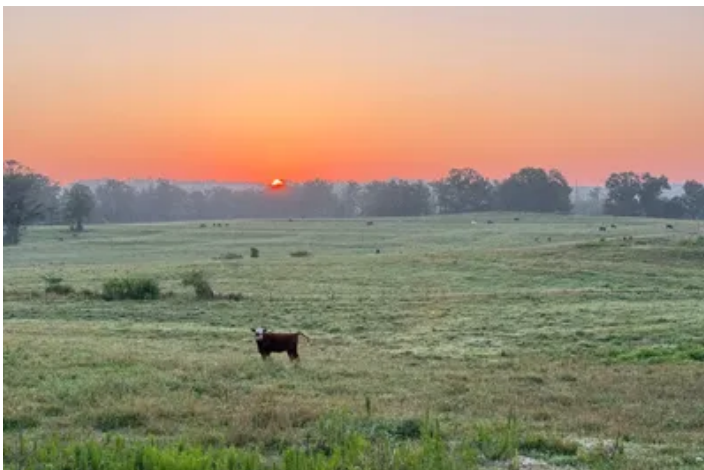


Little Bear Creek Farm and Home
1172 Co Rd 59
Phil Campbell, AL 35581

\$1,399,000
125± Acres
Franklin County



Little Bear Creek Farm and Home
Phil Campbell, AL / Franklin County

SUMMARY

Address

1172 Co Rd 59

City, State Zip

Phil Campbell, AL 35581

County

Franklin County

Type

Farms, Hunting Land, Recreational Land, Residential Property,
Single Family

Latitude / Longitude

34.366653 / -87.771942

Taxes (Annually)

1500

Dwelling Square Feet

3600

Bedrooms / Bathrooms

4 / 3.5

Acreage

125

Price

\$1,399,000

Property Website

<https://www.mossyoakproperties.com/property/little-bear-creek-farm-and-home-franklin-alabama/84437/>



PROPERTY DESCRIPTION

Little Bear Creek Farm – 125± Acre Working Cattle Farm with Custom Home, Creek Frontage & Great Hunting

Nestled in the quiet community of Phil Campbell, Alabama, Little Bear Creek Farm is a rare 125± acre offering featuring a custom-built home, productive farmland, beautiful water features, and excellent hunting.

The Home

Constructed in 2007, the 3,600 sq. ft. brick home features 4 bedrooms, 3.5 bathrooms, a dedicated office, a spacious bonus/rec room that could serve as an additional bedroom, stainless steel appliances, hardwood floors, and a cozy wood-burning fireplace. An open living room and kitchen design, along with a dedicated formal dining area, provide excellent space for entertaining friends and family. The main suite features a large private bath with a soaking tub and a walk-in tile shower, as well as an adjacent large walk-in closet. Additional features include a two-car attached garage, a secondary storage garage, a mud and laundry room, a pantry, a screened-in porch, and a large yard with mature oak shade trees, all designed for comfort and functionality.

The Land

The farm includes approximately 57 acres of rolling pasture, fully fenced and cross-fenced, with working cattle pens and feeding areas. Roughly 65 acres of timberland provide excellent wildlife habitat and long-term value. A 2.5-acre lake and nearly half a mile of Little Bear Creek frontage enhance the beauty and utility of the land.

For outdoor enthusiasts, the property offers outstanding hunting for whitetail deer and wild turkey, with a mix of open fields, timber, and water that creates ideal conditions for game.

