



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

79± ACRES
COLBERT COUNTY, AL
\$338,000

THE COLBERT 79

PROPERTY PROFILE

LOCATION:

- Salting Ground Road
Cherokee, AL 35616
- Overlooks Pickwick Lake
- Colbert County
- 5.4± Miles NW of the Colbert
Ferry Boat Launch
- 9± Miles N of Cherokee
- 23± Miles W of Florence
- 68± Miles W of Decatur
- 70± Miles NE of Tupelo, MS
- 92± Miles W of Huntsville
- 117± Miles E Oxford, MS
- 135± Miles NW of Birmingham
- 138± Miles SE Memphis, TN

COORDINATES:

- 34.8768, -87.97605

PROPERTY USE:

- Hunting
- Camping
- Trail Riding
- Investment

PROPERTY INFORMATION:

- 79± Acres
- Hardwoods
- Established Trail System
- 860'± of Shady Branch
- Stunning Views

TAX INFORMATION:

- 2025 - \$288.10
- Parcel id 02-06-23-0-000-
002.000



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2121 5th St., Ste 206 | Meridian, MS 39301
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Information is believed to be accurate but not guaranteed.
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7115 Highway 64 | Oakland, TN 3860
O: 901-910-1809

WELCOME TO THE COLBERT 79

WELCOME TO THE COLBERT 79! This spacious, 79± property located in Cherokee Alabama is a must-see with its gorgeous ridge top views of Pickwick Lake. This versatile tract, located at the end Salting Ground Road, provides space and seclusion necessary for total enjoyment of the land. If you're looking to get away from it all, while having prime hunting opportunities and stunning views, this property fits the bill. There is an established trail system allowing for ATV travel along the ridges and down into the bottom. Once you get down into the bottom, you can enjoy 860± feet of Shady Branch that feeds into the lake. This property has the kind of hardwoods everyone dreams of. These trees provide forage and habitat for wildlife as well as offer the opportunity to for someone looking for timber investment.

