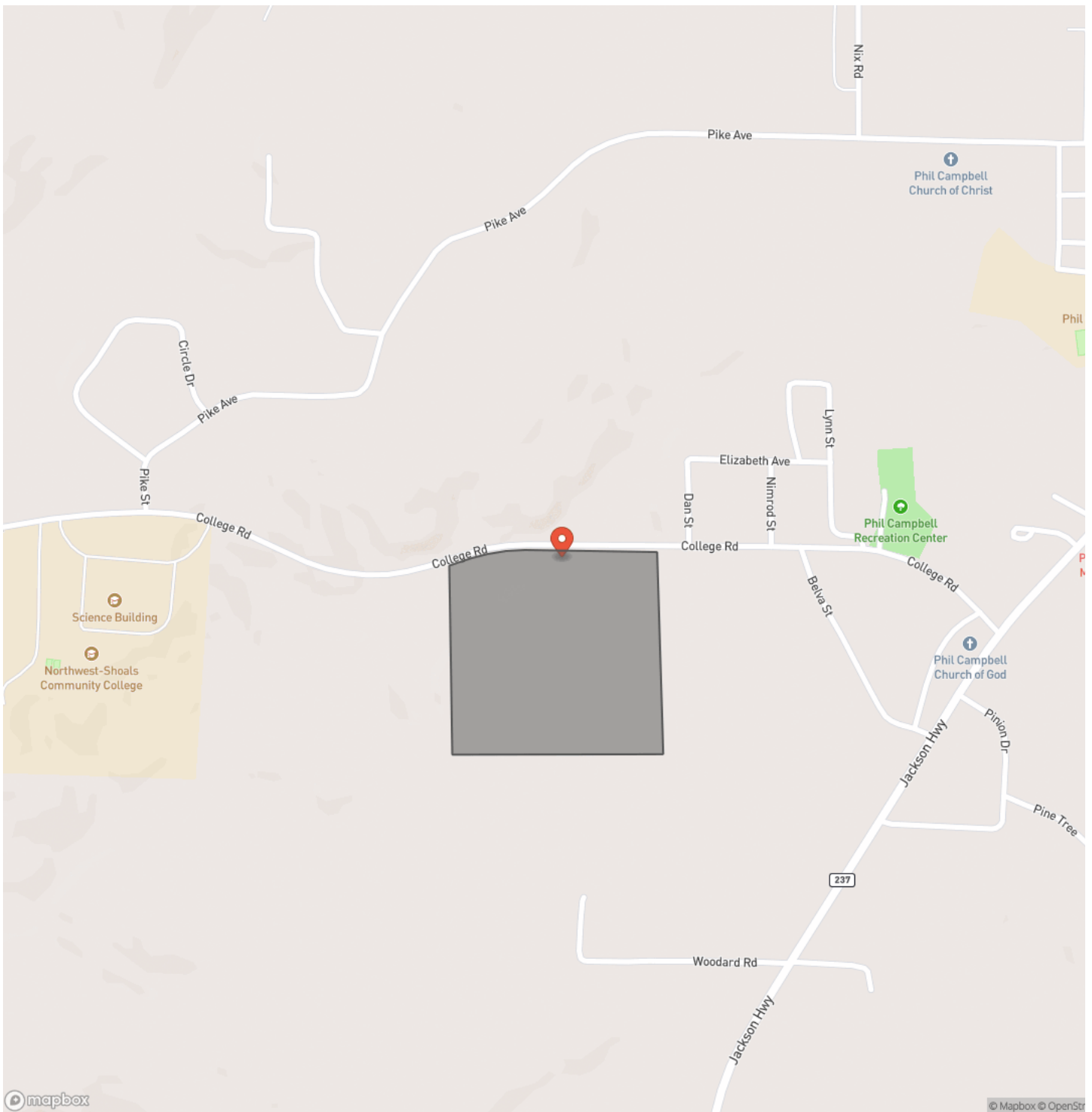
The property has two small greenfield areas as well as a gas line running down the east side providing another large food source for the native wildlife. Rhinehart Branch flows through the northwest corner of the property providing ample, year-round water and a scenic backdrop for camping or building a cabin. Two, separate, gated entrances provide ease of access into the property.

