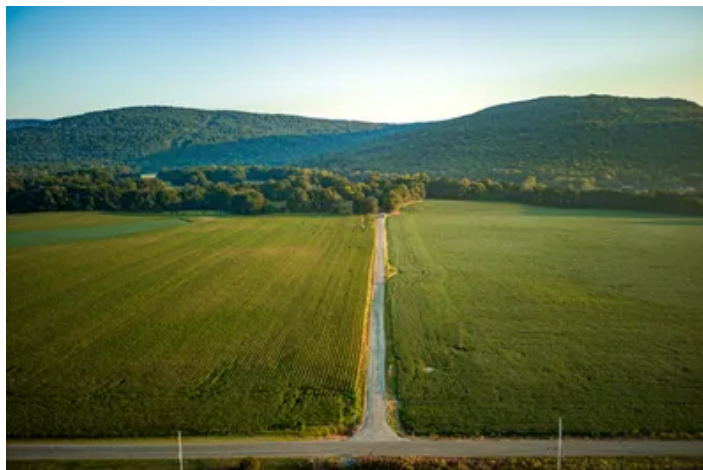


Legacy North Alabama Farm near Scottsboro, AL
County Road 64
Fackler, AL 35752

\$3,649,000
876± Acres
Jackson County



**Legacy North Alabama Farm near Scottsboro, AL
Fackler, AL / Jackson County**

SUMMARY

Address

County Road 64

City, State Zip

Fackler, AL 35752

County

Jackson County

Type

Farms, Hunting Land, Undeveloped Land, Timberland

Latitude / Longitude

34.796045 / -86.015917

Acreage

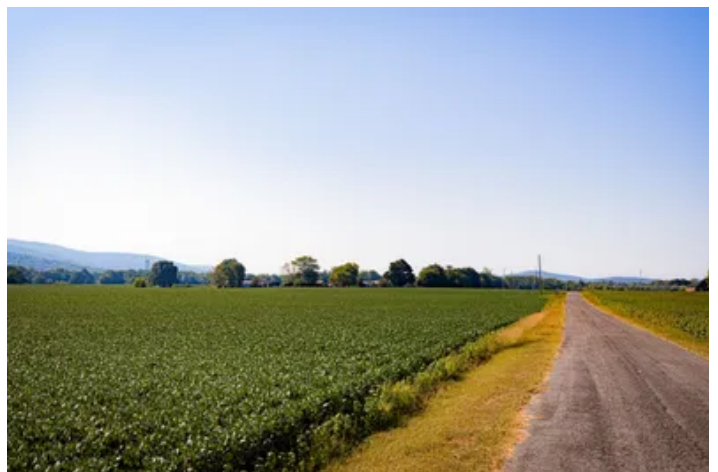
876

Price

\$3,649,000

Property Website

<https://www.mossyoakproperties.com/property/legacy-north-alabama-farm-near-scottsboro-al-jackson-alabama/117225/>



Legacy North Alabama Farm near Scottsboro, AL Fackler, AL / Jackson County

PROPERTY DESCRIPTION

Discover this rare generational property in its first time to market in over 150 years. One of the larger land holdings in Jackson County, it offers the benefits of high-yield agriculture as well as some of the sought after recreation and hunting that Jackson County has to offer. Just 10 minutes from Scottsboro, AL and within an hour of Huntsville, this property has access to the conveniences you need.

It features 232 +/- acres of cultivated ground, and 644 +/- acres of mostly hardwood timber and hillside. With over 16,000ft of road frontage on multiple county roads, this expansive 876 +/- acre tract is also suitable to build your lifelong home wherever you may decide. The property holds 2 old barns that have potential be restored, and are a gold mine of antique barn wood.

The soils of this property have a history of significant agricultural returns through consistent row crop rotations, making it an excellent investment for producers and investors alike. Beyond its agricultural value, the property is a sportsman's paradise through multiple seasons. It boasts a proven track record for whitetail deer, and a thriving wild turkey population.

Whether you are looking to expand your agricultural and timber portfolio, establish a private recreational retreat, or secure a generational land holding while staying close to city conveniences, this property fits the bill.

