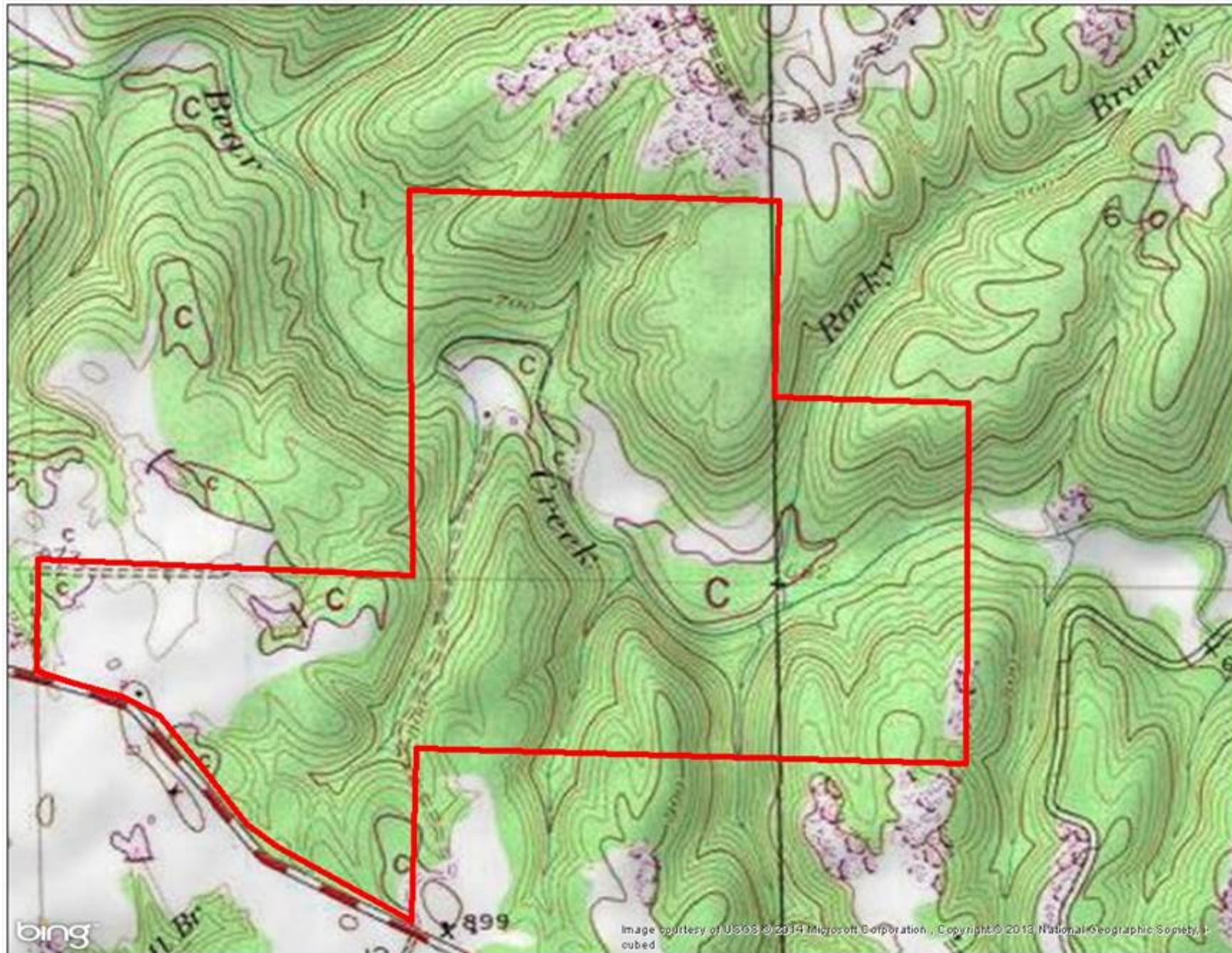


## Excellent Timberland and Recreational Investment Property



### Property Details:

Price : \$592,875  
County : Franklin  
Acreage : 425.00  
Address :  
MOPLS ID : 19491

This property is located approximately six miles south of the Belgreen Community along the east side of Highway 187 in Franklin County, Alabama. This beautiful 425+/- acre farm has been in the same family for many years and is now being offered for sale. This property has it all including open pasture, mature pine plantation, hardwood bottoms, and as an added attraction, over one mile of Little Bear Creek flowing through the tract. There is an older house near the creek that could be made into a great hunting cabin. This land represents an excellent timberland and recreational investment property. The topography ranges from flat ridge tops and bottom land to moderate steep slopes along the Little Bear Creek drainage.

