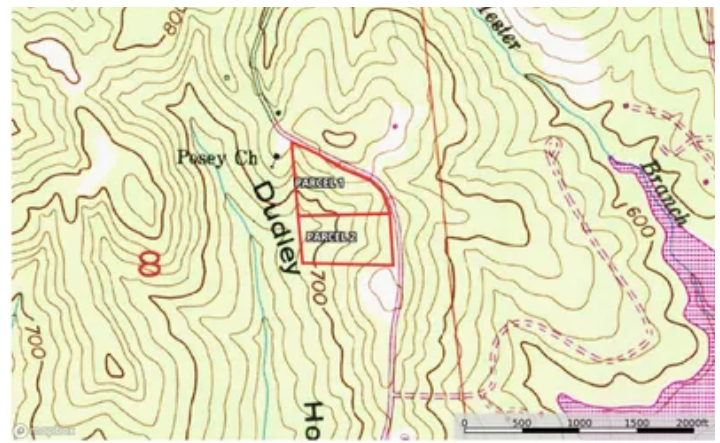


Franklin County Homestead Property
000 Co Rd 133
Russellville, AL 35653

\$96,000
16± Acres
Franklin County



Franklin County Homestead Property
Russellville, AL / Franklin County

SUMMARY

Address

000 Co Rd 133

City, State Zip

Russellville, AL 35653

County

Franklin County

Type

Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

34.5545 / -87.9192

Taxes (Annually)

100

Acreage

16

Price

\$96,000

Property Website

<https://www.mossyoakproperties.com/property/franklin-county-homestead-property-franklin-alabama/41681/>



Franklin County Homestead Property Russellville, AL / Franklin County

PROPERTY DESCRIPTION

Enjoy a peaceful country setting on your homestead property tucked away in the beautiful rolling hills of Franklin County, Alabama! This 16+/- acre parcel is conveniently located on Franklin County Highway 133, less than 30 minutes west of downtown Russellville. Less than a half mile away you'll find famed Cedar Creek Lake, which is known for its scenic shorelines and excellent fishing. This lake is a great place to enjoy boating, fishing, or camping year-round. The nearest public boat launch, Lost Creek Boat Ramp, is a quick 10-minute drive from the property!

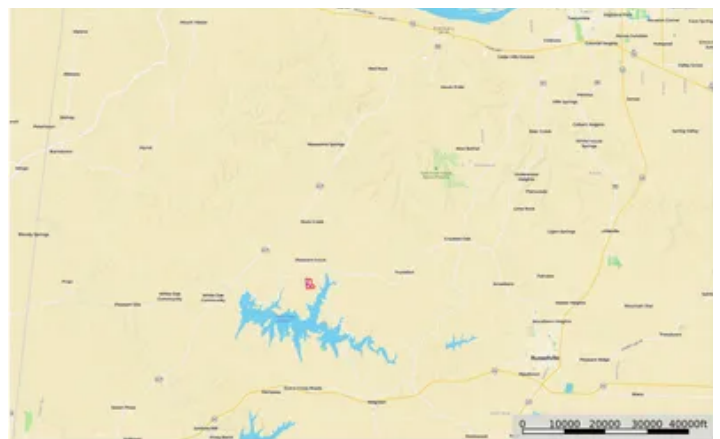
This tract is made up of mature, undisturbed, hardwood timber and is a perfect setting to build your forever home or a getaway cabin/Airbnb. The area is known for its abundant wildlife and this would be an excellent small hunting property.

Multiple flat potential homesites lay in wait for the new owners to choose from, and utilities are available along the paved county road.

