

164 Acres for Sale Colbert County, Alabama



Property Details:

Price : \$465,000

County : Colbert

Acreage : 135.60

Address : Ligon Springs Road

MOPLS ID : 53546

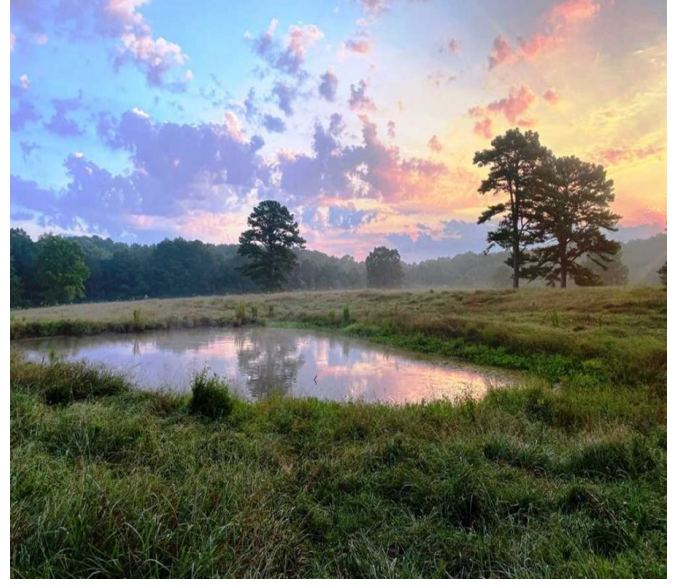
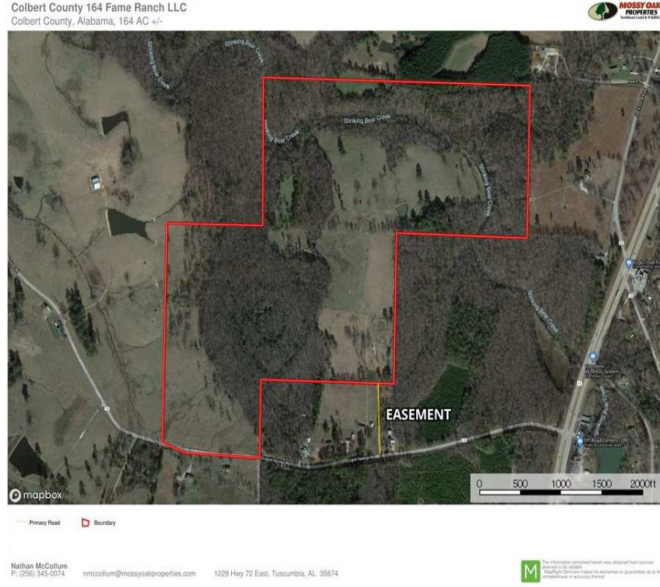
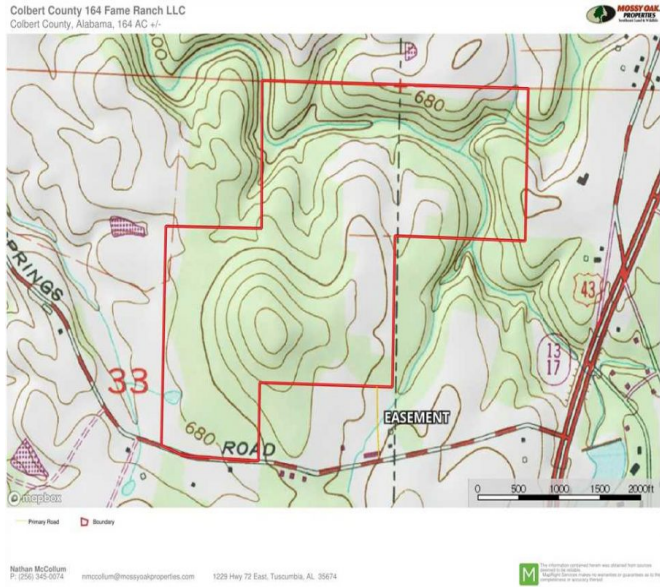
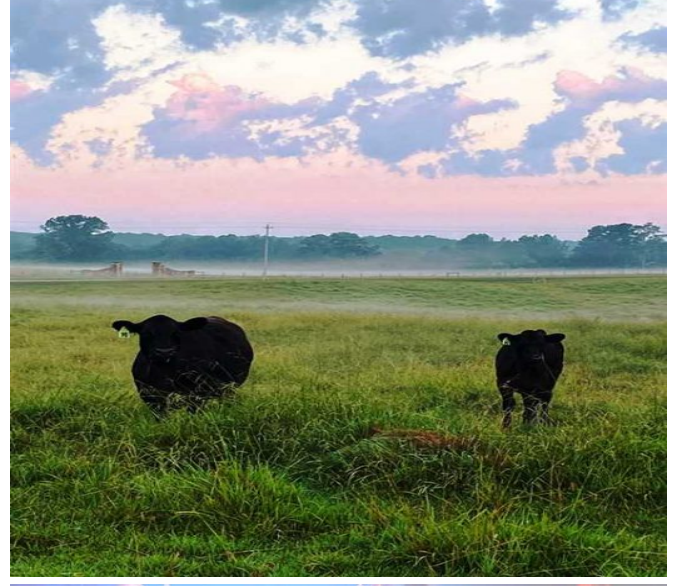
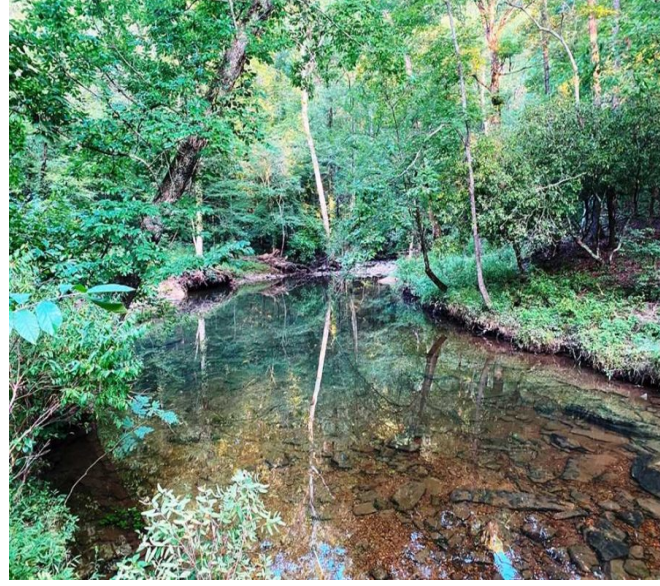
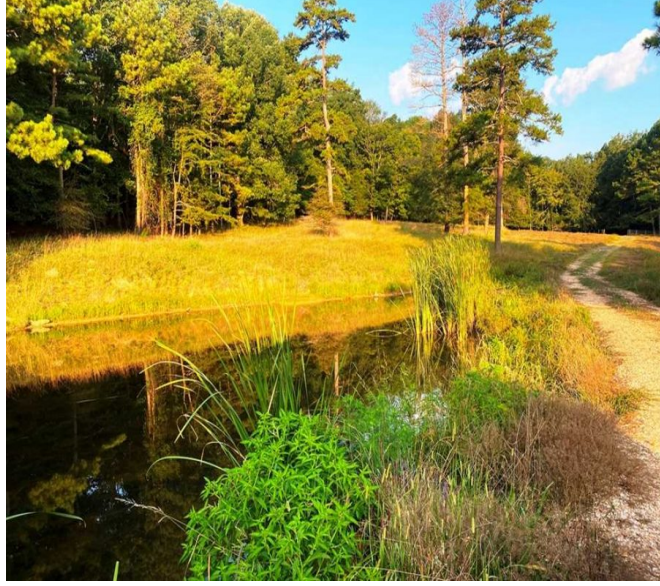
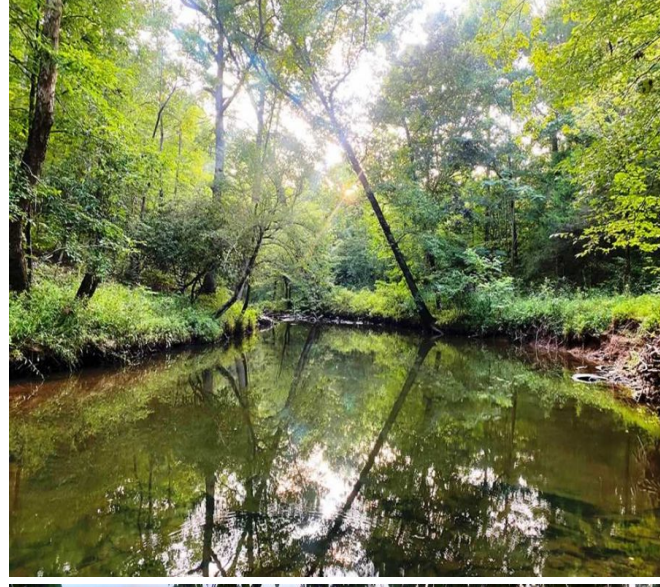
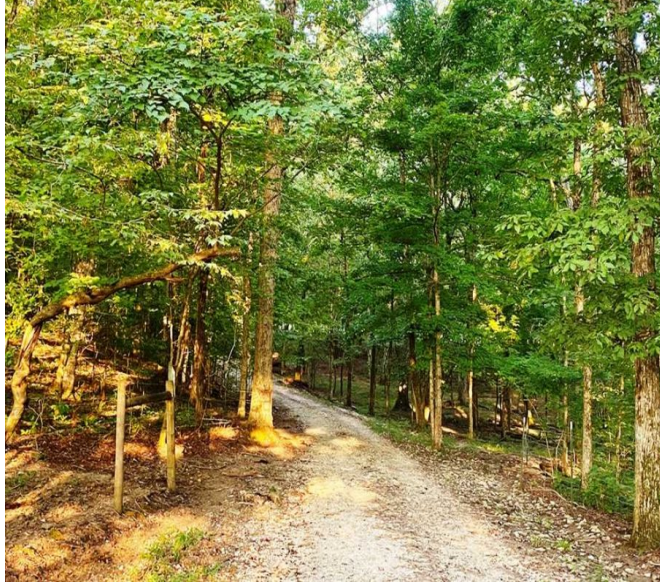
Coveted locales have taken advantage of this gem for many years and are ready to share. These 164 acres in the rolling hills off Ligon Springs Road in Littleville, Alabama are definitely a standout. Enjoy all the amenities and activities of the bustling Muscle Shoals from your very own nostalgic getaway. Two ponds and well maintained pastures supports a very healthy herd of cattle. Interspersed large shade trees are prominent throughout the 77 acres of fenced and cross fenced pastureland. Several green field locations outside the fenced areas draw and maintain the well balanced deer and turkey population with stands and a shooting house that are easily accessible. 3/4 mile of Stinking Bear Creek supports small fish, amphibians & reptiles, as well as great cool & shaded camping locations. 87 acres of timberland consists of predominantly oak and hickory with some natural pine. A recent timber cruise is available. There are several beautiful homesite opportunities here near the county road with power and water or if you prefer, select a different location far off the road that is equally as nice. Graveled roads and culverts are in excellent condition. This is a great location located in a very nice area that consists of well-kept farms and houses in a community with a country feel. Less than 10 minutes to Muscle Shoals, 1/2 mile off Hwy 43, and only 10 minutes to Russellville.

SHOWN BY APPOINTMENT ONLY! To request additional information or to set an appointment to view the property call Nathan McCollum at (256) 345-0074 or email nmccollum@mossyoakproperties.com.

Mossy Oak Properties Southeast Land & Wildlife, LLC has a unique team of professionals with 70 years of combined experience in land brokerage and timber management. 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."

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GPS 34.5762 X -87.6951

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