

**Bankhead National Forest 44**  
000 Co Rd 63  
Houston, AL 35572

**\$390,374**  
44± Acres  
Winston County





**Bankhead National Forest 44**  
**Houston, AL / Winston County**

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**SUMMARY**

**Address**

000 Co Rd 63 null

**City, State Zip**

Houston, AL 35572

**County**

Winston County

**Type**

Farms, Hunting Land, Recreational Land, Horse Property

**Latitude / Longitude**

34.262662 / -87.31954

**Acreage**

44

**Price**

\$390,374

**Property Website**

<https://www.mossyoakproperties.com/property/bankhead-national-forest-44/winston/alabama/111813/>



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### **PROPERTY DESCRIPTION**

#### **44+/- Acres | Within Bankhead National Forest | Winston County Alabama**

Privately held and rarely available, this stunning 44+/- acre tract sits within the borders of Bankhead National Forest - one of the most coveted addresses in all of North Alabama. With National Forest land bordering the property on two sides, your privacy, your views, and your legacy are protected for generations to come.

Rolling open pastureland gives way to mature hardwood timber, while a year-round creek winds through the property featuring multiple streams and natural springs. A picturesque  $\pm 1/4$  -acre pond adds to the natural beauty of this already remarkable tract.

#### **Property Highlights:**

- 44+/- acres of rolling open pastureland
- Year-round creek with incredible rock features and natural springs
- $\pm 1/4$  -acre pond
- Mature hardwood timber throughout the bottoms
- Borders Bankhead National Forest on two sides - thousands of acres of public land at your doorstep
- Multiple exceptional homesites
- Power, water, and fiber internet available at the road

Whether you're seeking a world-class hunting and recreational retreat, a private getaway, or the perfect setting for your dream home, this property delivers on every front. The combination of natural water features, National Forest frontage, and utility-ready homesites makes this an extraordinarily rare find in today's market.

