

Black Warrior Farm
000 Co Rd 63
Houston, AL 35572

\$1,197,228
135± Acres
Winston County



Black Warrior Farm
Houston, AL / Winston County

SUMMARY

Address

000 Co Rd 63 null

City, State Zip

Houston, AL 35572

County

Winston County

Type

Farms, Hunting Land, Recreational Land, Horse Property, Business Opportunity

Latitude / Longitude

34.256084 / -87.319572

Taxes (Annually)

\$902

Acreage

135

Price

\$1,197,228

Property Website

<https://www.mossyoakproperties.com/property/black-warrior-farm/winston/alabama/111726/>



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PROPERTY DESCRIPTION

135+/- Private Acres | Within Bankhead National Forest | Winston County Alabama

Nestled within the heart of Bankhead National Forest, this privately held 135+/- acre tract is one of the most unique offerings to hit the North Alabama market. Rolling open pastureland, stunning natural features, and turnkey agricultural infrastructure make this an unmatched opportunity for the cattleman, outdoorsman, or anyone seeking a true legacy property.

Joining National Forest on the entire northern and eastern boundaries, your privacy and views are protected for generations to come - with thousands of acres of public land serving as your permanent backyard.

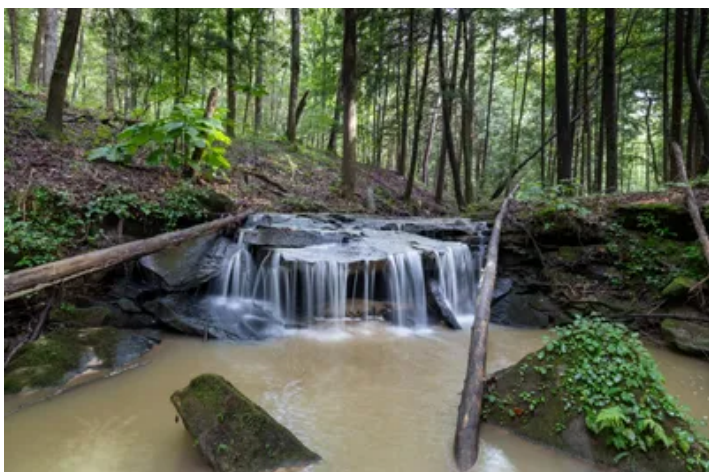
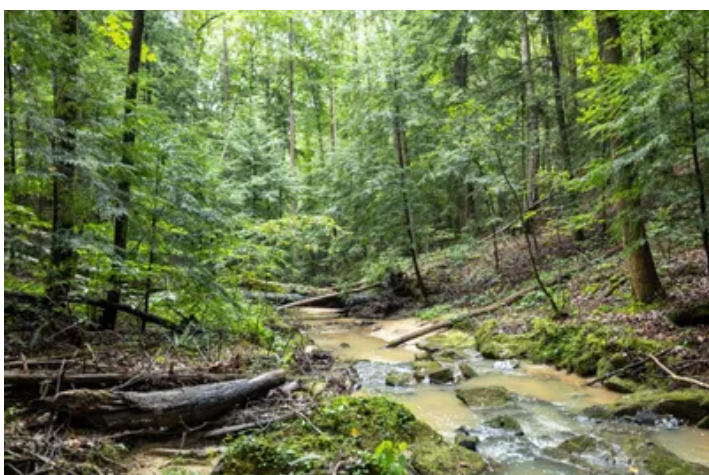
Property Highlights:

- 135+/- acres of rolling open pastureland, fenced and cross-fenced
- Year-round creek with multiple waterfalls and natural springs
- Mature hardwood timber throughout the bottoms
- ± 1/4 -acre pond
- 85'x60' barn, working cattle pens, and loading chute - turnkey cattle operation
- Borders Bankhead National Forest on northern and eastern boundaries
- Multiple gated entrances with several exceptional homesites
- Power, water, and fiber internet available at the road
- Working water well located at the barn
- Recently completed survey
- Divisions available

