

**Create Your Own Vision of Country Living
on These 460 Acres
County Highway 78
Russellville, AL 35654**

\$1,435,200
460 +/- acres
Franklin County



Create Your Own Vision of Country Living on These 460 Acres Russellville, AL / Franklin County

SUMMARY

Address

County Highway 78

City, State Zip

Russellville, AL 35654

County

Franklin County

Type

Farms, Hunting Land, Recreational Land,
Timberland, Horse Property

Latitude / Longitude

34.5012 / -87.6359

Taxes (Annually)

3472

Acreage

460

Price

\$1,435,200

Property Website

<https://www.mossyoakproperties.com/property/create-your-own-vision-of-country-living-on-these-460-acres-franklin-alabama/24276/>



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PROPERTY DESCRIPTION

Imagine owning a property that allows you to hunt a variety of wildlife, build the home of your dreams, or rejuvenate a profitable cattle operation, all while enjoying boundless recreational opportunities. From trail riding, hiking, or simply enjoying nature at its best, this property has it all. Numerous trails traverse the property leading to creeks, ponds, greenfields, and pastures. The potential of this 460 acre tract is endless!

There are approximately 105 acres of marketable hardwood timber with the remainder of the property being composed of once lush cattle pasture that has been allowed to grow wild and is now a haven for the abundant wildlife that call this property home. The current owners are reclaiming this land, creating excellent pastures with the possibility of row crop agricultural production. An old grain silo provides a great backdrop for a modern farming operation.

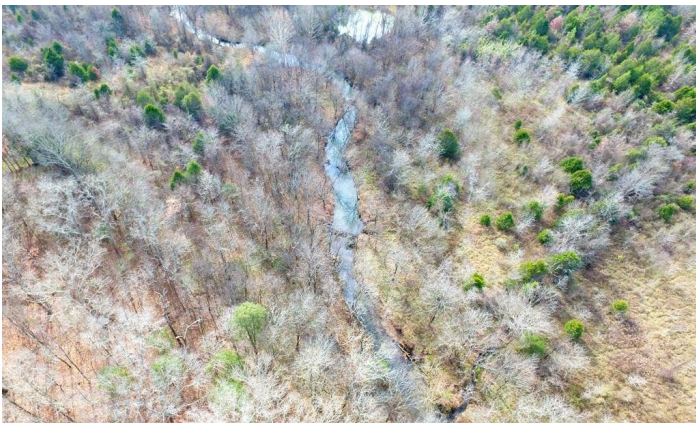
These 460 acres are composed of generally flat ground with some gently sloping hills and a slight increase in elevation on the west side that provide great views of the surrounding land. The crystal clear waters of Little Mud Creek with its solid limestone bottom flowing one half mile through the center of the land provides beautiful views and great water access for cattle as well as wildlife. The property also benefits from two ponds and a small area that would make a potentially great duck hole.

Discover the perfect site for your dream home while creating your own vision of country living! Conveniently located 10 minutes east of Russellville, Alabama, and only 25 miles south of Florence. This property has excellent access from 1.45 miles of road frontage along County Highway 78 and County Highway 83. This road frontage would provide potential owners the option to subdivide and sale road frontage lots, if desired. Utilities are available.