Listed by:

Wells Campbell

Mossy Oak Properties Southeast Land & Wildlife

[423-580-5260](tel:423-580-5260)

Co-Listed with:

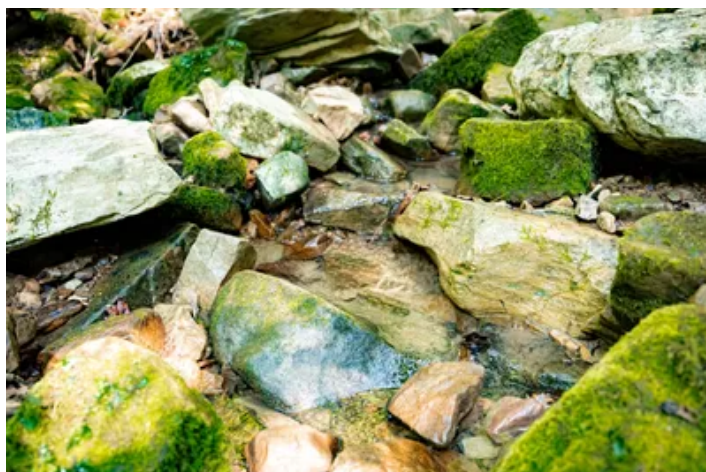
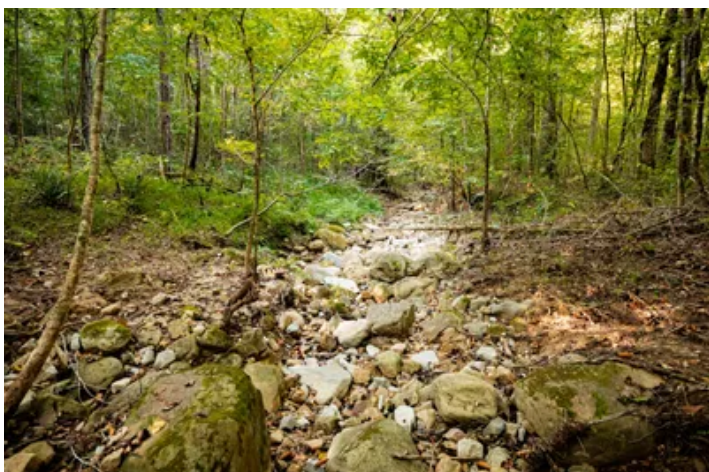
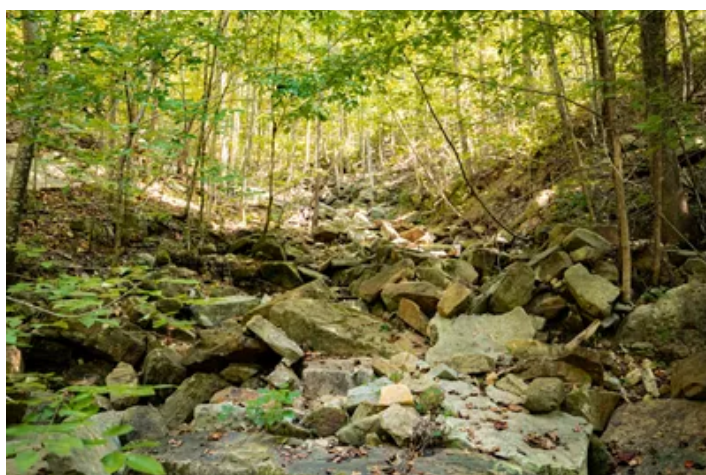
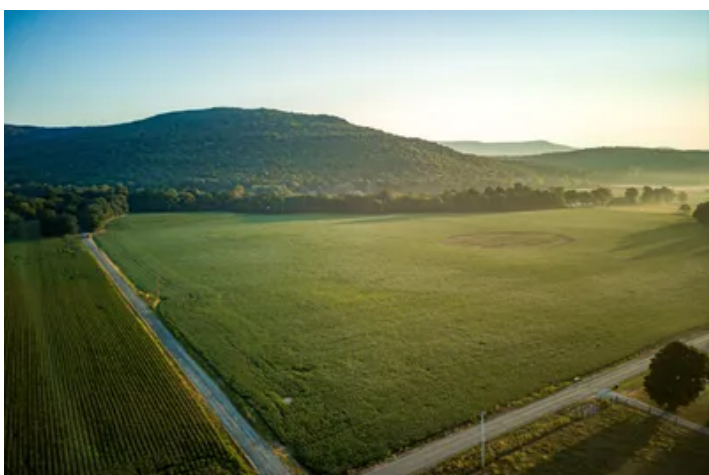
Lewis Campbell

