

Double C Ranch
7175 COUNTY RD 1101
Vinemont, AL 35179

\$1,445,000
127± Acres
Cullman County



Double C Ranch
Vinemont, AL / Cullman County

SUMMARY

Address

7175 COUNTY RD 1101 null

City, State Zip

Vinemont, AL 35179

County

Cullman County

Type

Single Family, Business Opportunity, Hunting Land, Residential Property, Recreational Land

Latitude / Longitude

34.306183 / -87.100059

Taxes (Annually)

\$1,032

Dwelling Square Feet

3,104

Bedrooms / Bathrooms

2 / 3

Acreage

127

Price

\$1,445,000

Property Website

<https://www.mossyoakproperties.com/property/double-c-ranch/cullman/alabama/101341/>



PROPERTY DESCRIPTION

Double C Ranch - 127± Acre Turnkey Hunting Preserve with Custom Home

Welcome to **Double C Ranch**, a fully improved 127± acre hunting preserve offering an exceptional combination of recreation, privacy, and modern comfort in a highly convenient North Alabama location. Whether you're searching for a private retreat, full time residence, or a turnkey investment in a ready to enjoy hunting property, this offering delivers on every level.

At the center of the ranch sits a beautifully constructed **3,104± square foot home built in 2024**, thoughtfully designed to accommodate both everyday living and entertaining. The home features **2 bedrooms and 3 bathrooms**, a **spacious kitchen with abundant counter space** and a **living area anchored by a stunning fireplace**. The **large master suite and bathroom** provide a comfortable and private escape, while high-quality finishes throughout reflect the care and attention given to the build.

Additional improvements enhance both function and curb appeal, including a **private gated entrance, paved driveway, professionally installed sidewalk lighting**, and an **irrigation system** around the home.

The land itself is fully set up and ready to enjoy from day one. A **private pond** adds both scenic beauty and recreational value, while a **stocked deer population**, along with **12,980 feet of new galvanized fencing and gated entry**, establish this property as a true turnkey hunting preserve. The layout offers an ideal balance of open areas and cover, creating excellent wildlife habitat and year round enjoyment.

An **80' x 40' pole barn** provides ample space for storing equipment, tractors, ATVs, and tools, supporting both recreational use and property maintenance.

Some furnishings can be sold with the home.

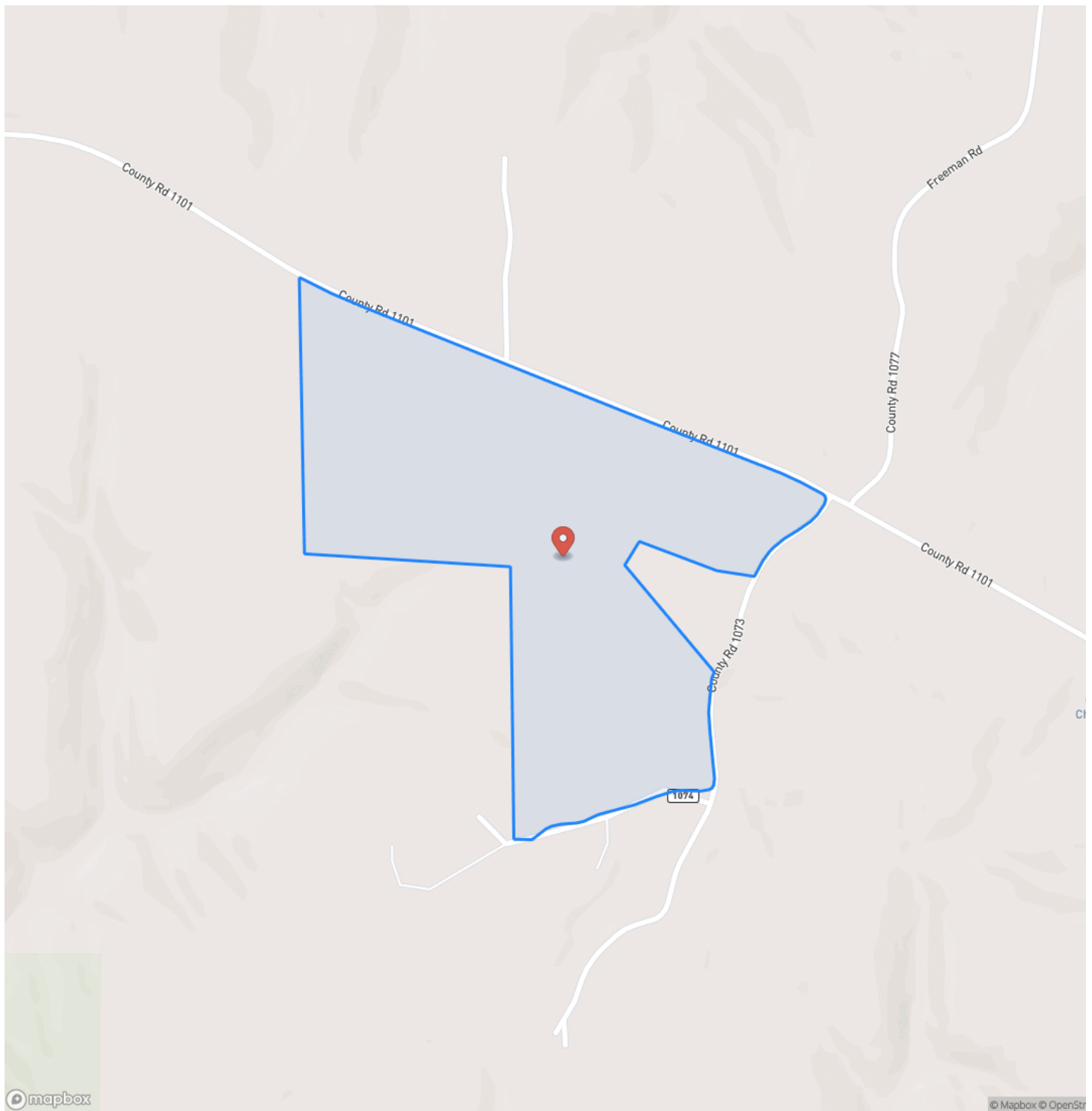
Despite its private setting, Double C Ranch is located just **23 minutes to Hartselle, 26 minutes to Cullman, 37 minutes to Decatur, and under an hour to Huntsville**, offering easy access to nearby towns and amenities.