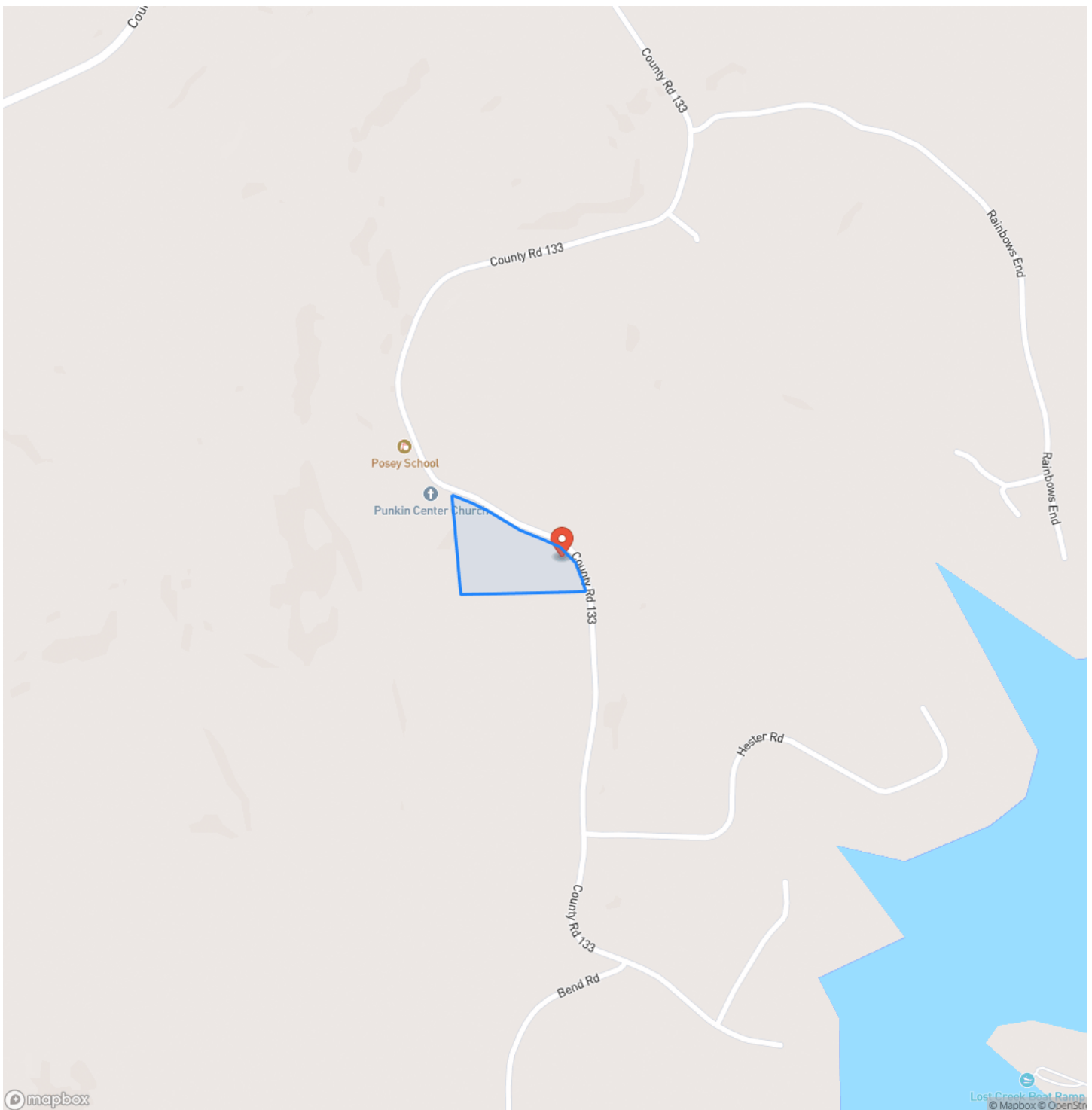
For more information or to schedule a private showing contact Austin Littrell at [256.460.1875](tel:256.460.1875)!