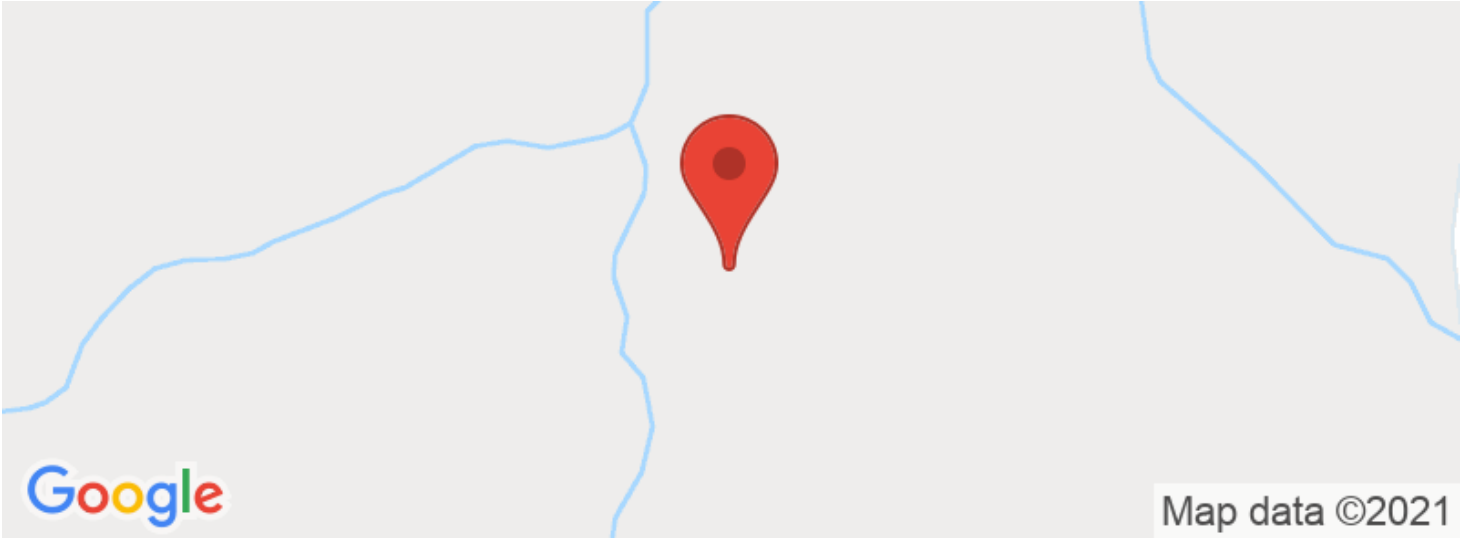
Call or Text Austin Littrell today at 256-460-1875 for a private showing.



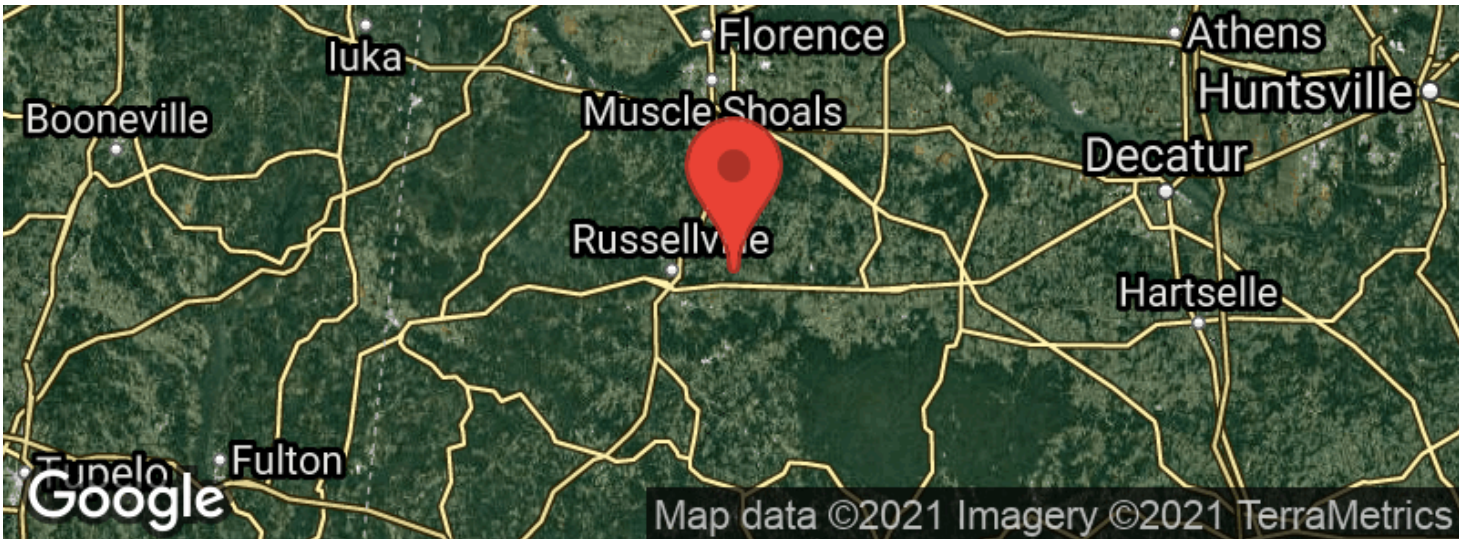
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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Tuscumbia, AL 35674

NOTES



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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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