Tutt Land Company

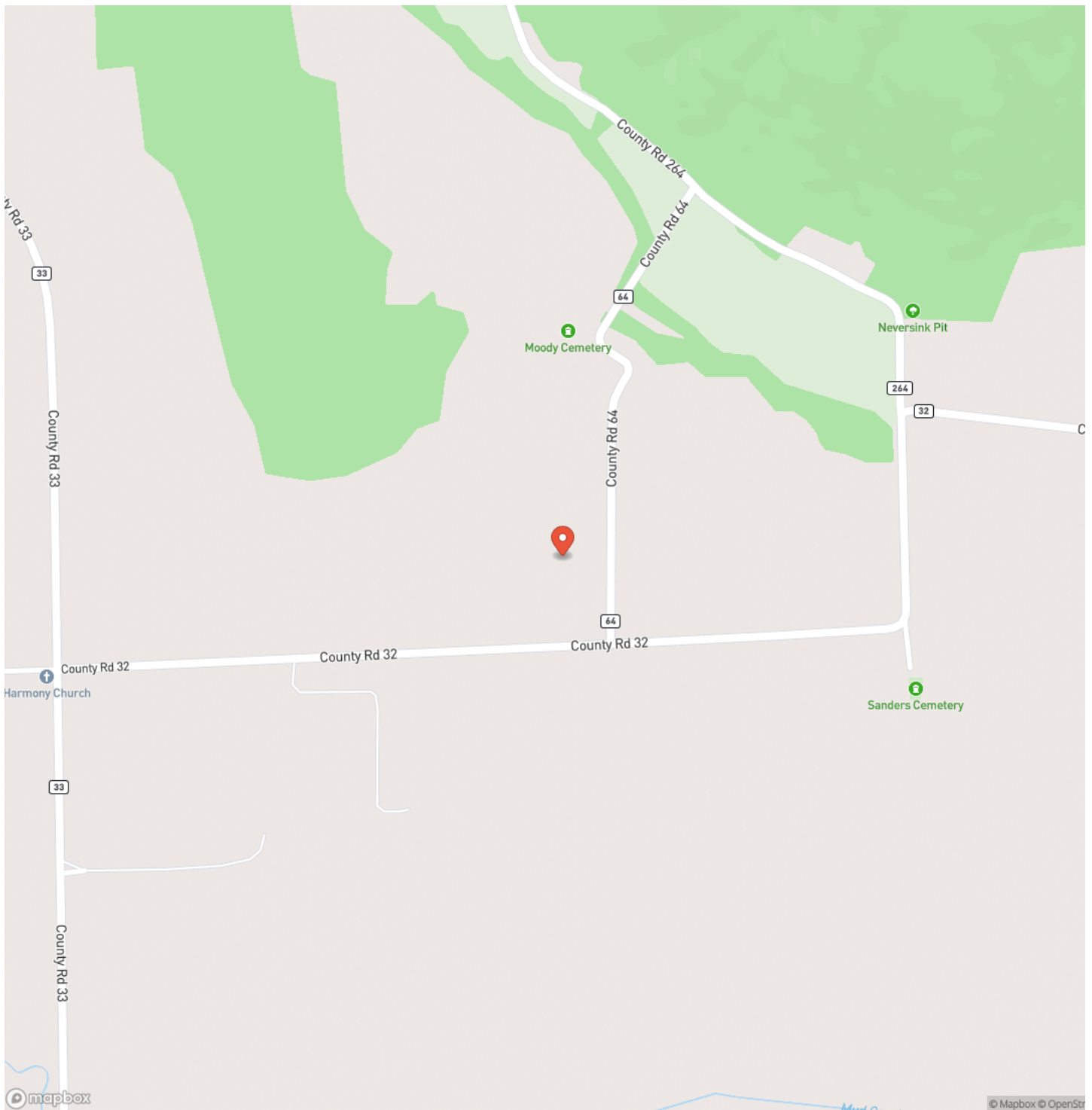
[423-488-0272](tel:423-488-0272)



