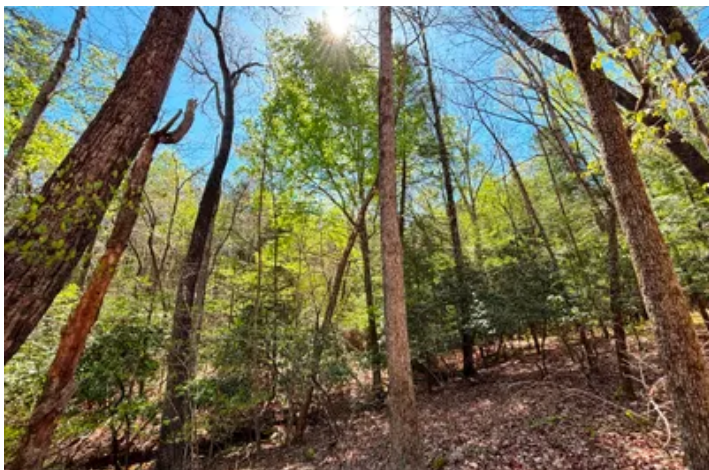
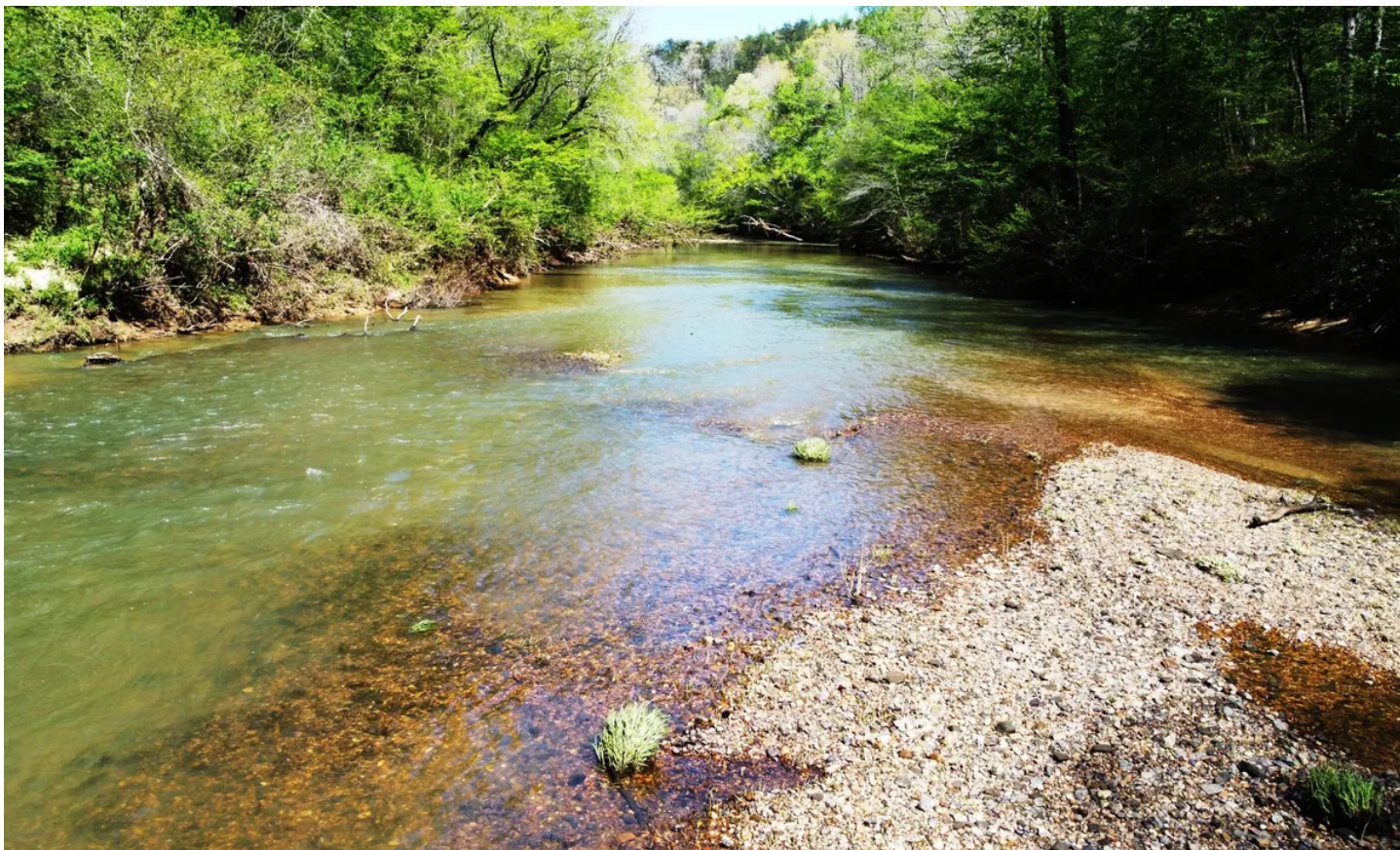