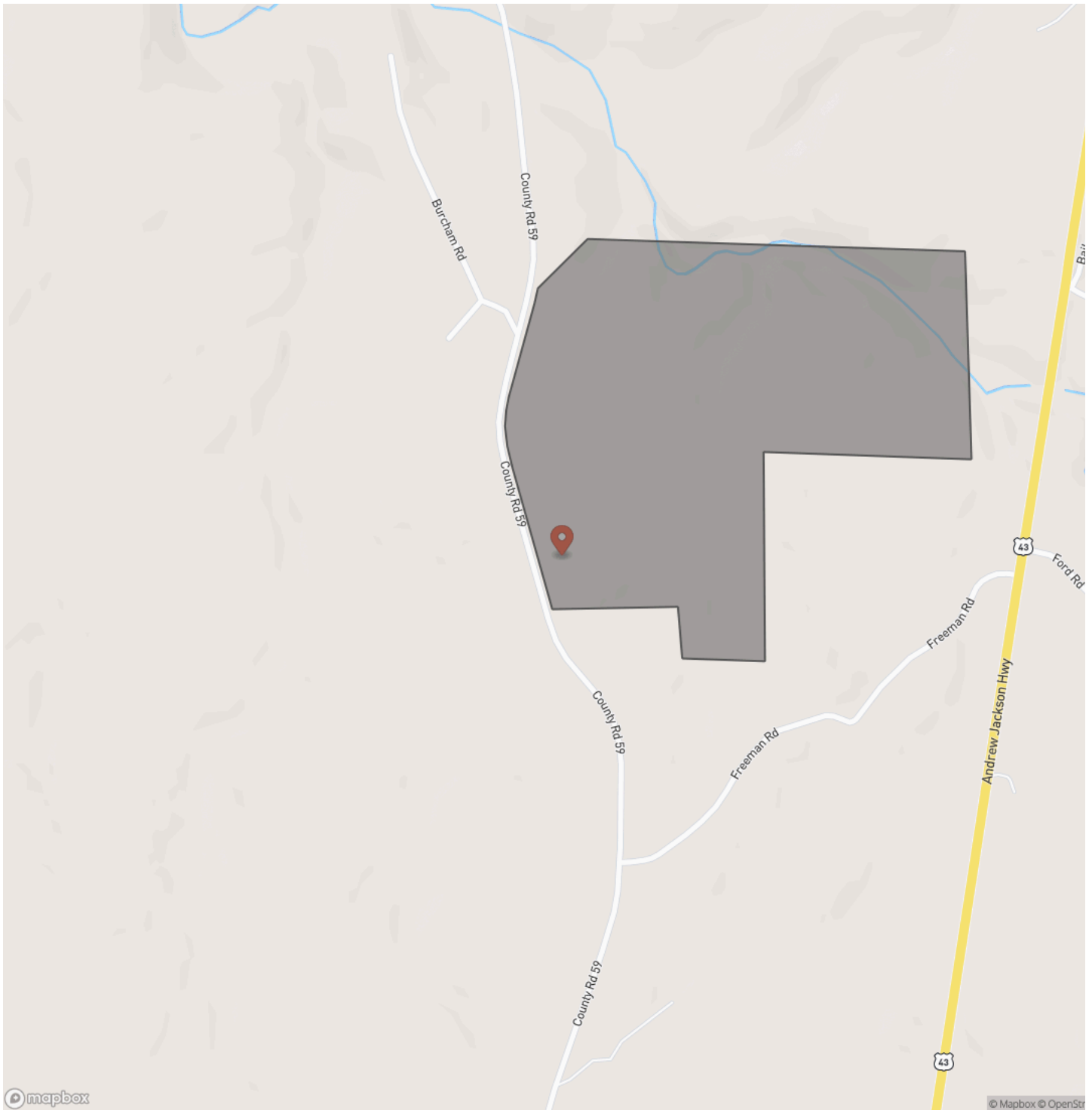
Located just 15 minutes from Russellville and 30 minutes from The Shoals, Little Bear Creek Farm combines rural charm with convenience, making it perfect for a working farm or a forever family home.

