



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**79± ACRES**  
**COLBERT COUNTY, AL**  
**\$338,000**

# THE COLBERT 79

# PROPERTY PROFILE

## LOCATION:

- Salting Ground Road  
Cherokee, AL 35616
- Overlooks Pickwick Lake
- Deeded Access
- Colbert County
- 5.4± Miles NW of the Colbert  
Ferry Boat Launch
- 9± Miles N of Cherokee
- 23± Miles W of Florence
- 68± Miles W of Decatur
- 70± Miles NE of Tupelo, MS
- 92± Miles W of Huntsville
- 117± Miles E Oxford, MS
- 135± Miles NW of Birmingham
- 138± Miles SE Memphis, TN

## COORDINATES:

- 34.8768, -87.97605

## PROPERTY USE:

- Hunting
- Camping
- Trail Riding
- Investment

## PROPERTY INFORMATION:

- 79± Acres
- Hardwoods
- Established Trail System
- 860'± of Shady Branch
- Stunning Views

## TAX INFORMATION:

- 2025 - \$288.10
- Parcel id 02-06-23-0-000-  
002.000



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**SHANE MARTIN** | PRINCIPAL BROKER  
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*Information is believed to be accurate but not guaranteed.*  
[smalltownproperties.com](http://smalltownproperties.com)

7115 Highway 64 | Oakland, TN 38606  
O: 901-910-1809

# WELCOME TO THE COLBERT 79

**WELCOME TO THE COLBERT 79!** This spacious, 79± property located in Cherokee Alabama is a must-see with its gorgeous ridge top views of Pickwick Lake. This versatile tract, located at the end Salting Ground Road, provides space and seclusion necessary for total enjoyment of the land. If you're looking to get away from it all, while having prime hunting opportunities and stunning views, this property fits the bill. There is an established trail system allowing for ATV travel along the ridges and down into the bottom. Once you get down into the bottom, you can enjoy 860± feet of Shady Branch that feeds into the lake. This property has the kind of hardwoods everyone dreams of. These trees provide forage and habitat for wildlife as well as offer the opportunity to for someone looking for timber investment.

**To learn more and schedule a private tour, contact  
Justin Nunez or Shane Martin today!**



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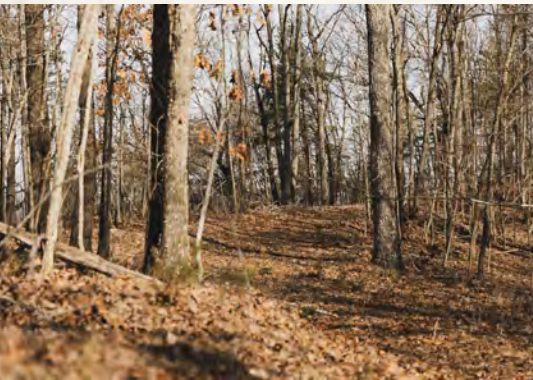
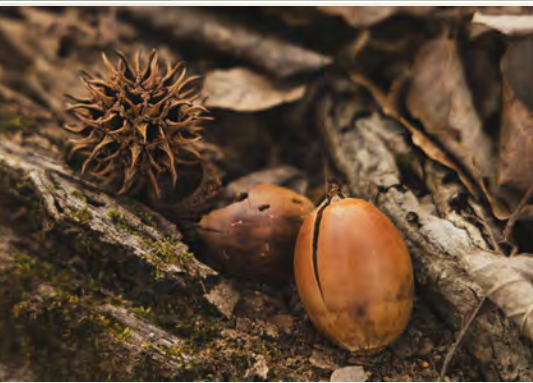
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# WATER MAP



# TOPOGRAPHY MAP



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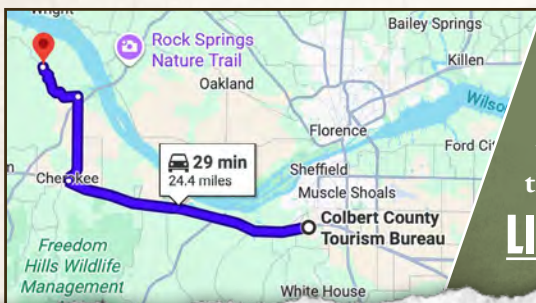
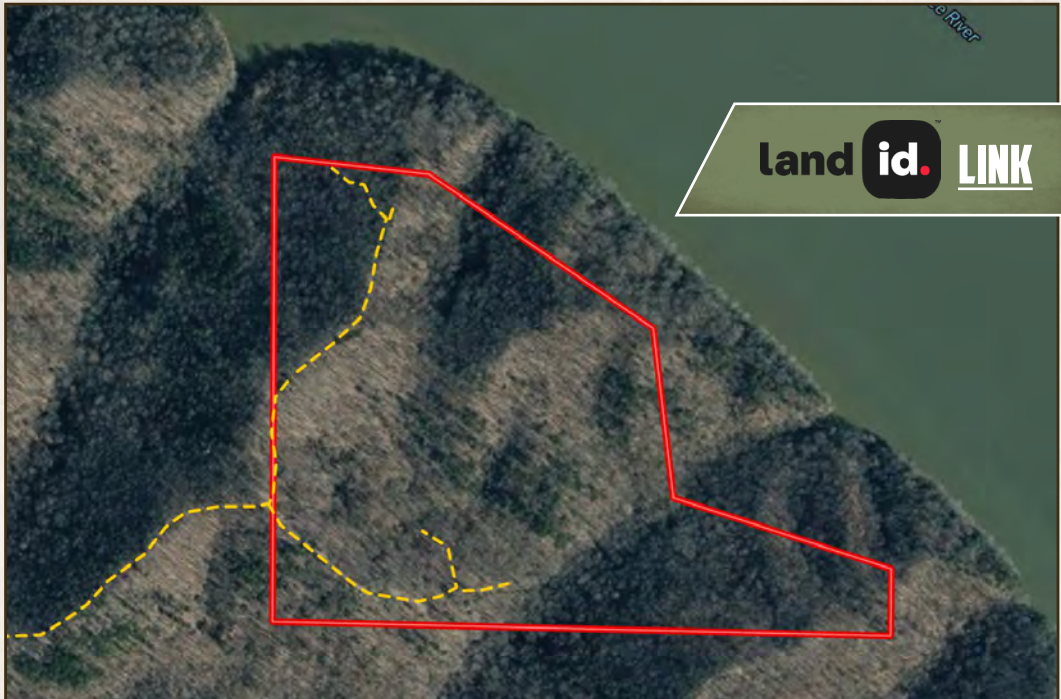
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Chickasaw River

land id. LINK



Directions From Muscle Shoals, AL:  
Travel 15.4 miles west on Hwy 72/S Hook Street. Turn right on N Pike and make another right to continue on the same road. Travel 5.5 miles and turn left on Riverton Rose Trail. In 3.5 miles, turn right on Salting Ground Road and then turn left into the gravel parking area.

**LINK TO GOOGLE MAP DIRECTIONS**



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