Bear Creek East
6309 State Route 172
Phil Campbell, AL 35581

\$457,618
162± Acres
Marion County



Bear Creek East
Phil Campbell, AL / Marion County

SUMMARY

Address

6309 State Route 172

City, State Zip

Phil Campbell, AL 35581

County

Marion County

Type

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

Latitude / Longitude

34.27785 / -87.779907

Taxes (Annually)

450

Acreage

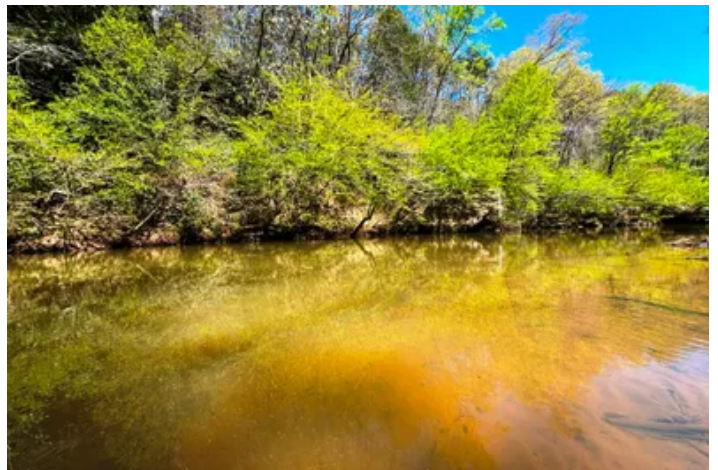
162

Price

\$457,618

Property Website

<https://www.mossyoakproperties.com/property/bear-creek-east-marion-alabama/79402/>



PROPERTY DESCRIPTION

162± Acres | Marion County, Alabama | \$457,618
Big Timber • Bear Creek Frontage • Prime Hunting & Recreation Land

If you're looking for a solid piece of land with income potential and room to roam, this 162± acre tract in Marion County, Alabama checks all the boxes. You'll find 1,300± feet of water frontage on [Bear Creek](#), giving you access to some of the best fishing, kayaking, and canoeing in the area. This place is loaded with natural beauty—large waterfalls, rock bluffs, outcroppings, and plenty of running water from smaller branches and creeks. It's packed with mature pine timber that's ready for thinning—offering immediate return on investment. The road system is in great shape, and there's easy access with 6/10 of a mile of frontage on State Route 172.

Available utilities and minimal property taxes keep your costs down and options wide open.

Ideal for hunting, there are several established food plots in place, and utility right-of-ways provide extra visibility and access. Whether you're into farming, logging, or just want a place to hunt and unwind, this land delivers.

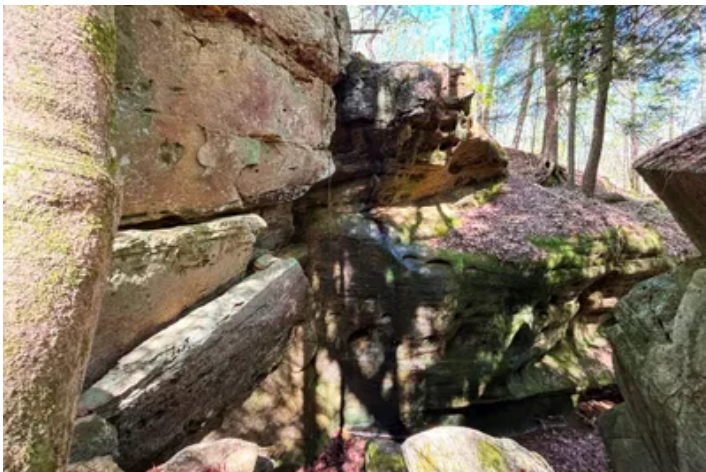
Location:

- 5 minutes from Hackleburg
- 10 minutes from Phil Campbell
- 15 minutes to Haleyville

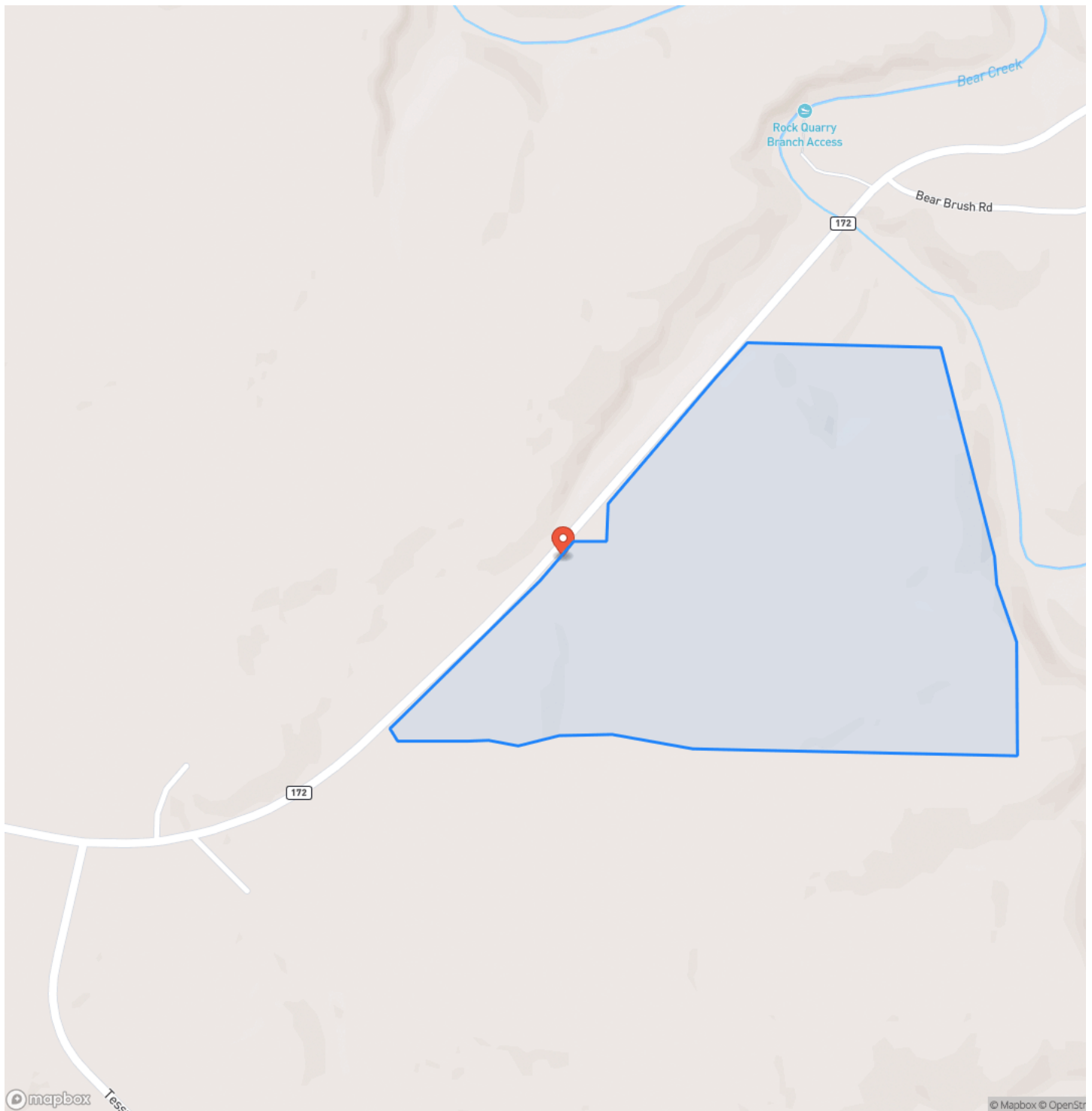
Additional acreage available. (See Listing ID 79410)