Shown by appointment only, for more information or to schedule a showing, contact Austin Littrell at [256.460.1875](tel:256.460.1875) or email alittrell@mossyoakproperties.com

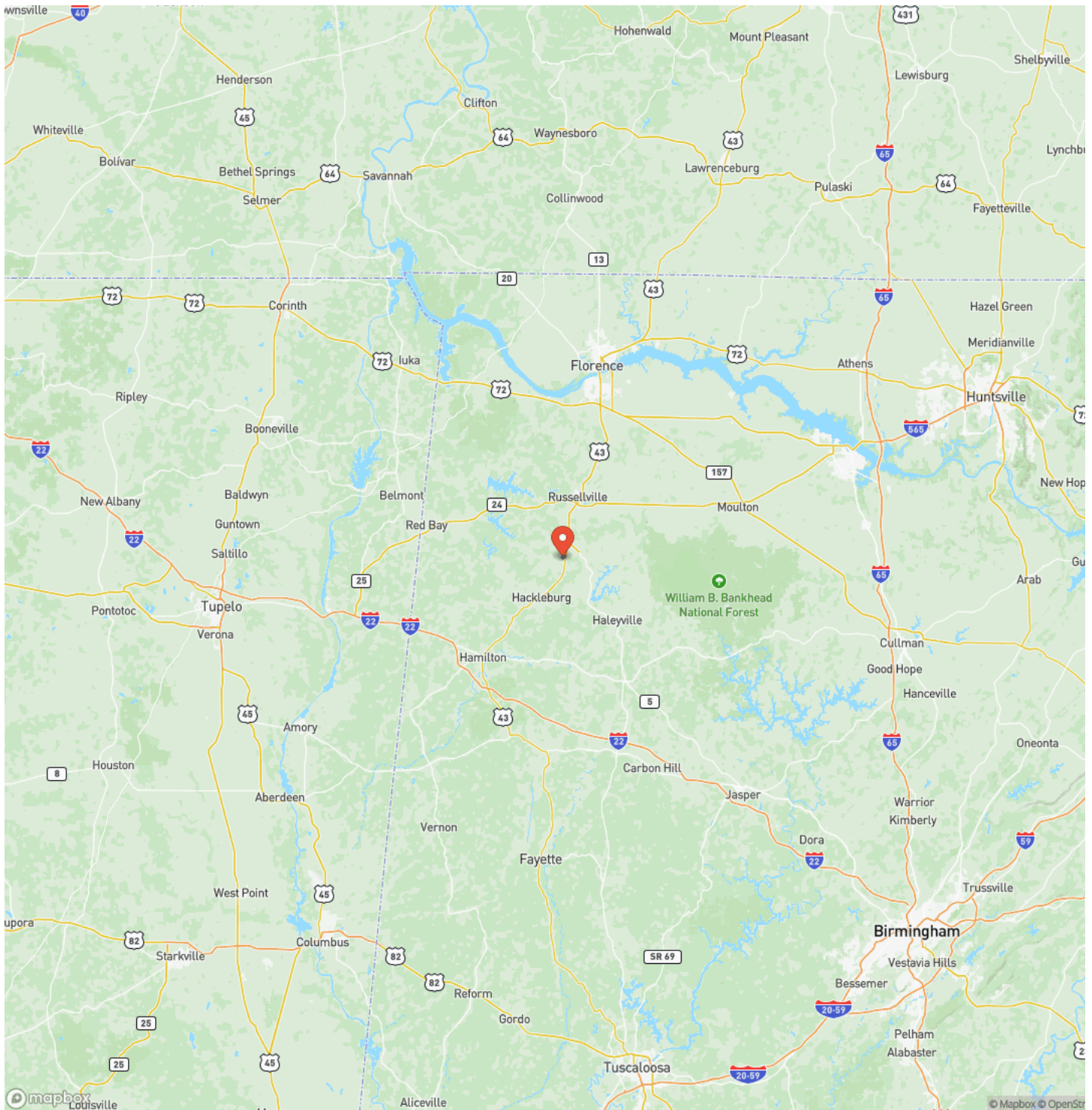
Little Bear Creek Farm and Home
Phil Campbell, AL / Franklin County



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

NOTES

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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.



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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