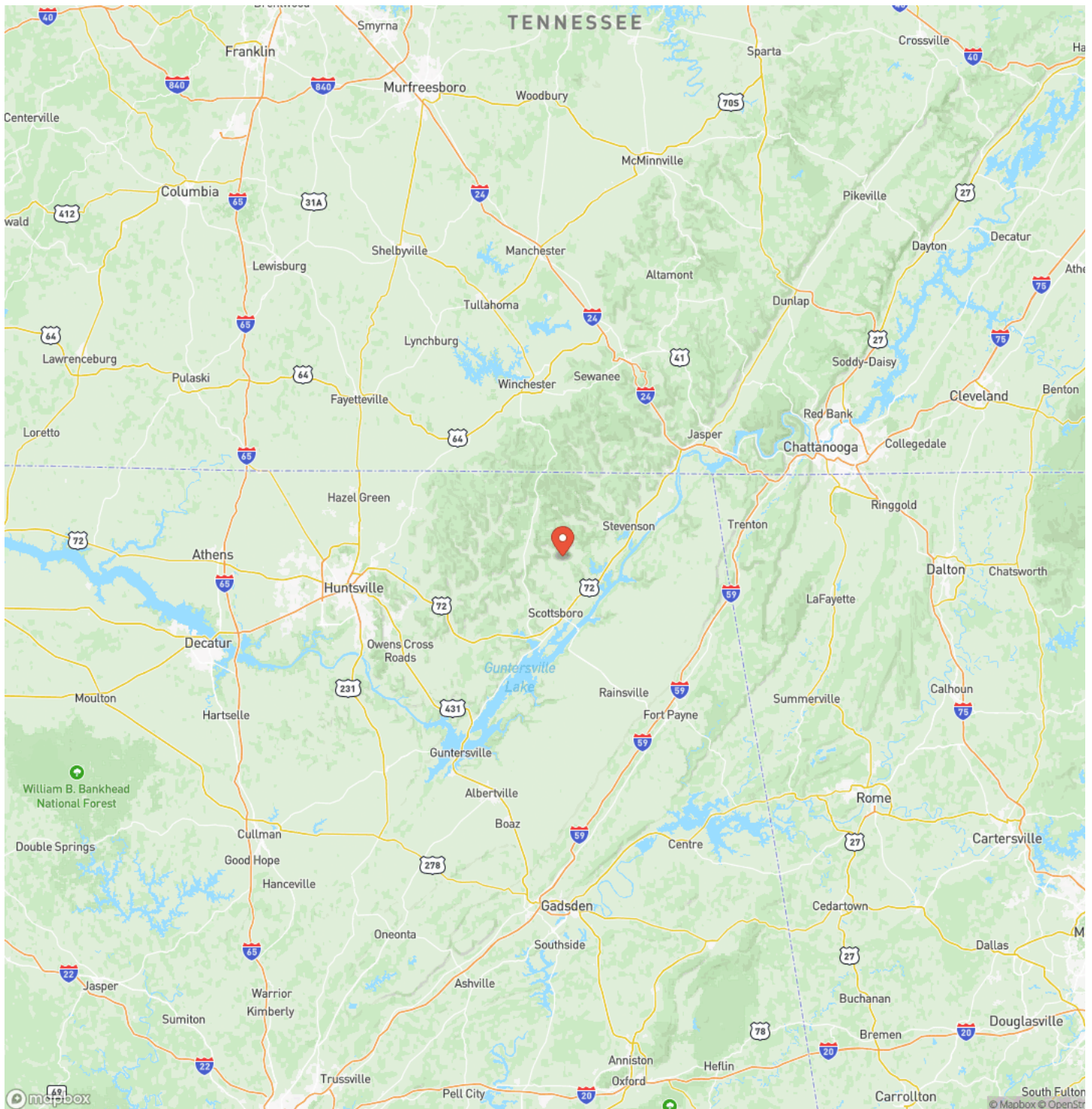
Legacy North Alabama Farm near Scottsboro, AL
Fackler, AL / Jackson County



