

Phil Campbell Homesite and Recreation
000 Nix Road
Phil Campbell, AL 35581

\$249,000
50± Acres
Franklin County



Phil Campbell Homesite and Recreation
Phil Campbell, AL / Franklin County

SUMMARY

Address

000 Nix Road

City, State Zip

Phil Campbell, AL 35581

County

Franklin County

Type

Hunting Land, Timberland, Farms, Recreational Land

Latitude / Longitude

34.355907 / -87.714761

Taxes (Annually)

\$1,120

Acreage

50

Price

\$249,000

Property Website

<https://www.mossyoakproperties.com/property/phil-campbell-homesite-and-recreation/franklin/alabama/97683/>



Phil Campbell Homesite and Recreation Phil Campbell, AL / Franklin County

PROPERTY DESCRIPTION

Homesite & Recreational Property - Phil Campbell, Alabama

This outstanding 50+/- acre property offers an excellent opportunity for a future homesite or private retreat in the quiet countryside of Phil Campbell, Alabama. The land is covered in fully mature timber, featuring impressive white oaks and established pine timber that provide both beauty and long-term value.

Multiple streams wind through the property, enhancing its natural appeal and creating an ideal habitat for wildlife. The area supports a strong population of whitetail deer and wild turkey, making it well suited for hunting and outdoor enjoyment.

Near the center of the property is approximately 2 acres of open land, perfectly positioned for a homesite or wildlife food plot. The tract features paved road frontage along Nix Road with utilities readily available, offering convenient access and development potential.

Located just 20 minutes from Haleyville, 35 minutes from the Shoals, and approximately 1 hour and 30 minutes from Huntsville, this property combines privacy, natural beauty, and accessibility-an excellent choice for a homesite, recreational getaway, or long-term land investment.

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

Phil Campbell Homesite and Recreation
Phil Campbell, AL / Franklin 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.

Mossy Oak Properties Southeast Land & Wildlife, LLC
1229 Hwy 72 East
Tuscumbia, AL 35674
(256) 345-0074
<https://www.mossyoakproperties.com/>

