

**Phil Campbell Homesite and Recreation**  
000 Nix Road  
Phil Campbell, AL 35581

**\$249,000**  
50± Acres  
Franklin County



**Phil Campbell Homesite and Recreation**  
**Phil Campbell, AL / Franklin County**

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**SUMMARY**

**Address**

000 Nix Road

**City, State Zip**

Phil Campbell, AL 35581

**County**

Franklin County

**Type**

Hunting Land, Timberland, Farms, Recreational Land

**Latitude / Longitude**

34.355907 / -87.714761

**Taxes (Annually)**

\$1,120

**Acreage**

50

**Price**

\$249,000

**Property Website**

<https://www.mossyoakproperties.com/property/phil-campbell-homesite-and-recreation/franklin/alabama/97683/>



## Phil Campbell Homesite and Recreation Phil Campbell, AL / Franklin County

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### **PROPERTY DESCRIPTION**

#### **Homesite & Recreational Property - Phil Campbell, Alabama**

This outstanding 50+/- acre property offers an excellent opportunity for a future homesite or private retreat in the quiet countryside of Phil Campbell, Alabama. The land is covered in fully mature timber, featuring impressive white oaks and established pine timber that provide both beauty and long-term value.

Multiple streams wind through the property, enhancing its natural appeal and creating an ideal habitat for wildlife. The area supports a strong population of whitetail deer and wild turkey, making it well suited for hunting and outdoor enjoyment.

Near the center of the property is approximately 2 acres of open land, perfectly positioned for a homesite or wildlife food plot. The tract features paved road frontage along Nix Road with utilities readily available, offering convenient access and development potential.

Located just 20 minutes from Haleyville, 35 minutes from the Shoals, and approximately 1 hour and 30 minutes from Huntsville, this property combines privacy, natural beauty, and accessibility-an excellent choice for a homesite, recreational getaway, or long-term land investment.

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

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## Locator Map

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## Locator Map

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## Satellite Map







## **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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