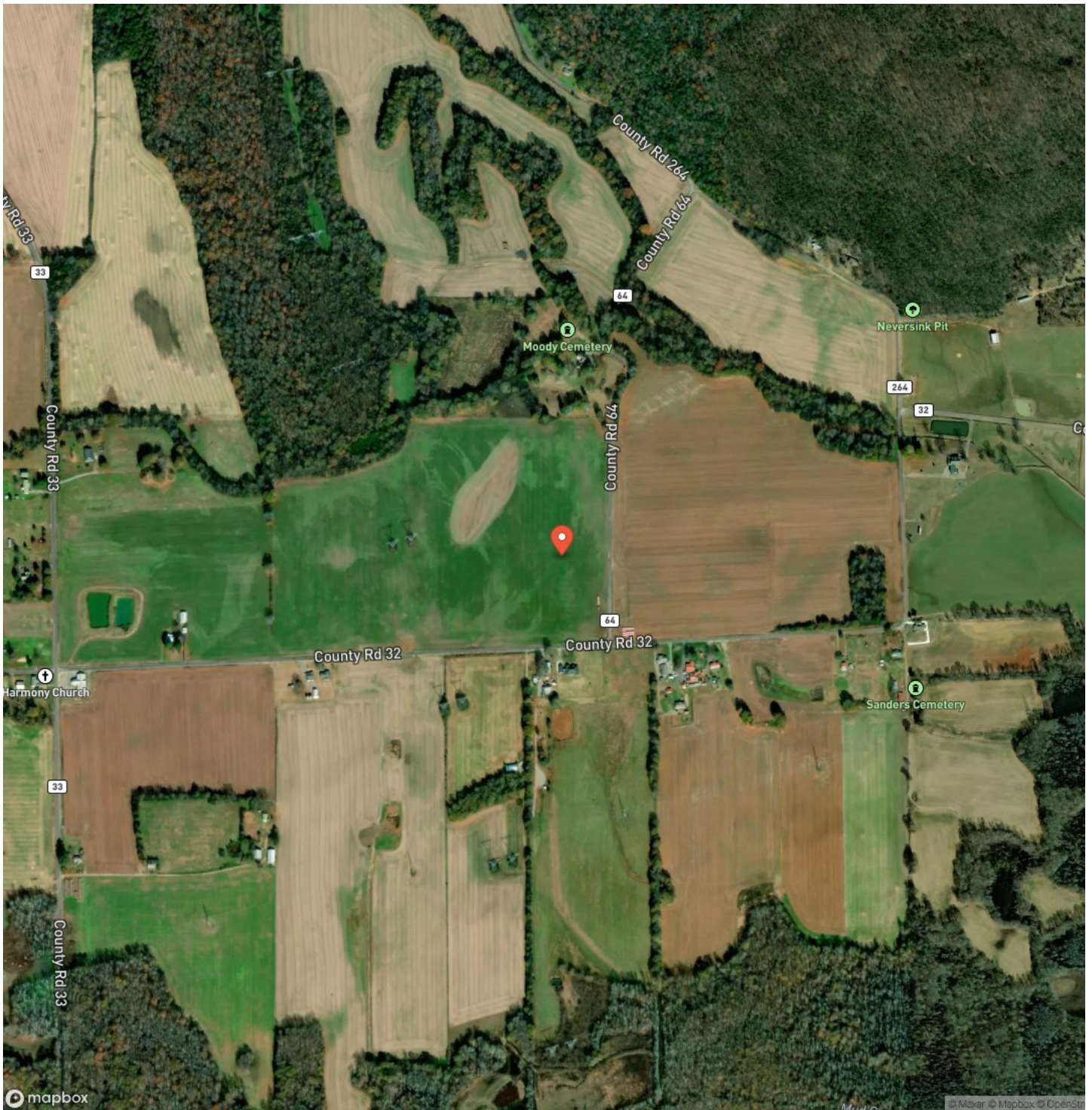
Locator Map



Locator Map



Satellite Map



Legacy North Alabama Farm near Scottsboro, AL
Fackler, AL / Jackson County

LISTING REPRESENTATIVE

For more information contact:

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Address

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City / State / Zip

Tuscumbia, AL 35674

NOTES



This image shows a single sheet of white paper with horizontal blue 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.



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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