Double C Ranch represents a rare opportunity to own a fully developed hunting preserve with a new custom home, quality improvements, and outstanding accessibility ready to enjoy from day one.

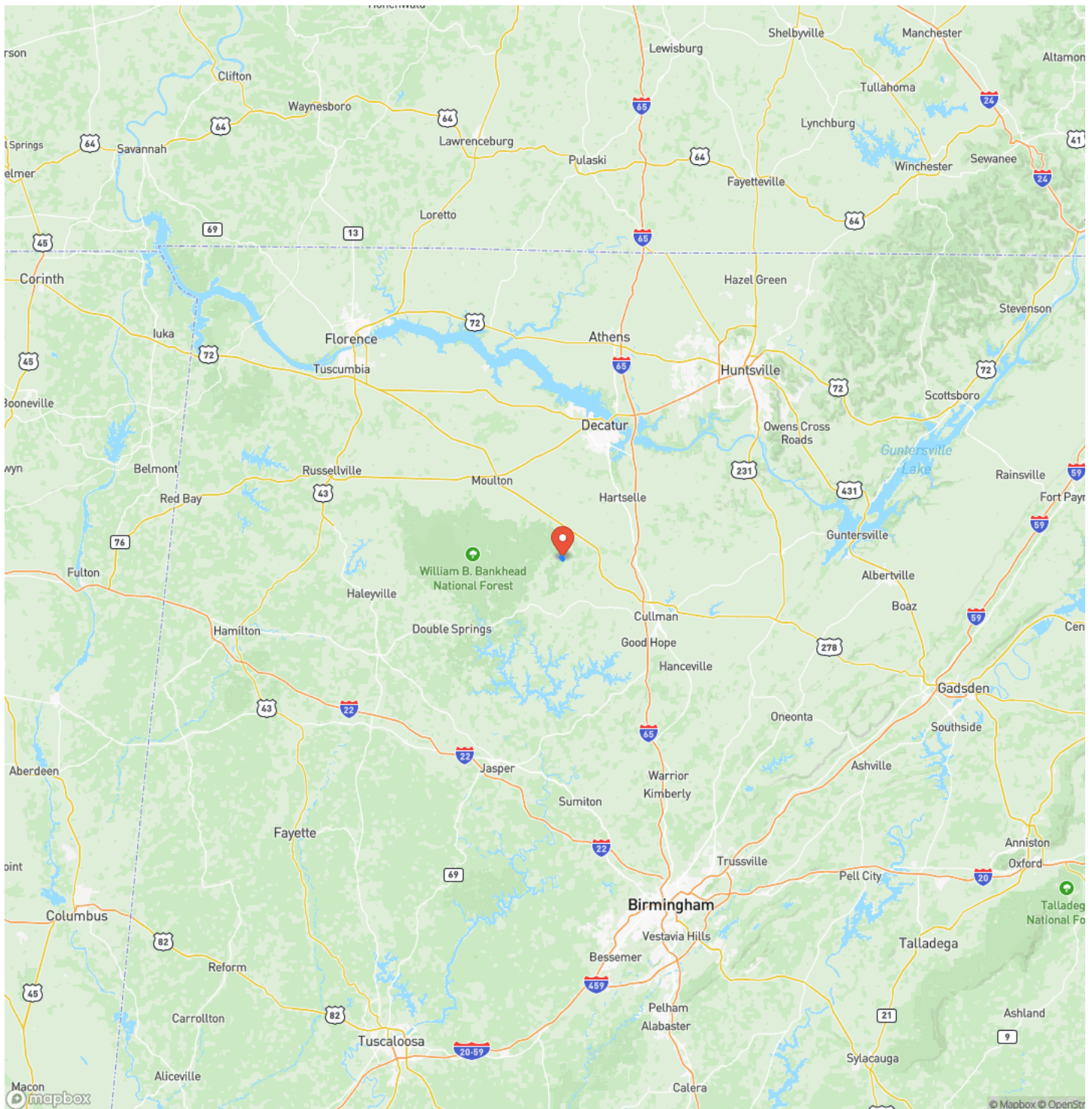
Double C Ranch
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Locator Map



Locator Map



Satellite Map



Double C Ranch
Vinemont, AL / Cullman County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Tuscumbia, AL 35674

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

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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Tuscumbia, AL 35674

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