**To learn more and schedule a private tour, contact
Justin Nunez or Shane Martin today!**



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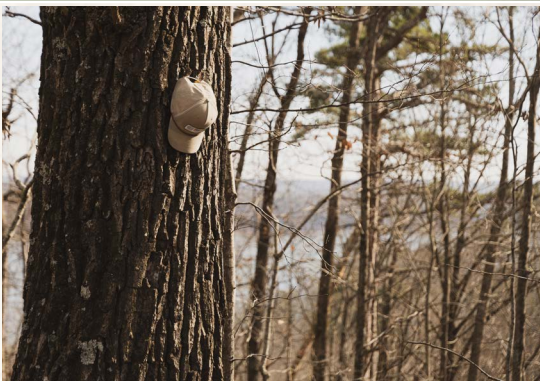
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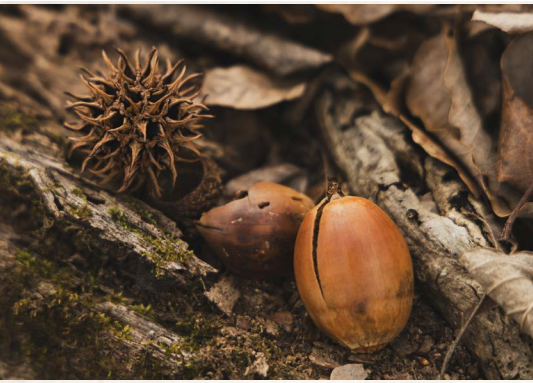
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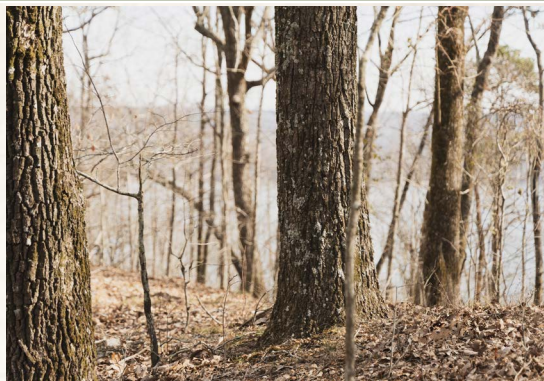
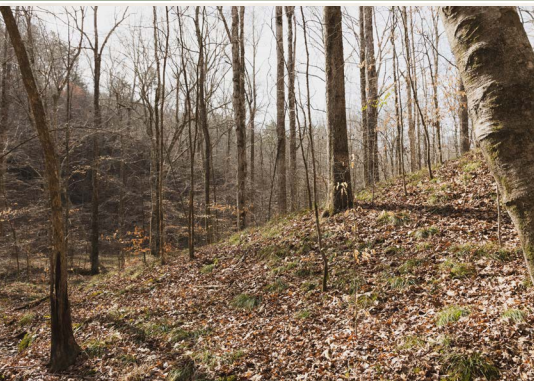
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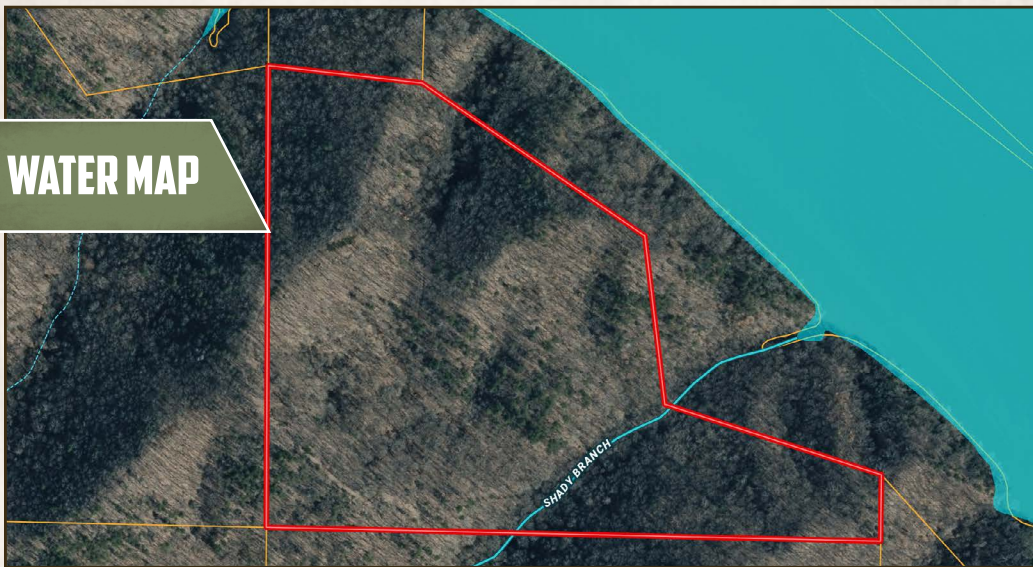
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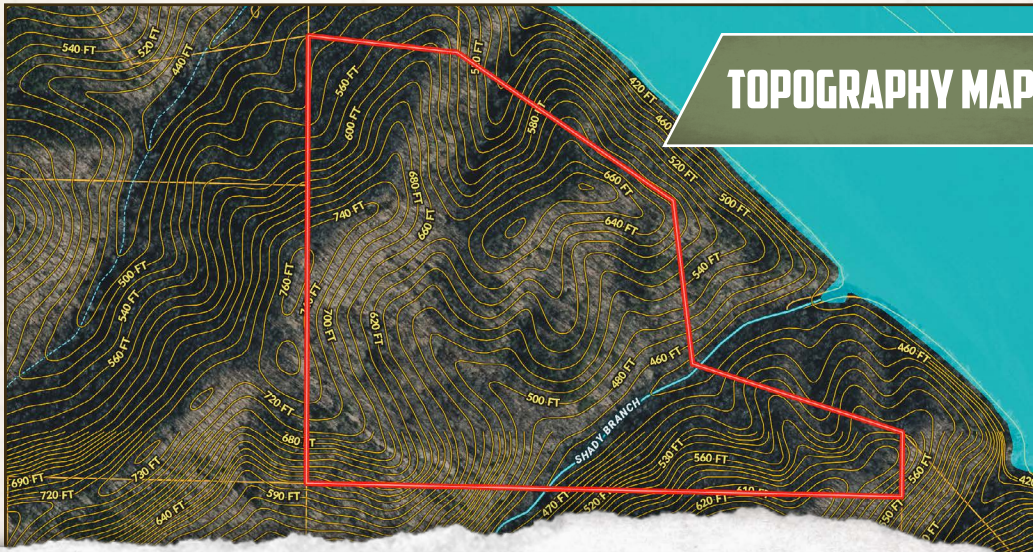
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WATER MAP



