

40 Acre Recreational Tract
Russellville, AL 35653

\$79,000
39.900± Acres
Franklin County



40 Acre Recreational Tract
Russellville, AL / Franklin County

SUMMARY

City, State Zip
Russellville, AL 35653

County
Franklin County

Type
Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude
34.5529 / -87.7877

Taxes (Annually)
85

Acreage
39.900

Price
\$79,000

Property Website
<https://www.mossyoakproperties.com/property/40-acre-recreational-tract-franklin-alabama/37715/>



PROPERTY DESCRIPTION

Shown by appointment only!

For immediate assistance with this listing contact local land specialist Austin Littrell at [256.460.1875](tel:256.460.1875)

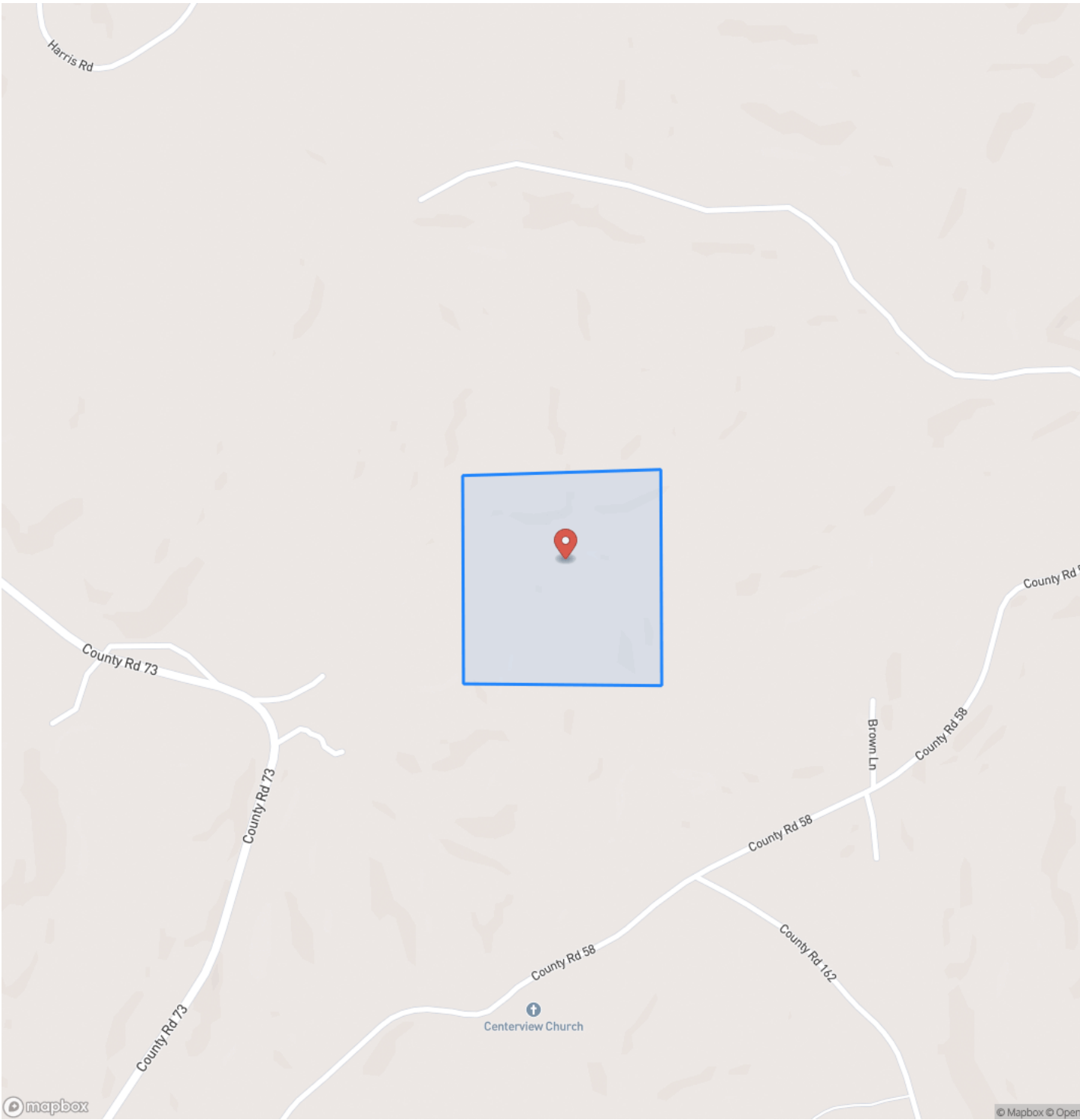
This 40 acre hunting tract is a solid pine timber investment. Located off County Road 58 northwest of Russellville, Alabama this property is in an area known for a high deer population. The entire tract consists of a good stand of 12-14 year old planted pine, these trees will be ready for their first thinning in just a few short years. Accessed by deeded easement from Co Rd 58 this property is in a great location less than 5 miles from Russellville. This could be a awesome recreational property to set up a camper or build the off grid cabin of your dreams.

