

# 207+/- acres in Franklin County, Alabama

**New to the market is this 207+/- acres in Franklin county! This tract presents numerous recreational and hunting opportunities as well as 500+ feet on Elliott Reservoir.**

Upon entry off of Duncan Creek Rd you will be greeted by a 625 sq ft camp house with city power and water. The house has a mudroom, full kitchen, bunk room, and full bathroom. The back porch overlooks a large green field and feeder for that early morning coffee.

The tract has a well-defined internal road system that meanders all the way to the southernmost property line giving access to the entirety of this tract. Several off shoot roads carry you into heavier wooded areas/pinch points for bow hunters.

The tract has several different timber stand ages from mature SMZ creek bottoms, to approximate 10-15 year old natural regen for great bedding and wildlife habitat. Numerous green fields provide a food source for surrounding wildlife. One greenfield even host a mature blueberry orchard! Two rock bottom creeks feed Elliott Reservoir also providing water for wildlife. This area has a healthy deer and turkey population.

This 207 acres is a short drive from Russellville, 45 minutes from Florence, and 90 minutes from Huntsville.

If you are looking for a convenient recreation tract, an off grid homesite with acreage, or a large hunting tract with great improvement potential call Josh Milton or Peyton Littrell today for more information!



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