

39.5 Acre Cook Creek Mini Farm
3380 Cook Creek Rd
Russellville, AL 35654

\$308,100
39.500± Acres
Colbert County



39.5 Acre Cook Creek Mini Farm
Russellville, AL / Colbert County

SUMMARY

Address

3380 Cook Creek Rd

City, State Zip

Russellville, AL 35654

County

Colbert County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Horse Property

Latitude / Longitude

34.602841 / -87.712166

Taxes (Annually)

250

Acreage

39.500

Price

\$308,100

Property Website

<https://www.mossyoakproperties.com/property/39-5-acre-cook-creek-mini-farm-colbert-alabama/33400/>



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Russellville, AL / Colbert County

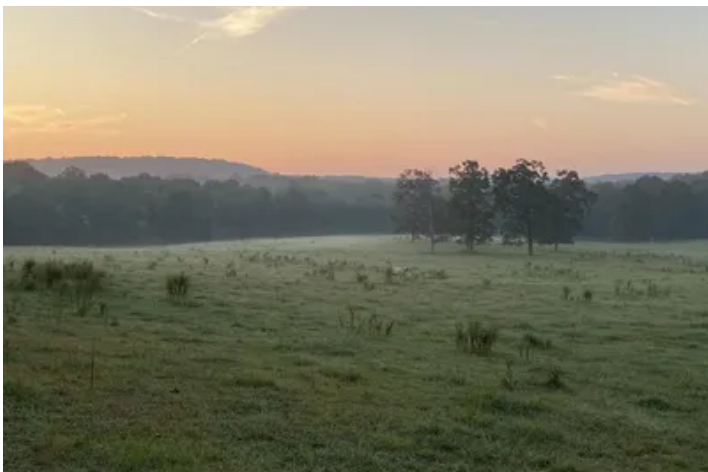
PROPERTY DESCRIPTION

These 39.5+/- acres located in Colbert County, Alabama offer unique opportunities for peace and quiet. Interspersed large shade trees, a pond, and a mix of partially fenced pasture, and timber invite beautiful building sites. There is a well-balanced population of deer and turkey for your viewing or hunting pleasure. Utilities are available. This is a great location in a very nice area that consists of well-kept farms and houses in a community with a good country feel. The property offers numerous building sites and can be purchased in small parcels or in its entirety as 75 acres. Located less than 10 minutes from Muscle Shoals and only 10 minutes to Russellville. Enjoy all the amenities and activities of the bustling Muscle Shoals from your very own private estate. Access is via a 1/2-mile private graveled drive.

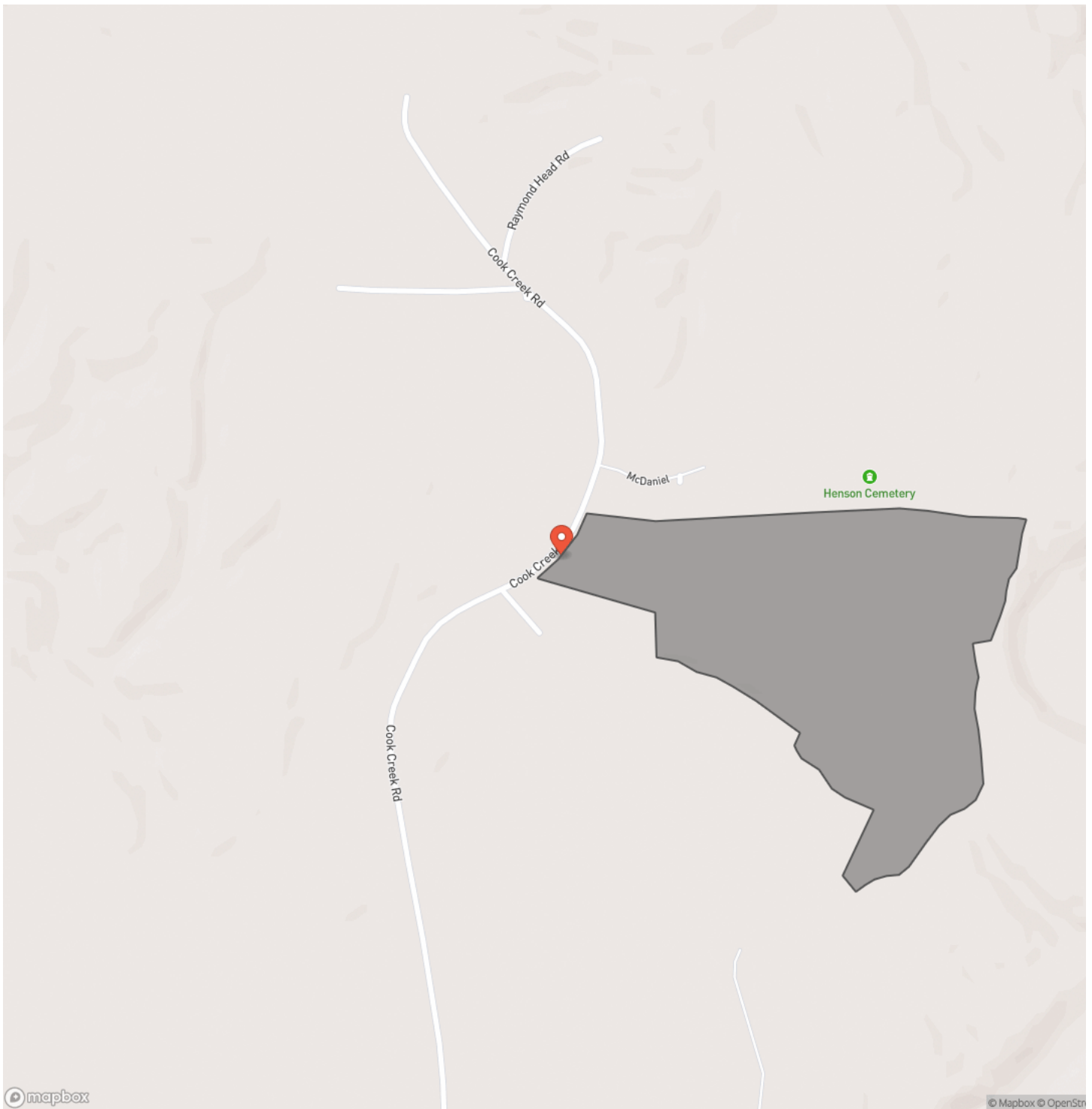
Contact Nathan McCollum at [256-345-0074](tel:256-345-0074) for a private showing.