**Opportunities like this don't come along twice - call today.**

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

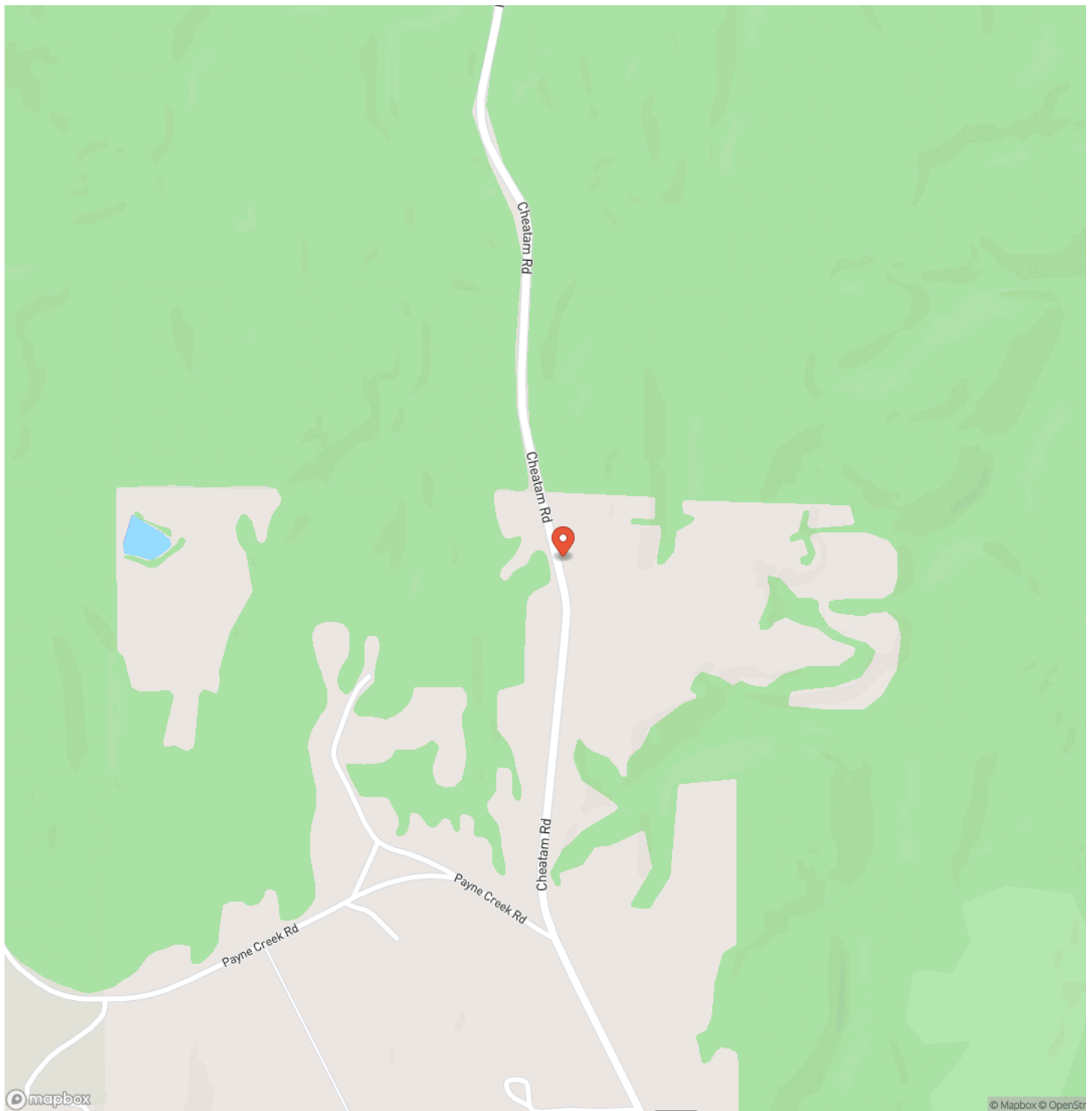


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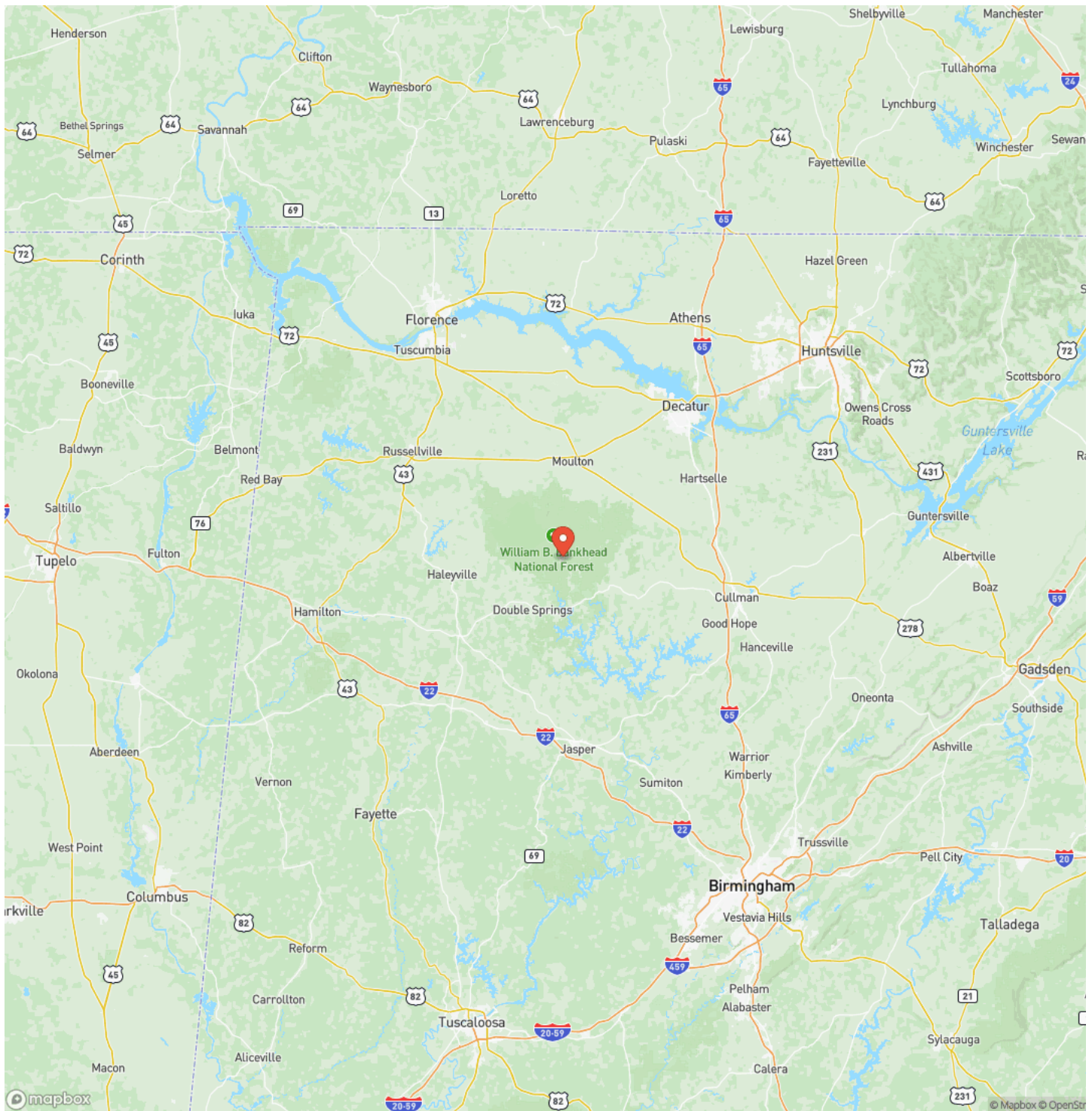


## Locator Map





## Locator Map





## Satellite Map



## Bankhead National Forest 44 Houston, 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

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.



**<https://www.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.



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