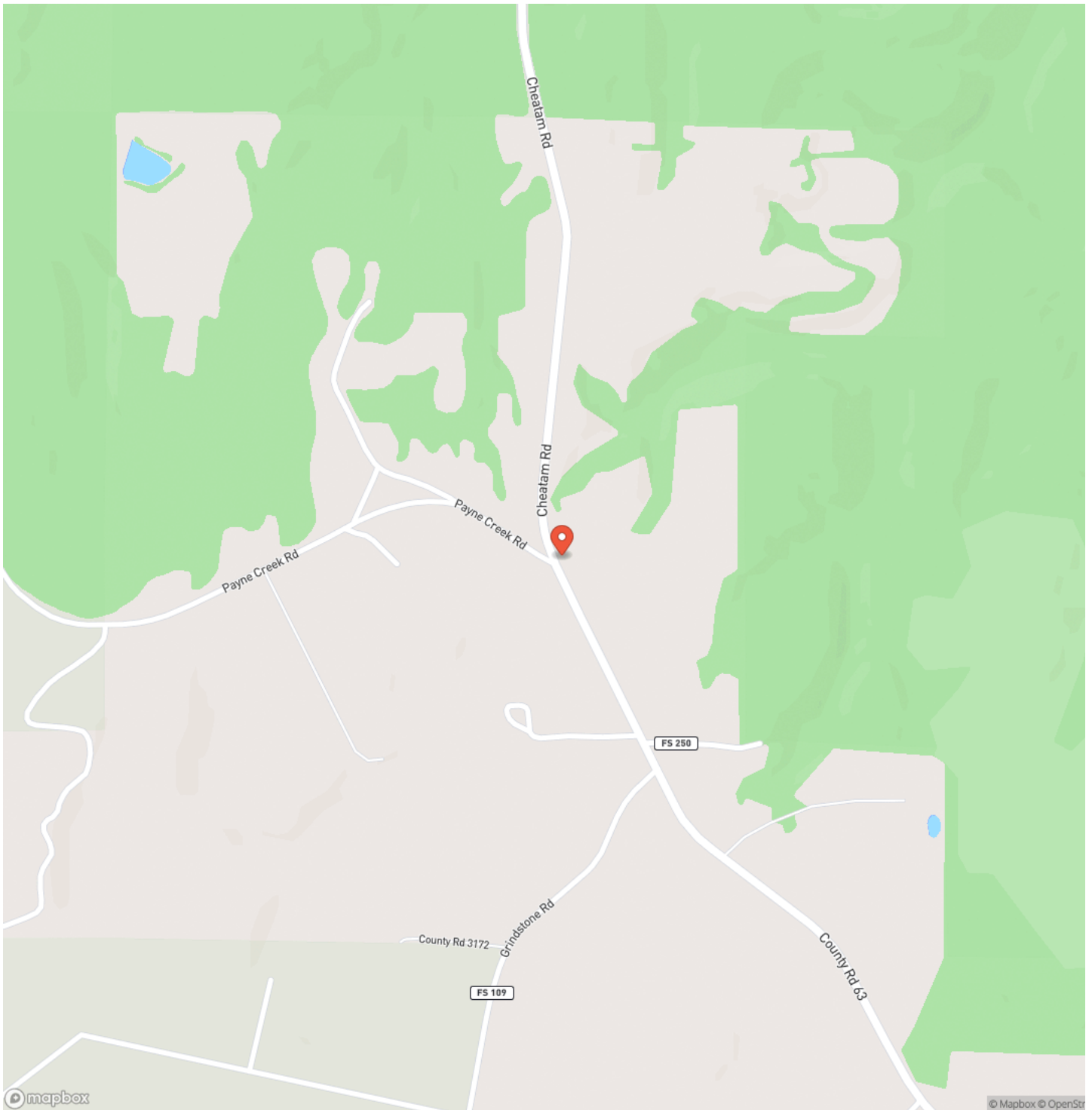
Whether you're looking for a working farm, a world-class hunting retreat, or the perfect site for your dream home, this property checks every box. Opportunities like this are extraordinarily rare, don't let it pass you by.

