

Spring Valley 40
000 Ricks Cemetery Road
Leighton, AL 35646

\$249,000
40± Acres
Colbert County



Spring Valley 40
Leighton, AL / Colbert County

SUMMARY

Address

000 Ricks Cemetery Road

City, State Zip

Leighton, AL 35646

County

Colbert County

Type

Hunting Land, Recreational Land, Farms, Timberland,
Undeveloped Land

Latitude / Longitude

34.661938 / -87.587549

Taxes (Annually)

\$222

Acreage

40

Price

\$249,000

Property Website

<https://www.mossoakproperties.com/property/spring-valley-40/colbert/alabama/105024/>



Spring Valley 40 Leighton, AL / Colbert County

PROPERTY DESCRIPTION

40± Acres - Colbert County, Alabama

Prime Hunting Tract | Near Muscle Shoals

If you're looking for a turnkey small hunting property in a highly convenient location, this 40± acre tract checks all the boxes. Located off Ricks Cemetery Road and accessed via a deeded easement, the property offers the privacy and seclusion needed for quality hunting while being just minutes from Muscle Shoals, Tuscumbia, and Florence.

The land is covered in mature mixed pine and hardwood timber, providing excellent habitat, bedding cover, and natural food sources for wildlife. A small open area of approximately 3 acres is already in place-ideal for establishing a large food plot to attract and hold deer and turkey. The gently rolling topography allows for easy access throughout the property and multiple stand locations.

With strong populations of whitetail deer, wild turkey, and small game, this tract is well-suited for both seasoned hunters and those looking to develop their own recreational getaway.

Property Highlights:

- 40± acres in Colbert County, Alabama
- Access via deeded easement off Ricks Cemetery Road
- Mature pine and hardwood timber providing excellent habitat
- ~3 acres open-perfect for food plot development
- Gently rolling terrain with great huntability
- Strong deer, turkey, and small game presence
- Private setting with minimal disturbance
- Minutes from Muscle Shoals, Tuscumbia, and Florence

A hard-to-find combination of seclusion, habitat, and location ideal for a dedicated hunting tract or weekend retreat.

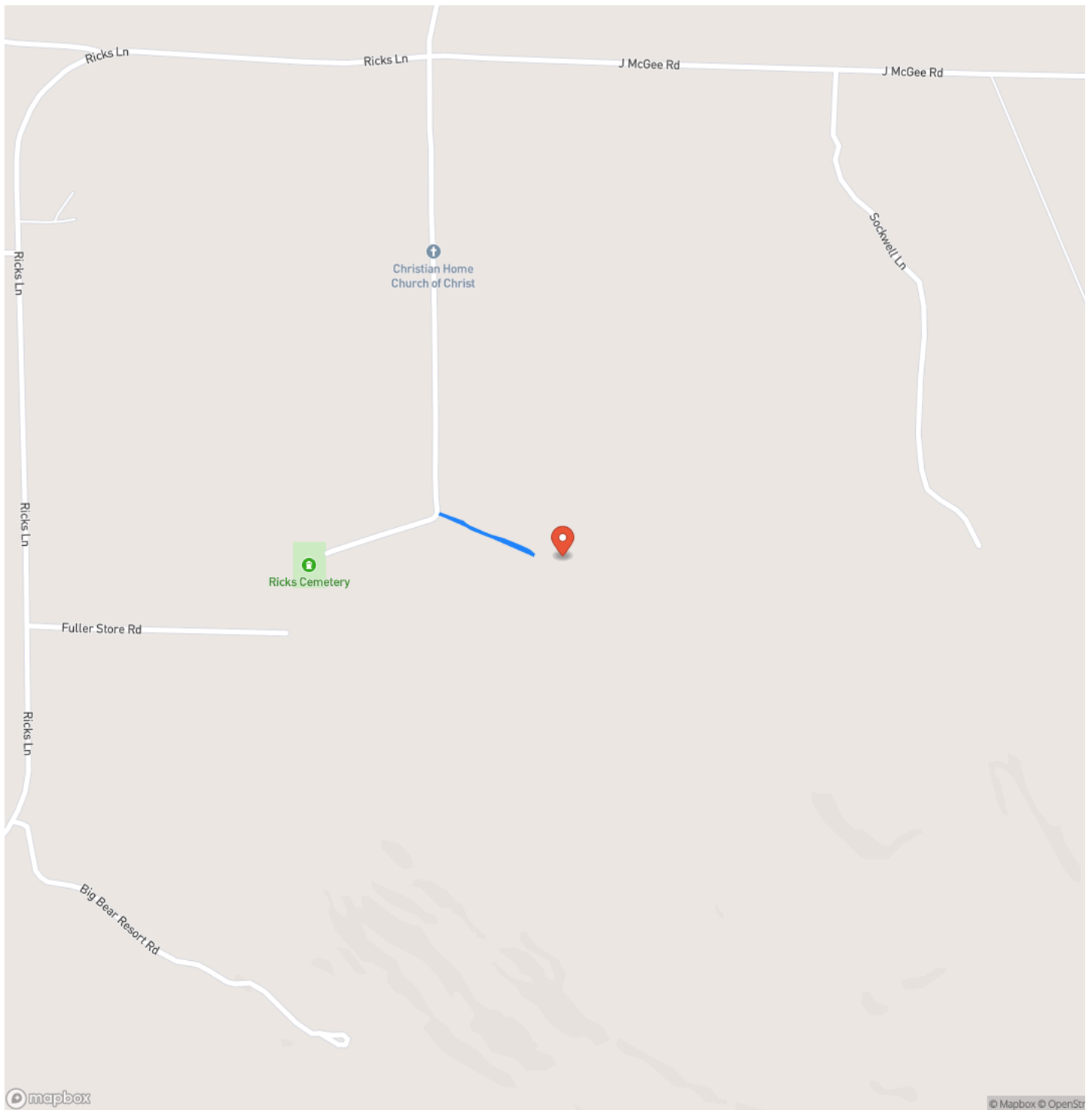
Shown by appointment only!