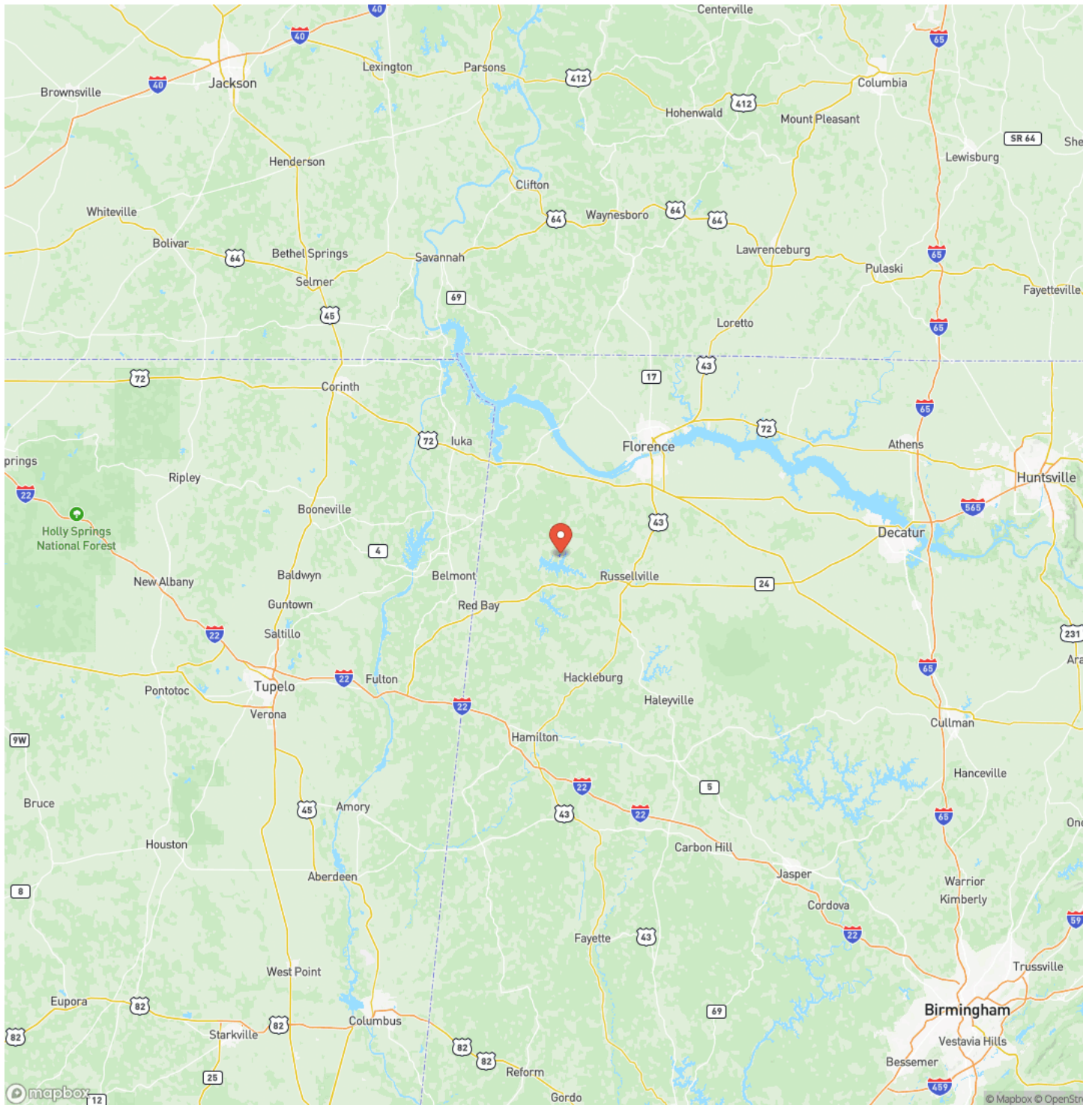
Franklin County Homestead Property
Russellville, AL / Franklin County



Locator Map



Locator Map



Satellite Map



Franklin County Homestead Property
Russellville, AL / Franklin 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

Tuscumbia, AL 35674

NOTES

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MORE INFO ONLINE:

MossyOakProperties.com

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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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