

## 105 Acres Land for Sale Colbert & Franklin County Line



### Property Details:

Price : \$118,125  
County : Colbert  
Acreage : 104.91  
Address : Rickard Road  
MOPLS ID : 30580

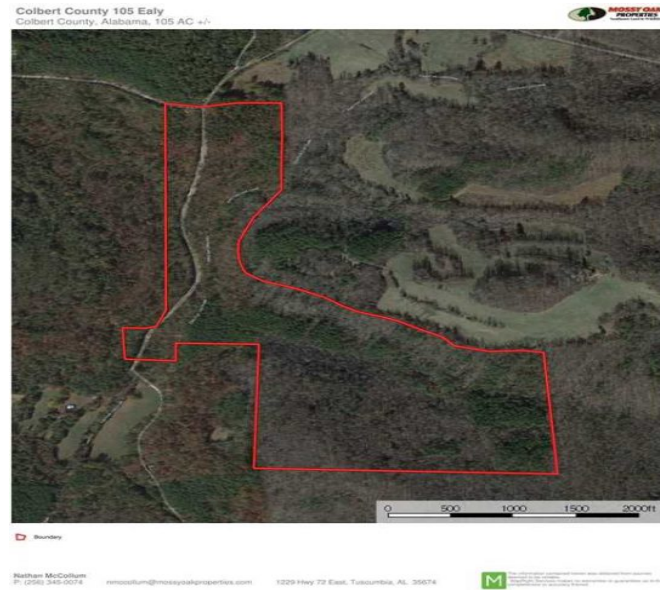
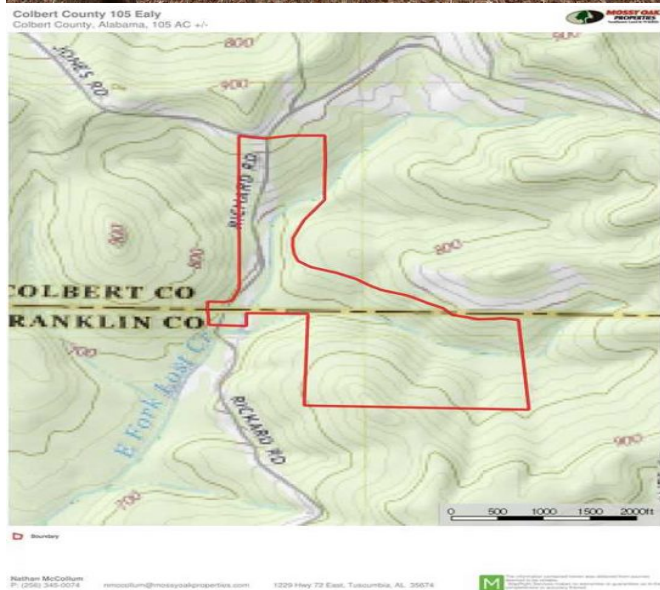
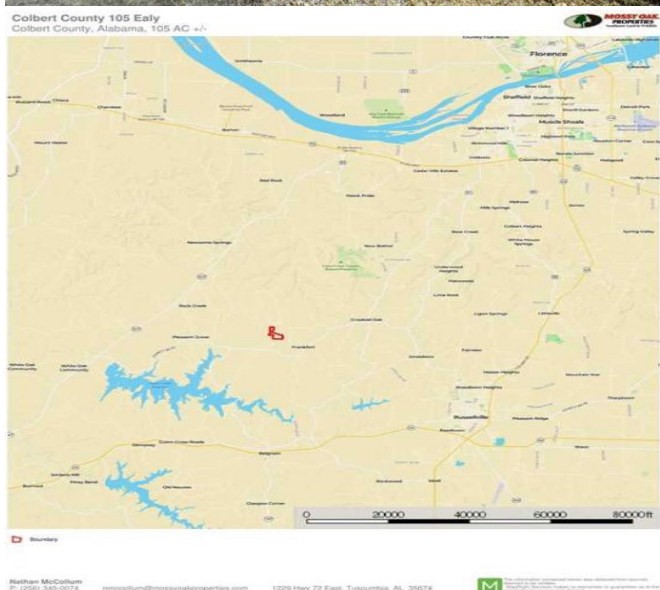
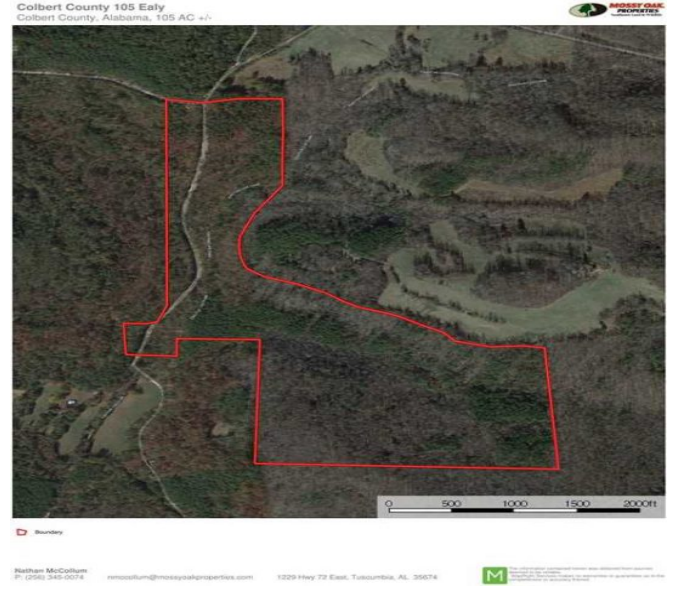
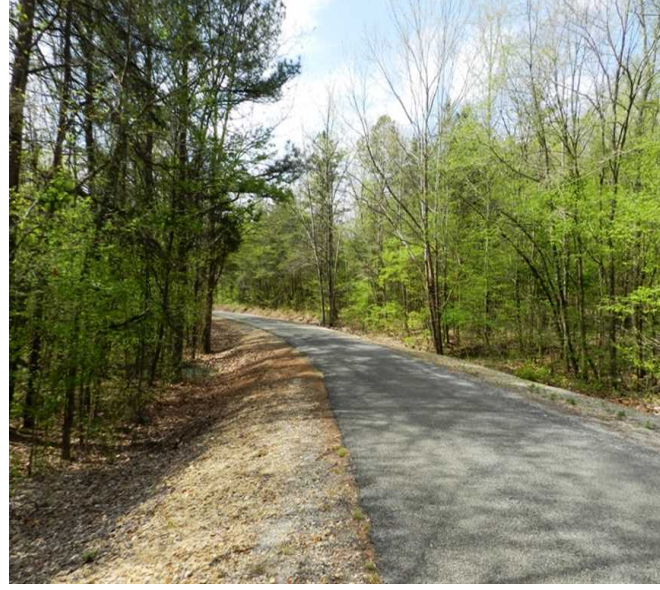
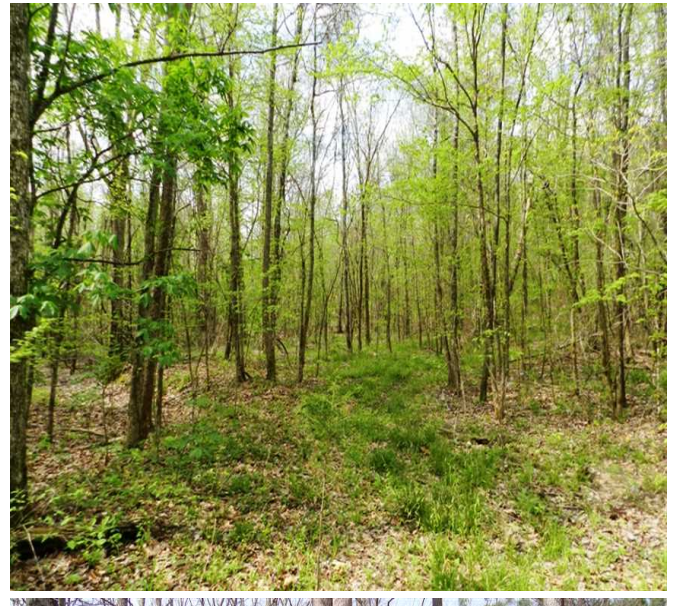
JUST REDUCED! 105 +/- acres located in Colbert and Franklin Alabama with a variety of timber types and ages. There are approximately 15 acres of planted, unthinned, mature pine (20+ years old). The pine timber could be thinned now or clearcut and replanted. It is mature and healthy. The hardwood portions of the tract are in different age classes. The hardwood consists of white oak of a few varieties, red oak of a few varieties, ash, sweetgum, poplar, and a host of other lesser species. All of the hardwood appears to be healthy and growing vigorously. Lost Creek flows through the property and is in great condition. There are a few great spots along the creek where a cabin or other structure could be built to take advantage of the tranquil and beautiful setting (see photos).

As can be seen on the attached topographical map, the contour is varied, as well. The property to the west of Rikard Road is somewhat flat to gently rolling. The property to the east of Rikard Road contains more hills, rock formations, and vistas. The varied timber types and varied topography create a host of habitat types for white-tailed deer, turkey, and various small game (squirrel, rabbit, etc.). Much of the property contains roads and trails for ease of access and has road frontage along Rikard Road. The property has a recent survey.

Contact Nathan McCollum at (256) 345-0074 or email [nmccollum@mossyoakproperties.com](mailto:nmccollum@mossyoakproperties.com).

Our team has a unique team of professionals with 70 years of combined experience in land brokerage and timber management. We offer a unique perspective in cost effective techniques to market property to prospective buyers. By investing in our clients and their properties, we are not just selling property we are building lifelong friendships. Let us help you "Find Your Favorite Place."

mixed use recreational, timberland154 acre propertyTuscumbia, ALwaterfowlduckwhitetail deerATV trailsequestrian trailshiking trailsbiking trailsbird watching



104.91 Acres  
Colbert County  
GPS 34.5756 X -87.8642

Mossy Oak Properties Southeast Land & Wildlife  
[www.selandandwildlife.com](http://www.selandandwildlife.com)



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