For more information or to schedule a private showing, contact Nathan McCollum at 256.345.0074 or email nmccollum@mossyoakproperties.com

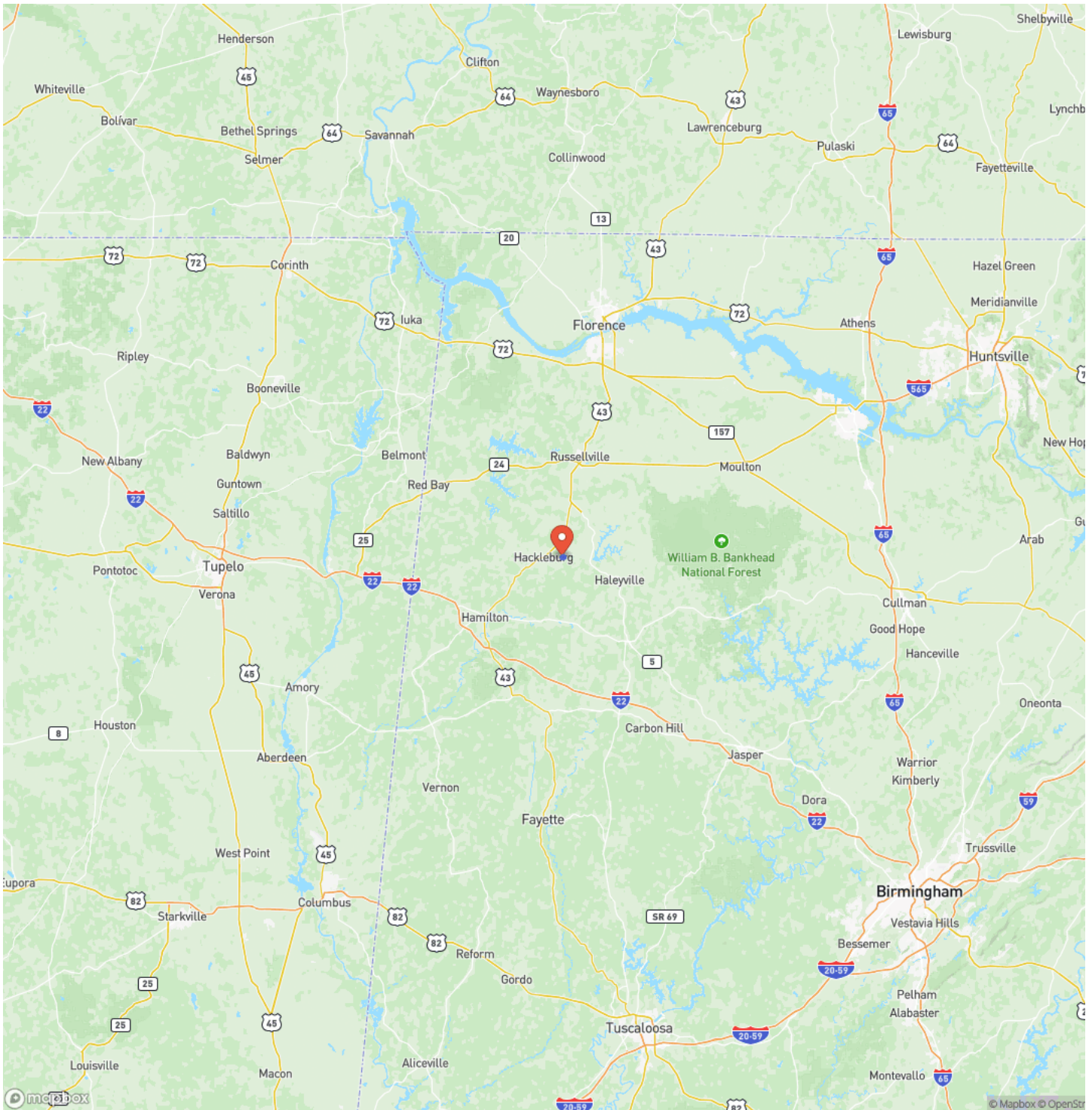
Bear Creek East
Phil Campbell, AL / Marion County



