

505+/- acres in Franklin County, Alabama

The Scott Family Farm is a multi-generational working cattle farm in the Hodges community of Franklin County. Spanning over 505+/- acres, it offers an array of recreational and family homestead opportunities. The property boasts 3 homes, multiple barns and cattle working facilities. Encompassing rolling pasture and hardwood timber bottoms, there are 200+/- acres of fenced and cross-fenced pastureland. The approximately 10 separate pastures contain a mixture of fescue and bermuda. The farm has historically run a herd of 150 cow units with supplemental feed. There are 6 barns scattered throughout the property for equipment, hay, and feed storage. There is also 15+ watering ponds in total on the property and at least one in each separate pasture. The remaining acreage is mature hardwood rolling down to creek bottoms. Approximately 30 of the 300 acres of hardwood was harvested in 2022.

Multiple outdoor pursuits also await at Scott Family Farm. Deer and turkey are abundant and are regularly seen while checking cattle. Garret Branch, Bullock Branch, and Hulsey Branch all run through the property and feed Bear Creek. The farm also borders TVA Bear Creek on the northeast, giving access to more recreational opportunities. Mature oaks, hickories and persimmons provide forage for wildlife in the 300+ acres of hardwood forest and creek bottoms. Apart from pasture land; there are several creek bottom fields surrounding by forest and ready to be planted as wildlife food plots.

The Scott Family Farm provides multiple distinct opportunities: Whether you are looking for additional cattle acreage, a multi-family homestead, or a recreational tract with income producing ability; this farm has it all.



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A breakdown of living quarters:

Farm Home:

Centrally located to farm operations

4 Bedroom 1 Bathroom

1540 Square Feet built in 1951

North Home:

Located at northeast corner of property

3 Bedroom 1 Bathroom

1940 Square Feet built in 1973

South Home:

Located on south side of Hwy 187

3 Bedroom 2 Bathroom

1797 Square Feet built in 1972

All homes are serviced by Hodges City Water and Alabama Power. All homes are on septic.

Location:

Scott Family Farm is located on AL HWY 187 approximately 3 miles outside of Hodges City Limits. The property is 18 miles south of Russellville, AL, 40 miles south of Florence, AL, and 100 miles northwest of Birmingham, AL.

For more information or to schedule a showing contact Peyton Littrell or Josh Milton today. Showings by appointment only accompanied by licensed Alabama agent.

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