These 40 acres benefit from a perpetual, transferable deeded easement but does not currently have access to power or water.

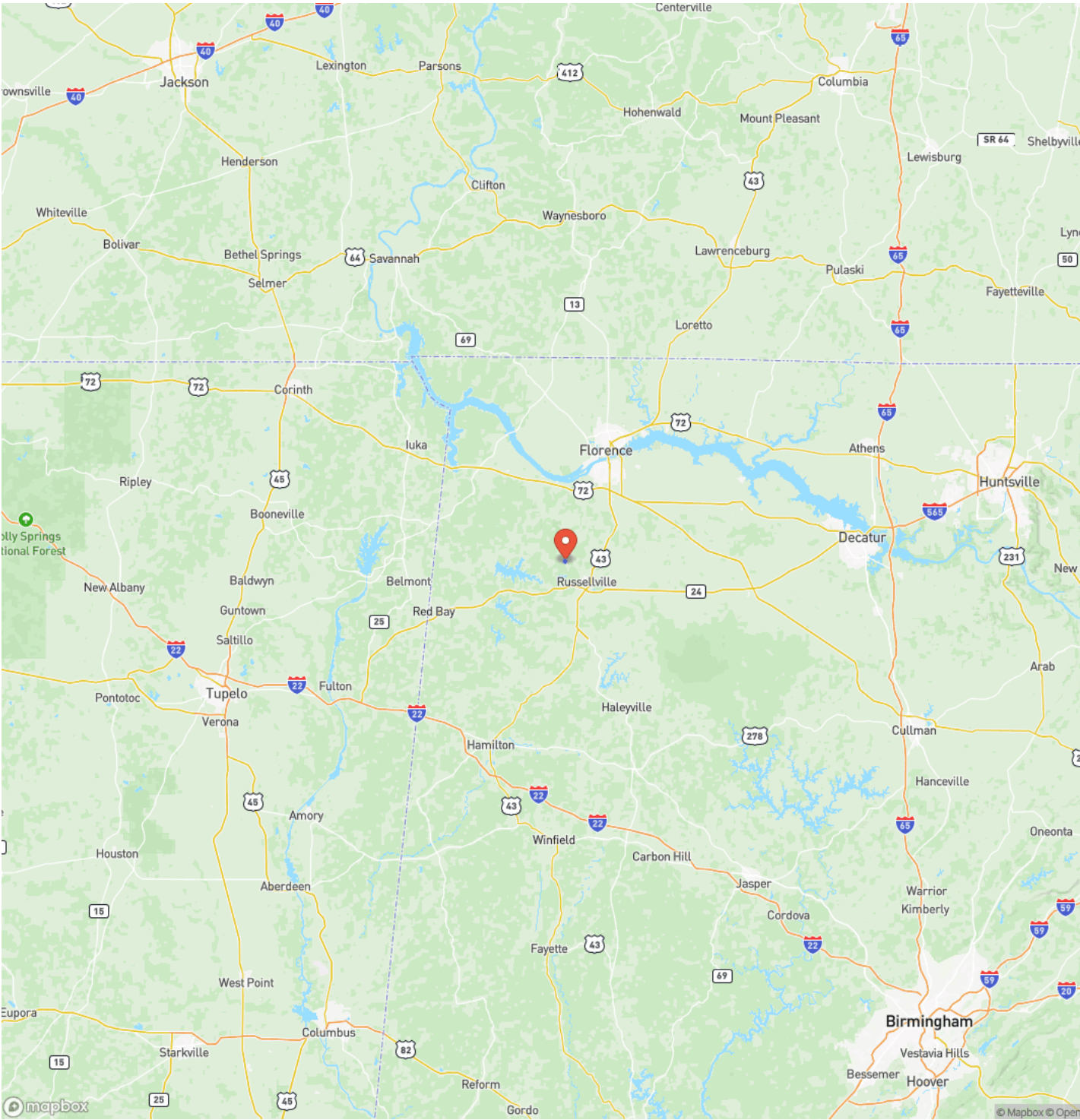
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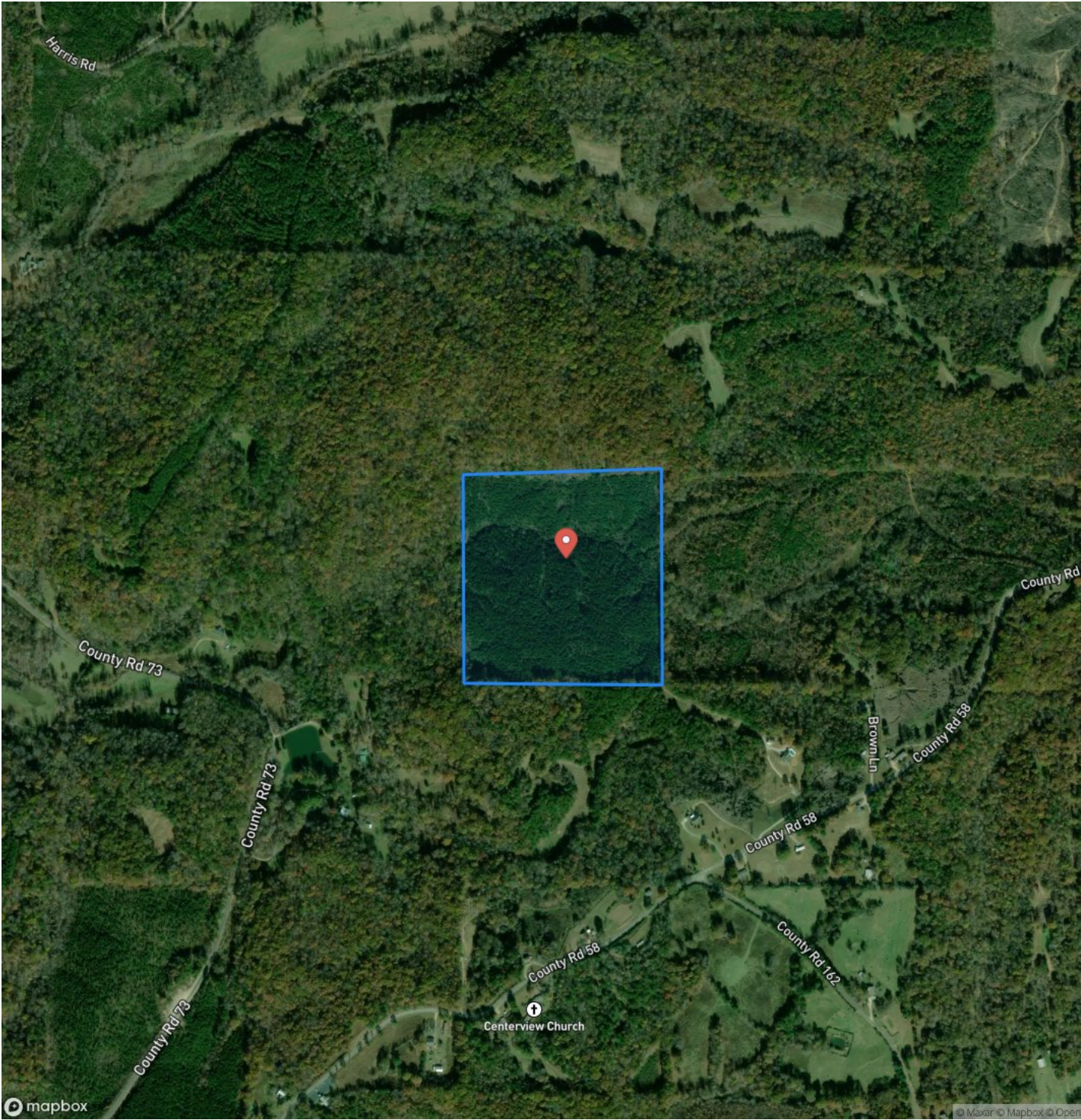
Locator Map



Locator Map



Satellite Map



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



NOTES

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.

MORE INFO ONLINE:
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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