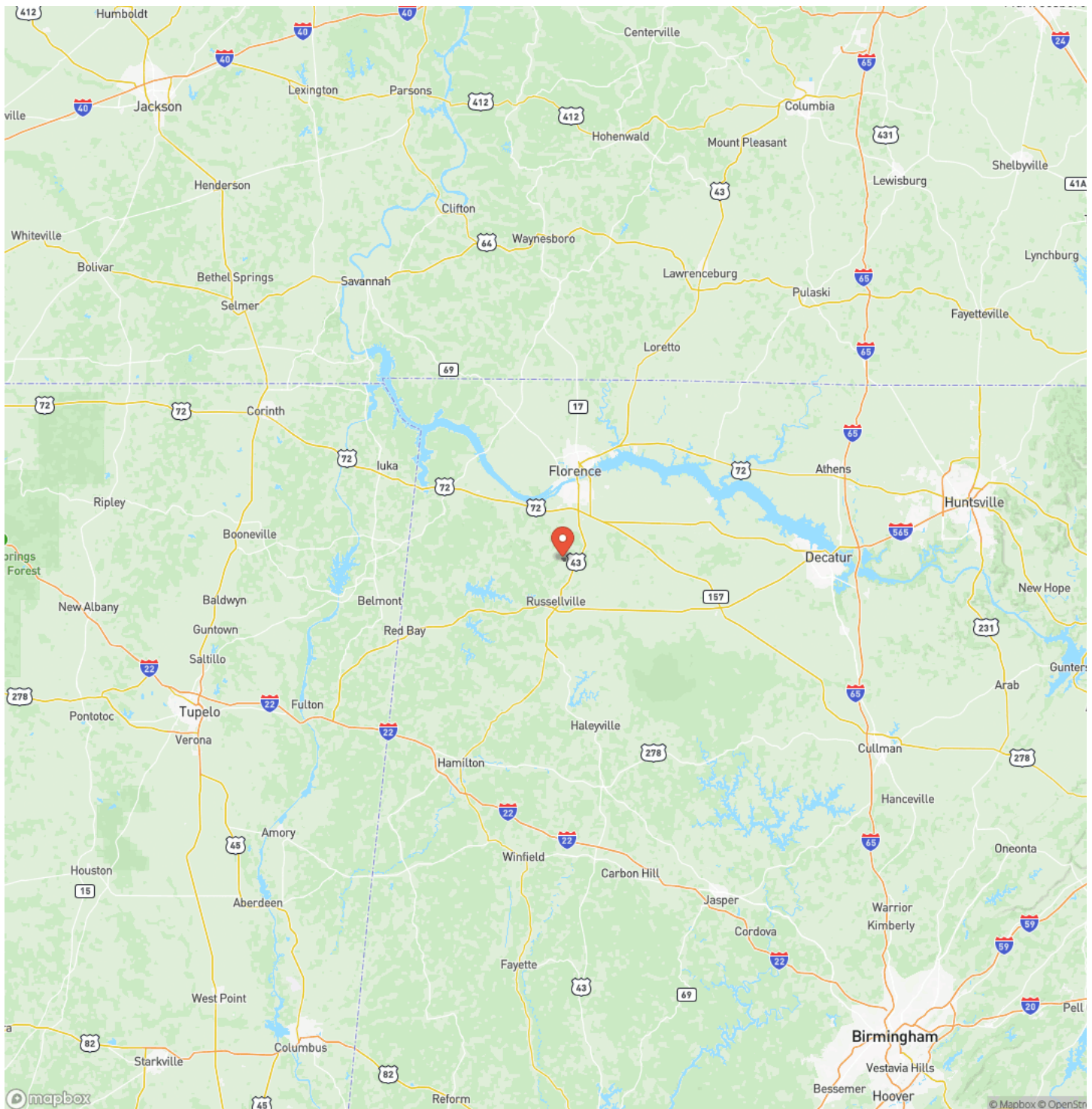
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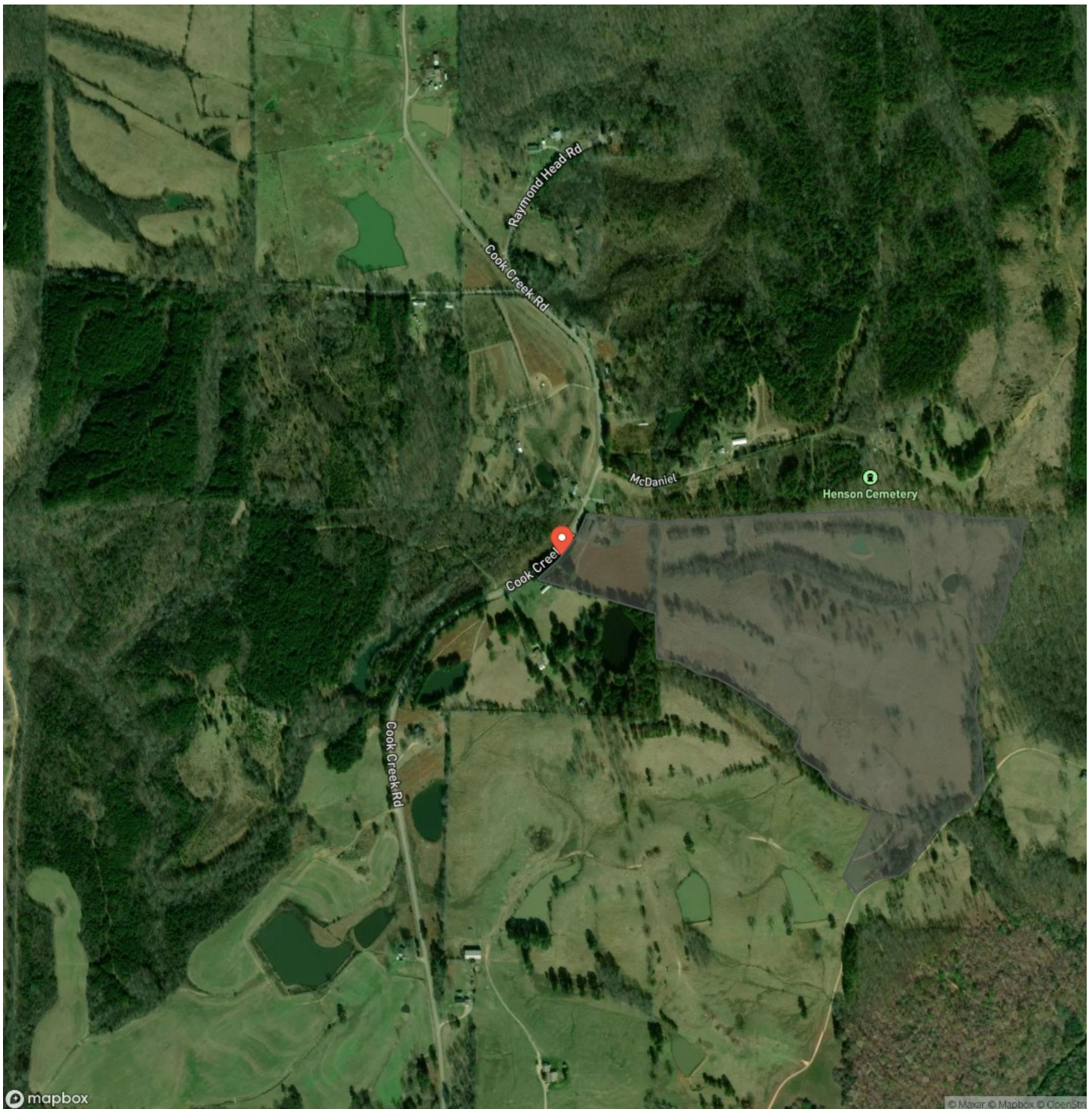
Locator Map



Locator Map



Satellite Map



39.5 Acre Cook Creek Mini Farm Russellville, AL / Colbert County

LISTING REPRESENTATIVE

For more information contact:



Representative

Nathan McCollum

Mobile

(256) 345-0074

Email

nmccollum@mossyoakproperties.com

Address

1229 Hwy 72 East

City / State / Zip

Tuscumbia, AL 35674

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

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.



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
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MossyOakProperties.com