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

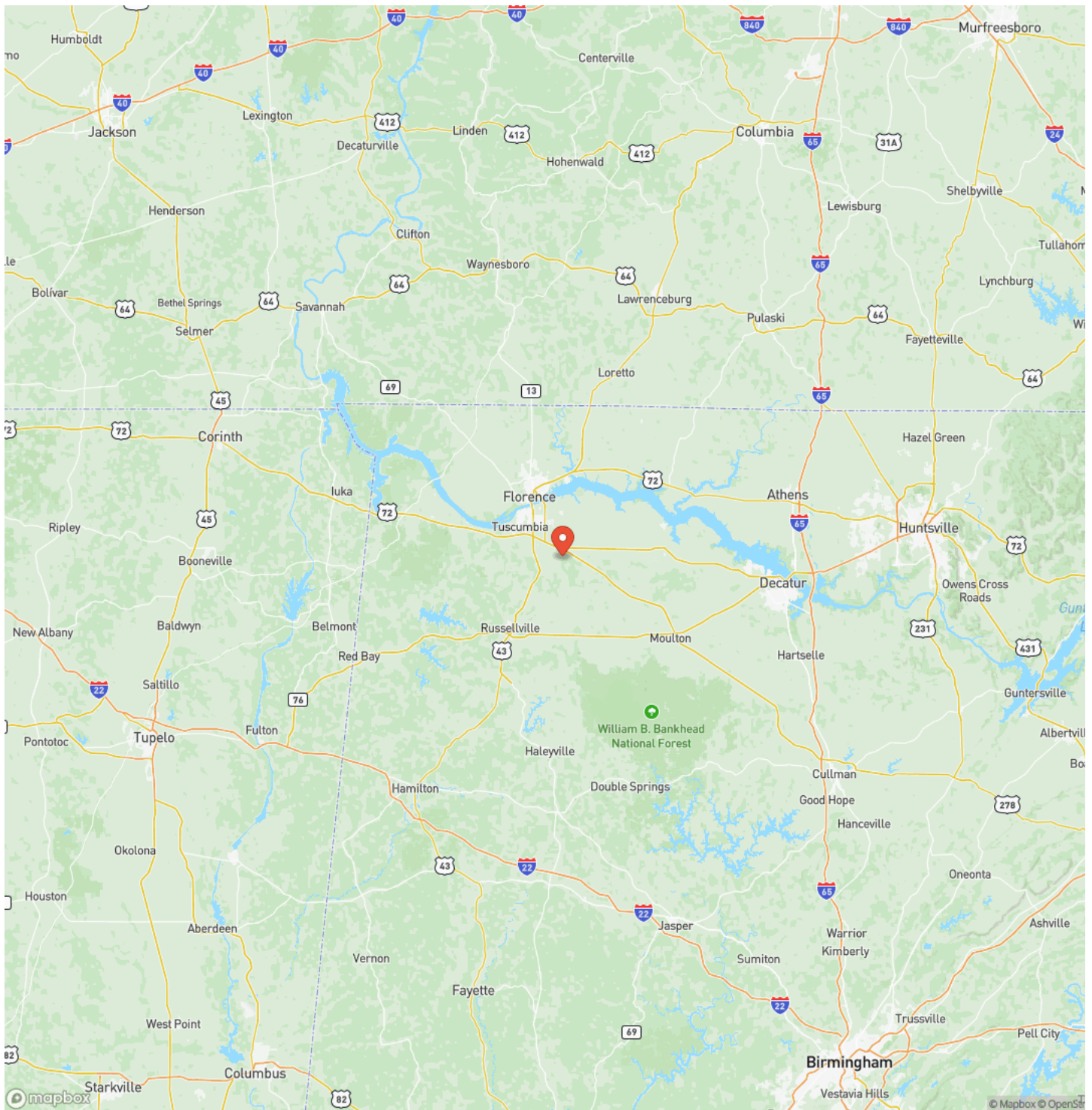
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Locator Map



Locator Map



Satellite Map



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