

Triple M Farm at Wiliford Bend Black Warrior River
175 Kristy Lane
Fosters, AL 35463

\$1,140,000
261± Acres
Greene County



**Triple M Farm at Wiliford Bend Black Warrior River
Fosters, AL / Greene County**

SUMMARY

Address

175 Kristy Lane

City, State Zip

Fosters, AL 35463

County

Greene County

Type

Farms, Hunting Land, Riverfront, Recreational Land

Latitude / Longitude

33.007311 / -87.72385

Dwelling Square Feet

2,080

Bedrooms / Bathrooms

3 / 1

Acreage

261

Price

\$1,140,000

Property Website

<https://www.mossyoakproperties.com/property/triple-m-farm-at-wiliford-bend-black-warrior-river-greene-alabama/114789/>



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PROPERTY DESCRIPTION

Escape to the serene beauty of the Triple M Farm at Wiliford Bend on the Black Warrior River, an expansive 261 +/- acre haven offering an exceptional blend of recreational and timber opportunities. This remarkable property, nestled in the heart of Alabama, presents a unique chance to own a piece of nature's finest, complete with river frontage and an inviting cabin. Imagine waking to the sounds of nature, with endless possibilities for adventure right outside your door.

Location

Situated near Fosters, Alabama, on the Greene and Tuscaloosa County lines, this farm boasts an enviable address at 175 Kristy Lane, zip code 35463. The property is located only 25 minutes from downtown Tuscaloosa and benefits from its proximity to local amenities while retaining a peaceful, secluded feel, making it an ideal retreat or a permanent residence for those seeking tranquility.

Land and terrain

The 261 +/- acres of land are predominantly heavily wooded, offering a rich tapestry of natural beauty and diverse topography. This varied terrain creates an ideal environment for a multitude of outdoor pursuits and provides a private setting for enjoyment.

Improvements and infrastructure

A charming cabin with two bedrooms and one full bath and a sleeping loft provides comfortable lodging on the property, perfect for weekend getaways or extended stays. This existing improvement offers a solid foundation for further personalization or immediate enjoyment, allowing new owners to settle in with ease.

Water and utilities

The property boasts water access, featuring a 12 acre spring feed pond and extensive river frontage along the Black Warrior River, providing abundant opportunities for fishing, watersports, and scenic enjoyment. The availability of essential utilities ensures modern conveniences can be readily established or enhanced to suit any lifestyle. There are at least 4 artesian wells located on the property.

Wildlife and vegetation

The heavily wooded landscape supports a thriving ecosystem, making it a paradise for wildlife enthusiasts. Expect to encounter small game, turkey, ducks, and whitetail deer, offering exceptional hunting and bird watching experiences. The diverse vegetation contributes to the property's natural beauty and provides ample cover and food sources for its animal inhabitants. There are wildlife food plots and a large powerline that can be planted to attract wildlife.

Current and potential use

Currently utilized for hunting, recreational activities, and timber production, the Triple M Farm offers versatile potential. Its possible uses align perfectly with its current applications, allowing for continued enjoyment of hunting, recreation, and timber management. The property is a dream for outdoor enthusiasts, with opportunities for atv trails, bird watching, fishing, hiking trails, hunting, and watersports.

Access and easements

Access to the property is convenient and well-maintained via an asphalt county road, ensuring easy arrival and departure. The road frontage is situated on a county road, providing straightforward navigation and connectivity to the surrounding areas. The property's access points are designed to facilitate smooth entry for residents and guests alike.