With municipal water being available along the road and power located nearby this property also has great potential as a homesite!

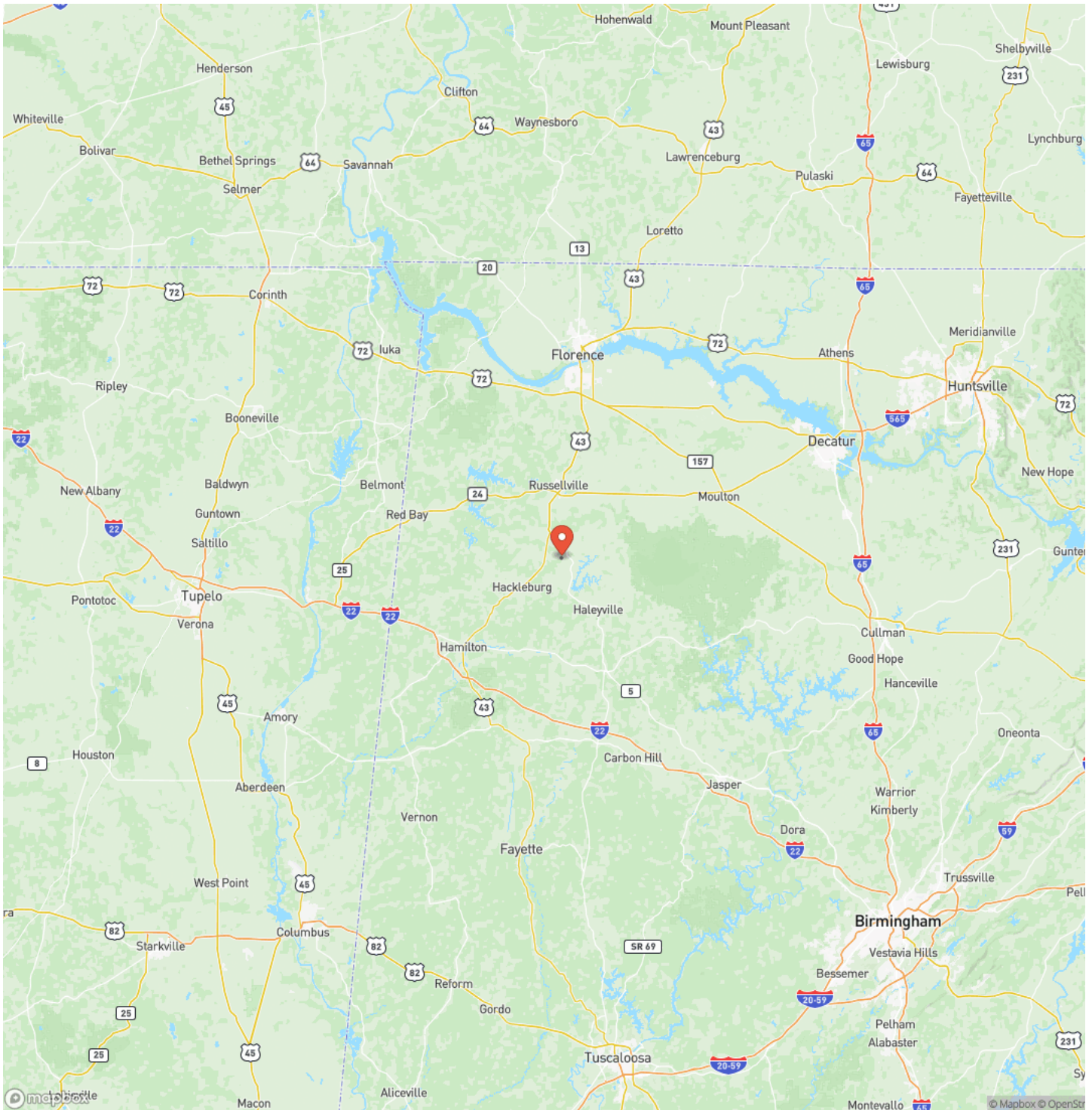
For more information or to schedule a private showing contact Austin Littrell at 256.460.1875 or email alittrell@mossyoakproperties.com