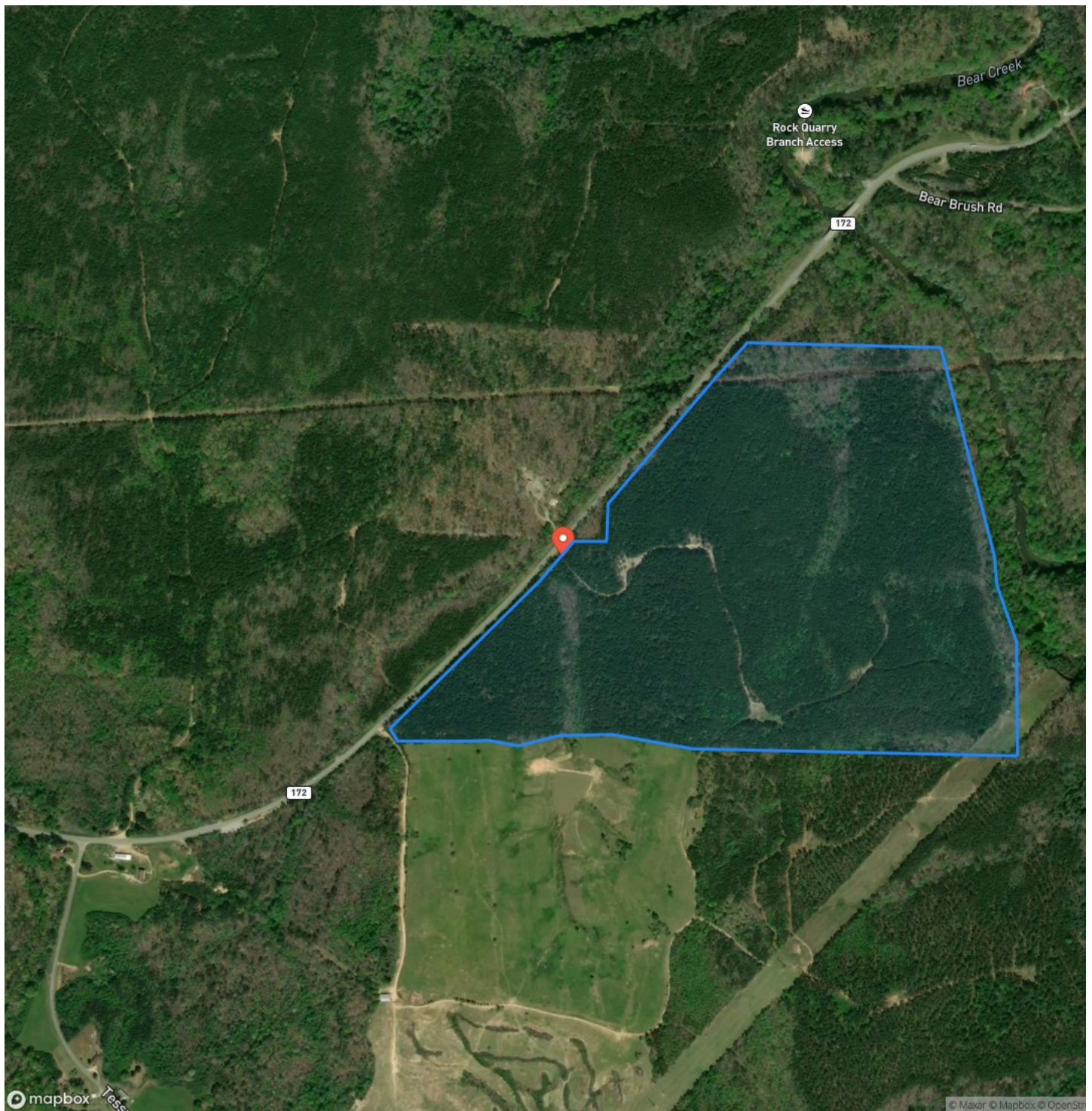
Locator Map



Locator Map



Satellite Map



Bear Creek East
Phil Campbell, AL / Marion County

LISTING REPRESENTATIVE

For more information contact:



Representative

Nathan McCollum

Mobile

(256) 345-0074

Email

nmccollum@mossyoakproperties.com

Address

1229 Hwy 72 East

City / State / Zip

NOTES

[illegible]

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.



MORE INFO ONLINE:
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.

Mossy Oak Properties Southeast Land & Wildlife, LLC
1229 Hwy 72 East
Tuscumbia, AL 35674
(256) 345-0074
MossyOakProperties.com