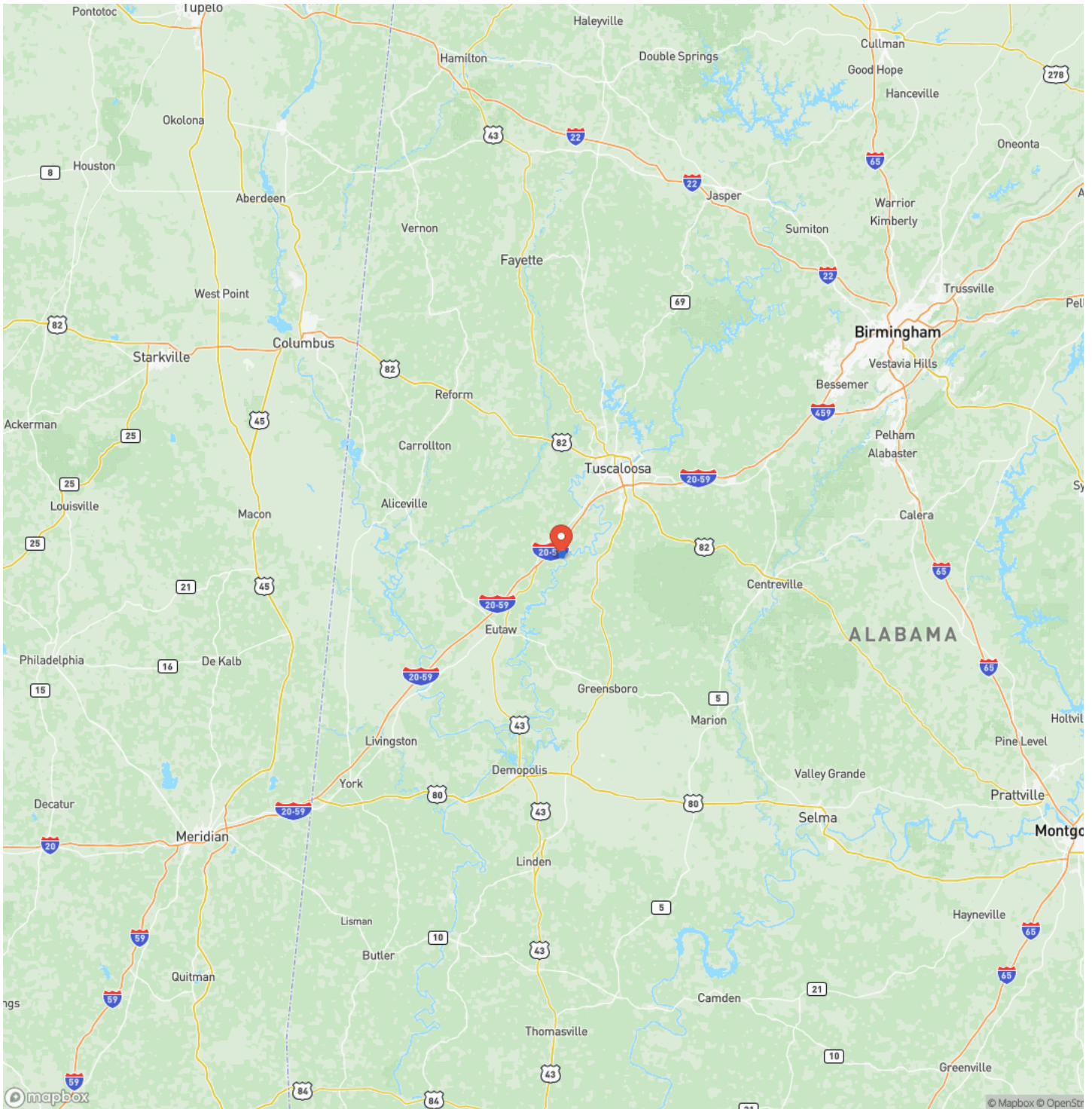
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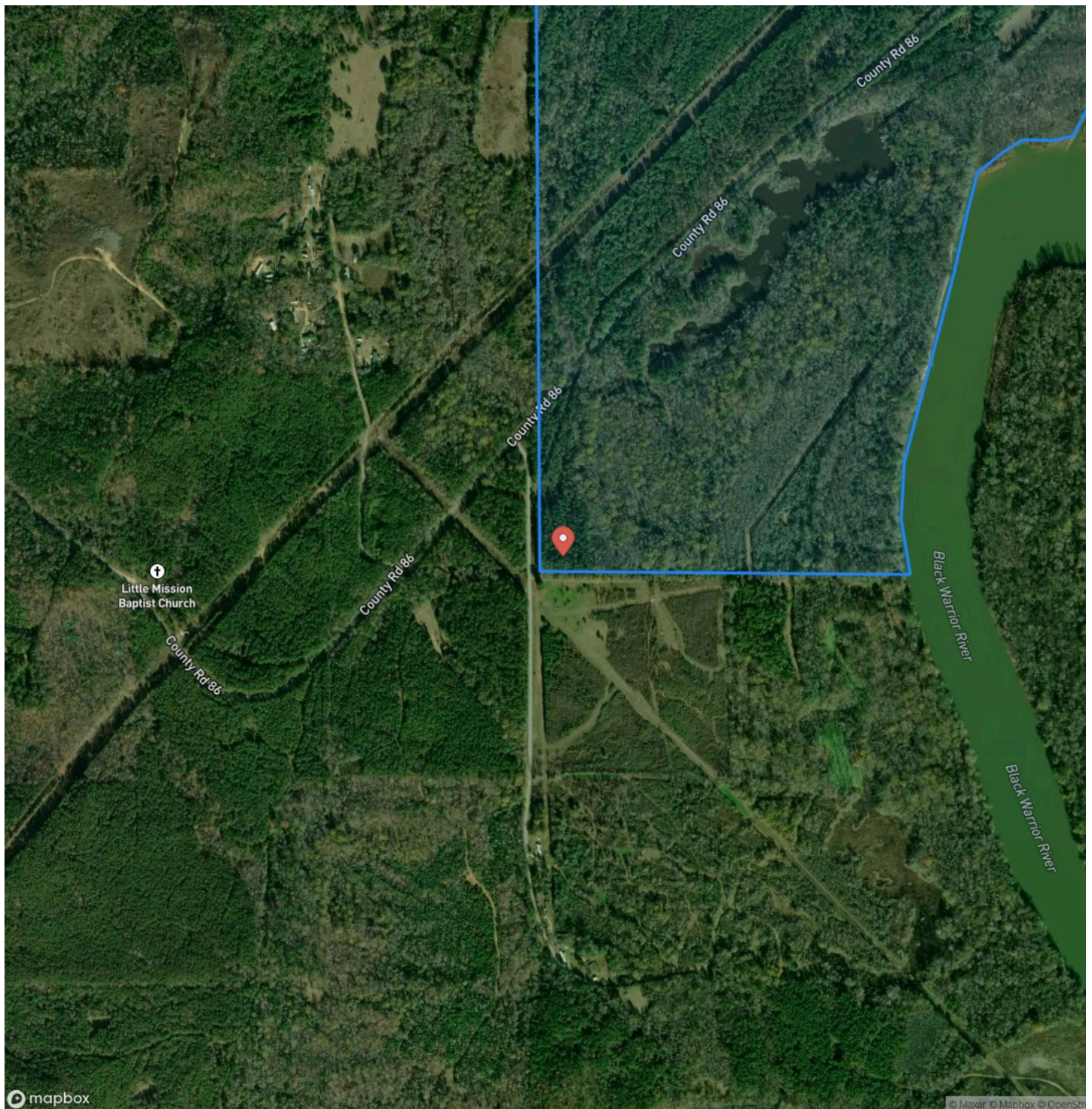
Locator Map



Locator Map



Satellite Map



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MORE INFO ONLINE:

DISCLAIMERS

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