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

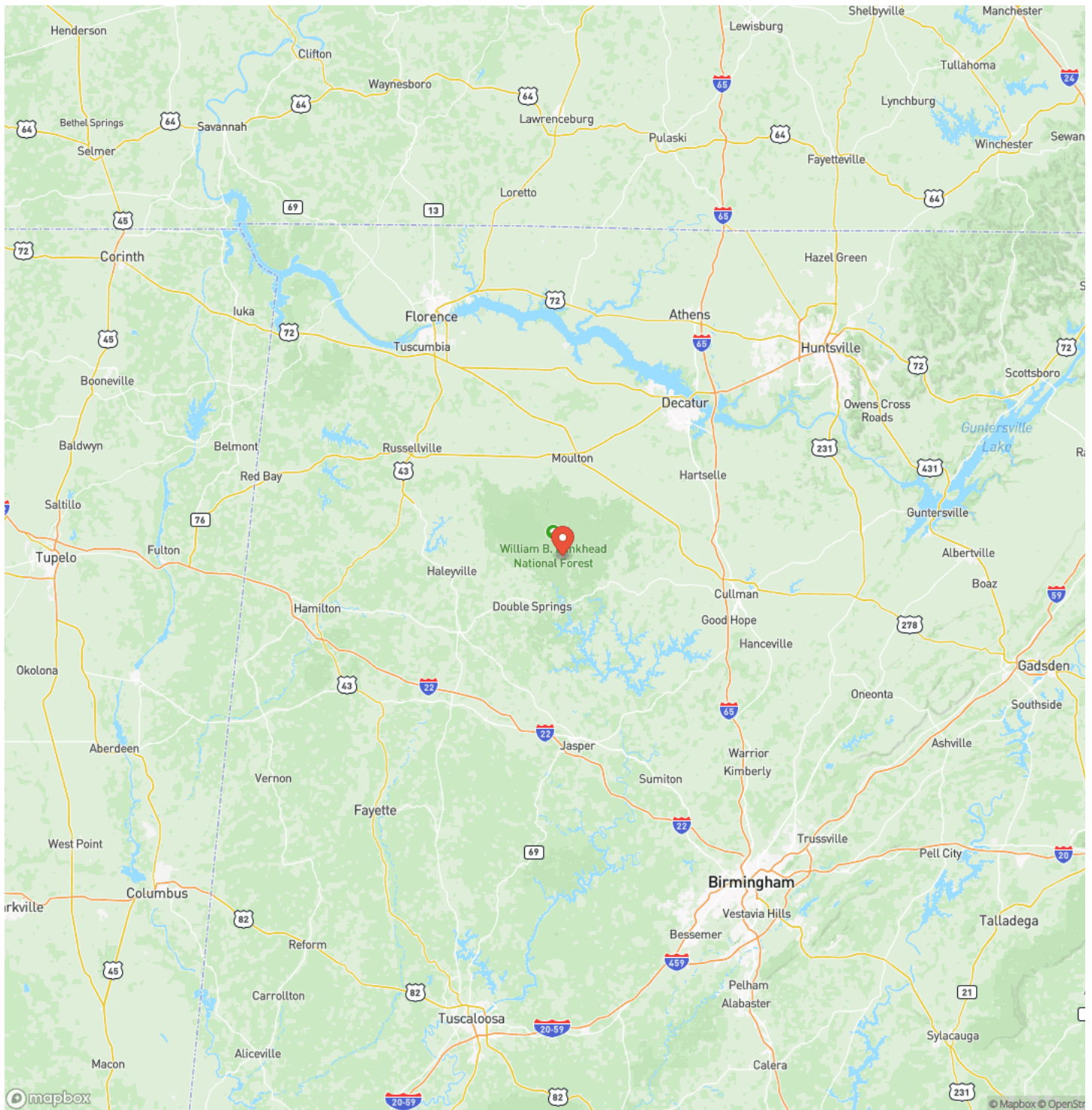
Black Warrior Farm
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Locator Map



Locator Map



Satellite Map



Black Warrior Farm
Houston, AL / Winston County

LISTING REPRESENTATIVE

For more information contact:



Representative

Austin Littrell

Mobile

(256) 460-1875

Office

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Email

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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.

This image shows a single sheet of white paper with horizontal blue 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.

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