

## Custom Home and 35 acres near Muscle Shoals



### Property Details:

Price : \$529,000

County : Colbert

Acreage : 35.00

Address : Muscle Shoals, AL

MOPLS ID : 42432

The properties' unique location at the end of a quiet county road 20 minutes from Muscle Shoals, combined with a nice mix of open land, timberland and a beautiful home overlooking a manicured pond make it very desirable to a wide range of prospective buyers. A secondary home serves as a nice bonus as a rental/income producing property, care taker home, or guest house.

### Custom Built Main House

With +/- 3,622 sq. ft. heated and cooled space, 3 car garage, 1,070 sq. ft. basement, and 270 sq. ft. porch overlooking the pond, there is plenty of space for everyone. The basement could serve as an additional 2 car garage. The house has new hardwood floors. The kitchen has been recently updated with granite counter tops, new cabinets, and many other features. All rooms have great views of the countryside/pond.

### Secondary House

The 1,520 sq. ft. secondary house was recently updated and includes 3 bedrooms, 1 bath, living room, dining room & kitchen with a newer septic system, and central air and heat. Conveniently located just down the street from the main house.

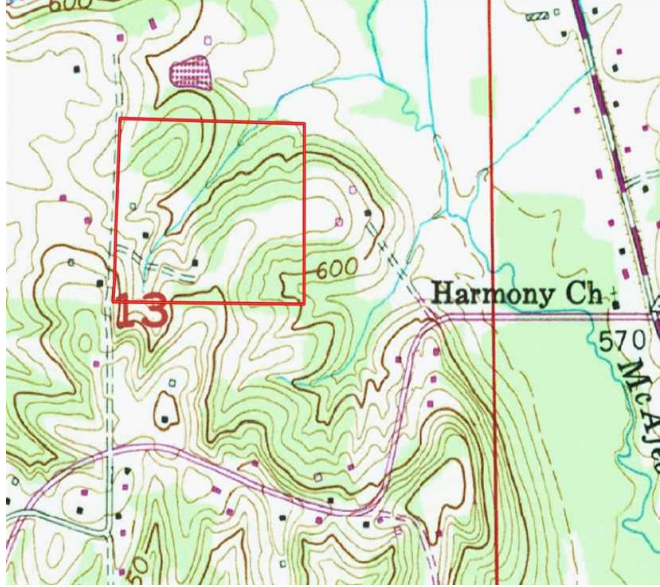
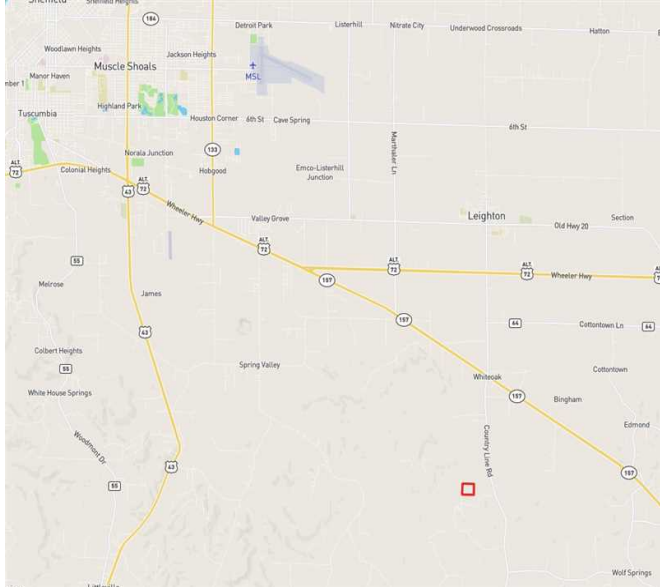
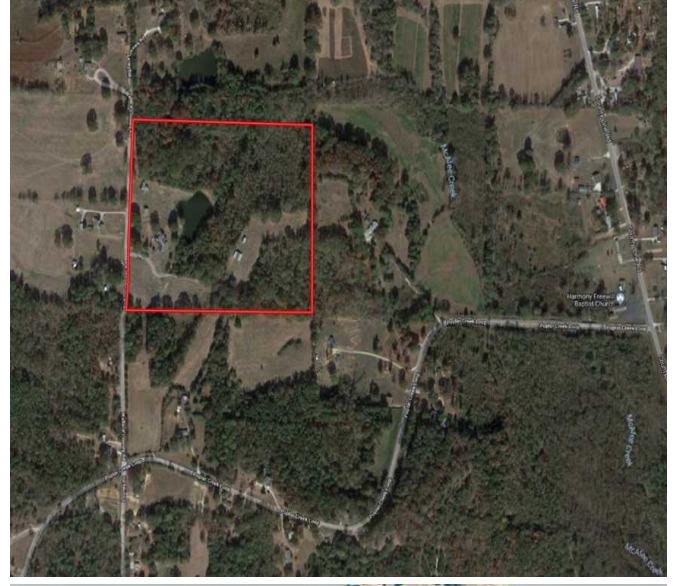
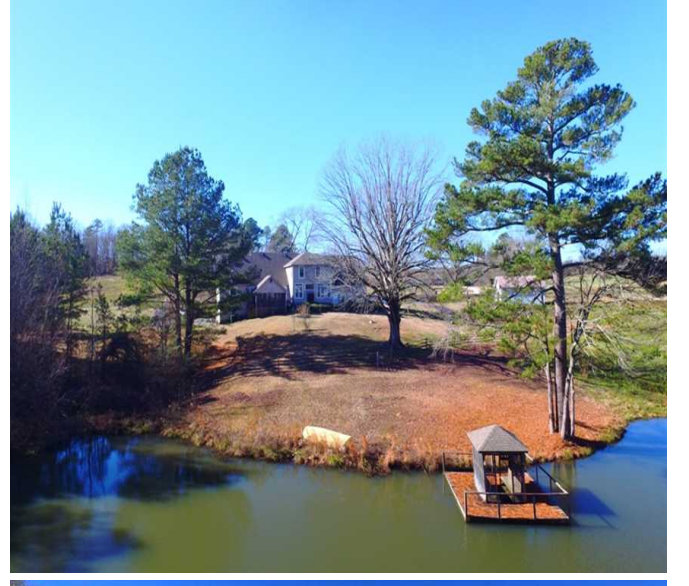
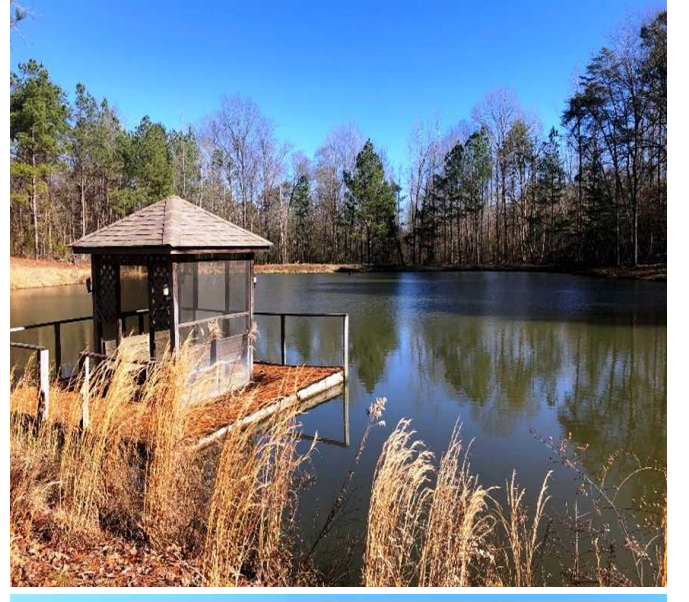
### Other Improvements

This property offers several nice amenities, including a main barn that could easily be converted to a horse barn, a pole barn, and a Quonset hut.

### The Land

Approximately 65% (23 acres) of the land is wooded and 35% (12 acres) is open. Timber is mature pine/hardwood. Pastures are fenced. Plenty of trails for riding around on the property and enjoying the outdoors. Deer, turkey and other small game are plentiful.

VIEWING BY APPOINTMENT ONLY! For more information or to schedule an appointment to view the property, call Nathan McCollum at (256) 345-0074 or email [nmccollum@mossyoakproperties.com](mailto:nmccollum@mossyoakproperties.com).



35.00 Acres  
Colbert County  
GPS 34.6193 X -87.5381

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



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