TOPOGRAPHY MAP



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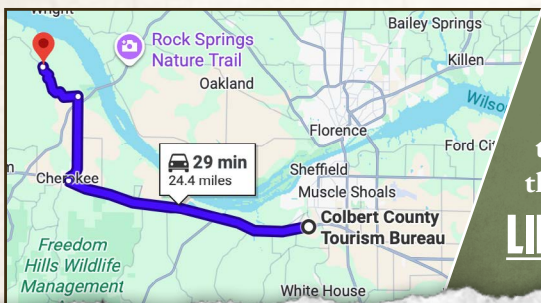
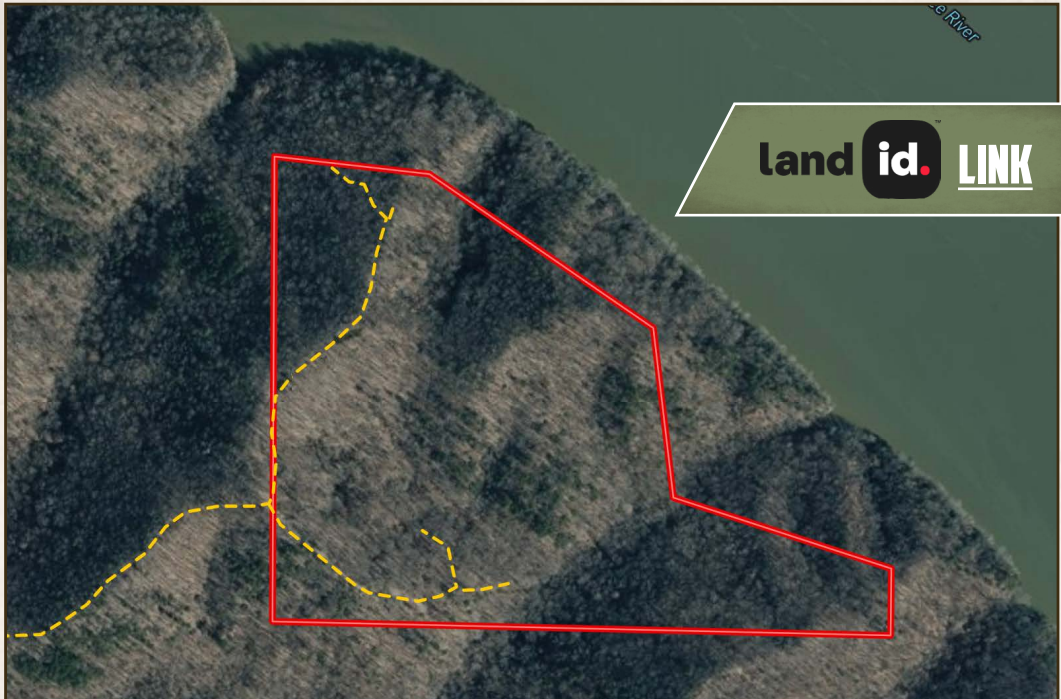
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the River



Directions From Muscle Shoals, AL:
Travel 15.4 miles west on Hwy 72/S Hook Street. Turn right on N Pike and make another right to continue on the same road. Travel 5.5 miles and turn left on Riverton Rose Trail. In 3.5 miles, turn right on Salting Ground Road and then turn left into the gravel parking area.

LINK TO GOOGLE MAP DIRECTIONS



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