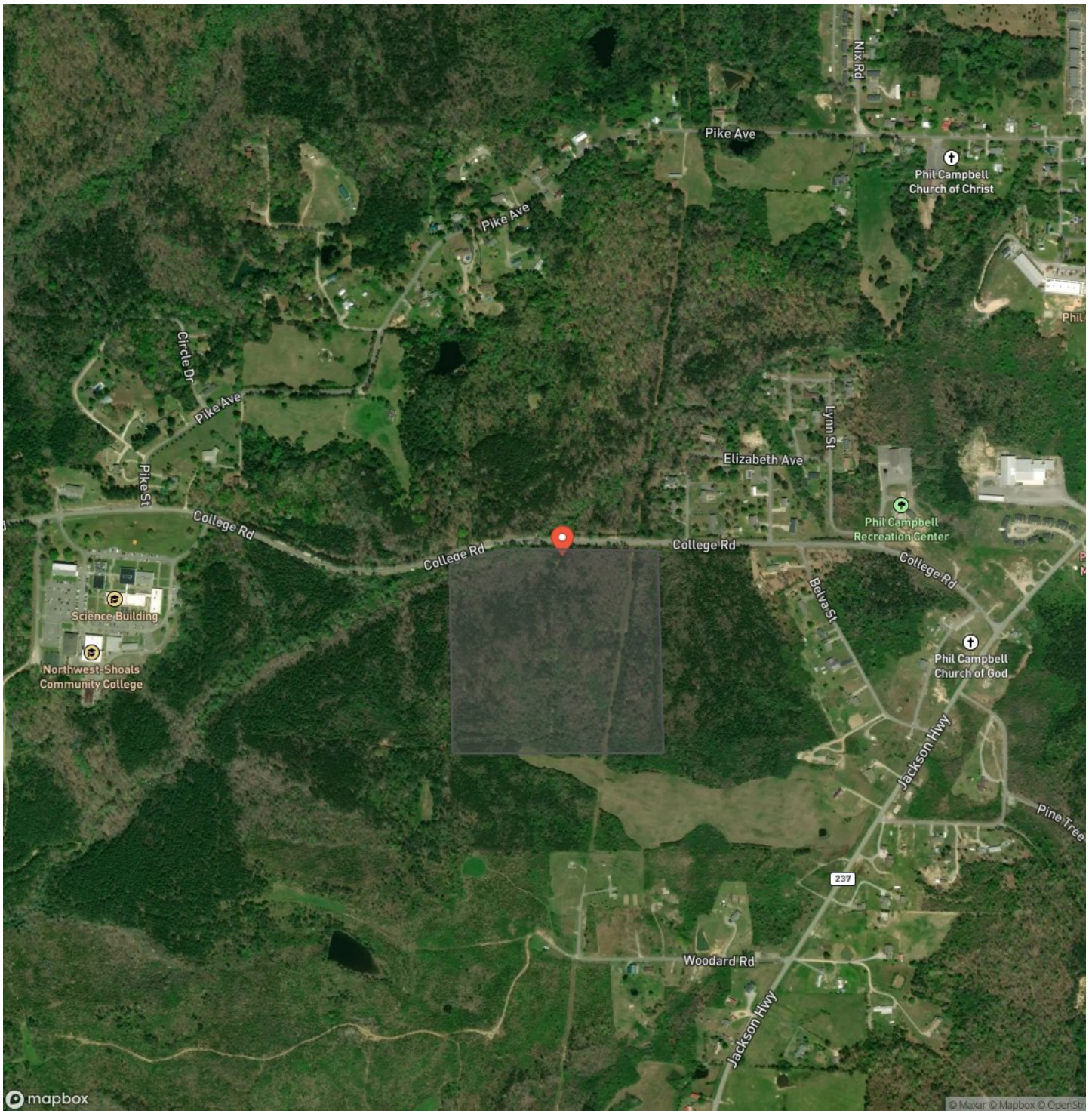
Locator Map



Locator Map



Satellite Map



Phil Campbell 40
Phil Campbell, AL / Franklin County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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City / State / Zip

Tuscumbia, AL 35674

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.



MORE INFO ONLINE:
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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