### Other Important Information:

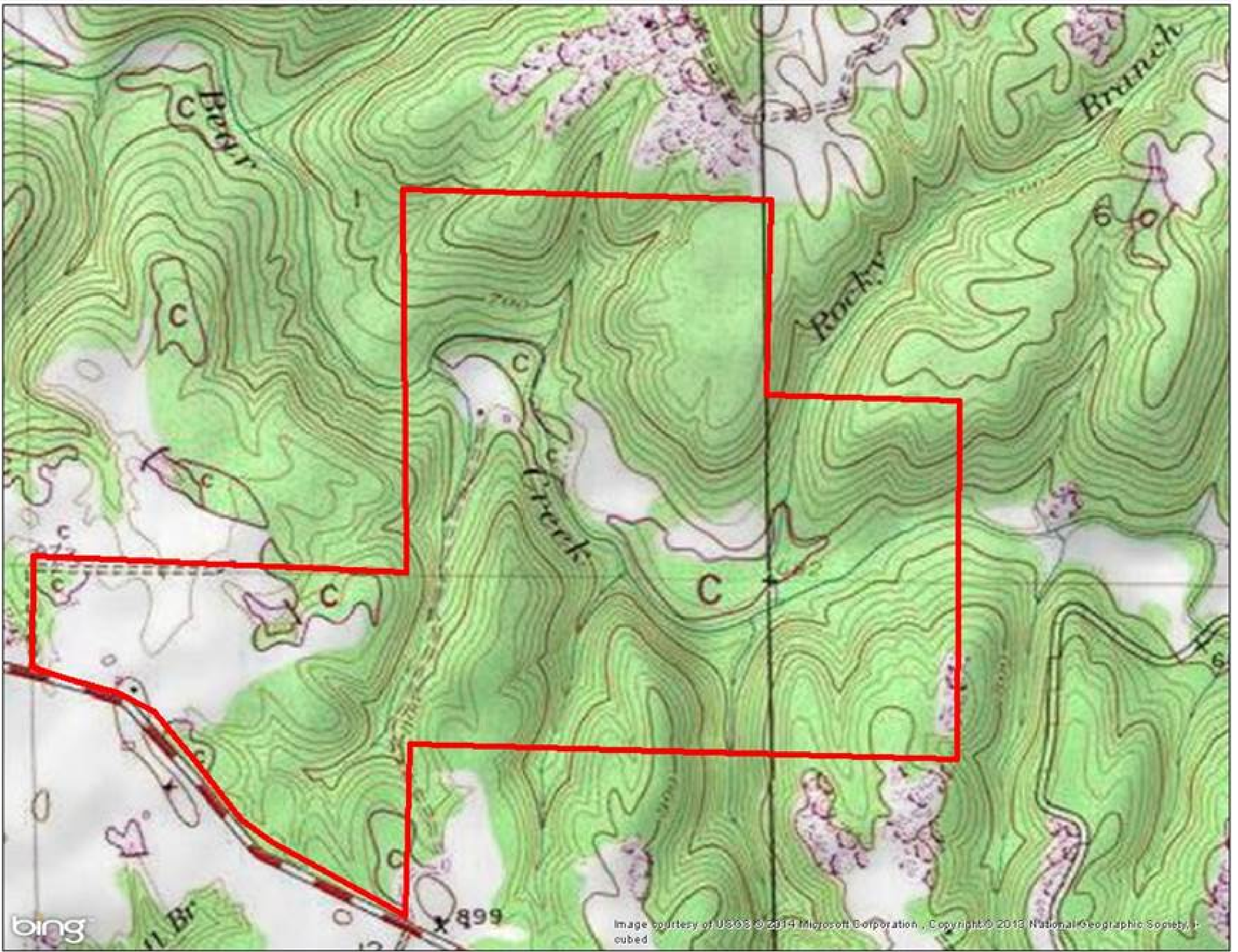
- 55+/- acres of agriculture land
- 65+/- acres 20-year old pine plantation
- 150+/- acres of 14 yr old pine plantation
- 50+/- acres of mature hardwood timber
- 105+/- acres of mixed pine/hardwood
- Taxes are approximately \$665.00 annually

Showing by Appointment Only. For a private showing or additional information, please contact Nathan McCollum at 256-345-0074 or email at [nmccollum@mossyoakproperties.com](mailto:nmccollum@mossyoakproperties.com). We look forward to speaking with you. 425 acre property, mixed use recreational, farmland, timberland, turkey, waterfowl, whitetail deer

425.00 Acres  
Franklin County  
GPS 34.3817 X -87.8629

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





425.00 Acres  
Franklin County  
GPS 34.3817 X -87.8629

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