

Franklin County Homestead Parcel 1 of 4
Russellville, AL 35653

\$55,000
14± Acres
Franklin County



Franklin County Homestead Parcel 1 of 4
Russellville, AL / Franklin County

SUMMARY

Address

0 Co Hwy 33

City, State Zip

Russellville, AL 35653

County

Franklin County

Type

Farms, Hunting Land, Recreational Land, Timberland, Lot

Latitude / Longitude

34.5576 / -87.9208

Taxes (Annually)

90

Acreage

14

Price

\$55,000

Property Website

<https://www.mossyoakproperties.com/property/franklin-county-homestead-parcel-1-of-4-franklin-alabama/41669/>



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PROPERTY DESCRIPTION

Parcel 1 (14+/- Acres)

Enjoy a peaceful country setting on your own homestead property tucked away in the beautiful rolling hills of Franklin County, Alabama! This tract is a division of a larger 75-acre parcel that is conveniently located on Franklin County Highway 133, less than 30 minutes west of downtown Russellville. Less than a half mile away you'll find famed Cedar Creek Lake, which is known for its scenic shorelines and excellent fishing. This lake is a great place to enjoy boating, fishing, or camping year round. The nearest public boat launch, Lost Creek Boat Ramp, is a quick 10 minute drive from the property!

The timber on this parcel has recently been select cut to create a spacious, open feel. This is the perfect size tract to relax and live without the hassle of maintaining a large farm. If you've ever dreamed of starting your own mini-farm operation this one is a must-see. This property is full of potential and boasts plenty of room for hunting, gardening, raising farm animals, or whatever else you could dream up!

Multiple flat potential homesites lay in wait for the new owners to choose from, utilities are available along the paved county road.

For more information or to schedule a private showing contact Austin Littrell at [256.460.1875](tel:256.460.1875) !



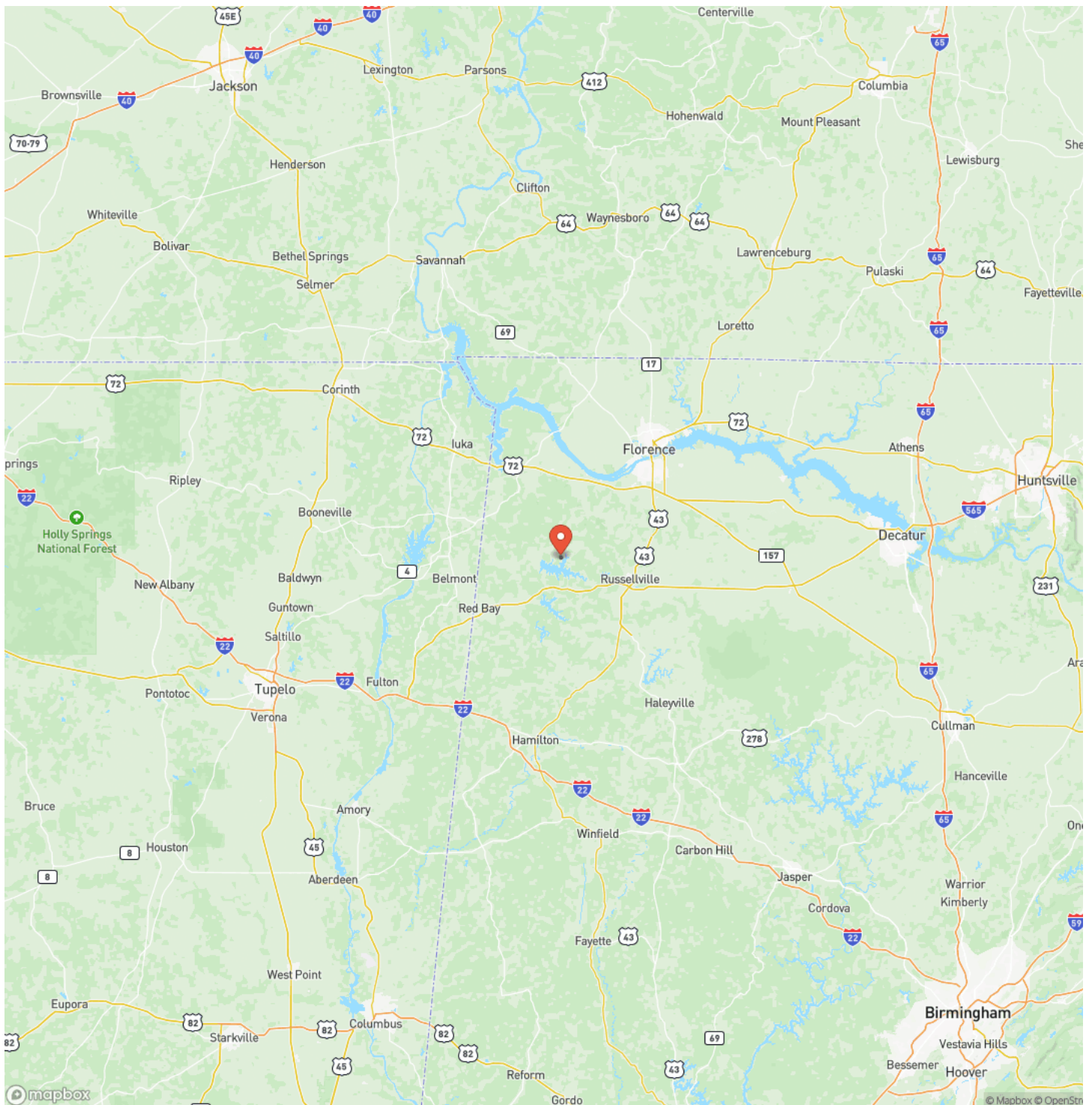
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Locator Map



Locator Map



Satellite Map



**Franklin County Homestead Parcel 1 of 4
Russellville, AL / Franklin County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Austin Littrell

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Email

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Address

1229 Hwy 72 East

City / State / Zip

Tuscumbia, AL 35674

NOTES

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MORE INFO ONLINE:

MossyOakProperties.com

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DISCLAIMERS

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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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