



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

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



JUSTIN NUNEZ | LAND SPECIALIST
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2121 5th St., Ste 206 | Meridian, MS 39301
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Information is believed to be accurate but not guaranteed.
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7115 Highway 64 | Oakland, TN 38606
O: 901-910-1809

WELCOME TO THE COLBERT 79

THE COLBERT 79 IS A MUST-SEE PROPERTY WITH GORGEOUS RIDGETOP VIEWS OF PICKWICK LAKE. The spacious 79± acre versatile tract is located roughly nine miles north of Cherokee, Alabama, and is accessed by a deeded easement. Enjoy space and seclusion necessary for total enjoyment of the land.

If you're looking to get away while having prime hunting opportunities and stunning views, the Colbert 79 is worth considering! An established trail system allows for ATV travel along the ridges and down to the bottom, where you can enjoy 860± feet of Shady Branch that feeds into the lake.

Everyone dreams of the kind of hardwoods found here! The timber provides forage and habitat for wildlife as well as offers the opportunity for a timber investment.

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



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WATER MAP



TOPOGRAPHY MAP



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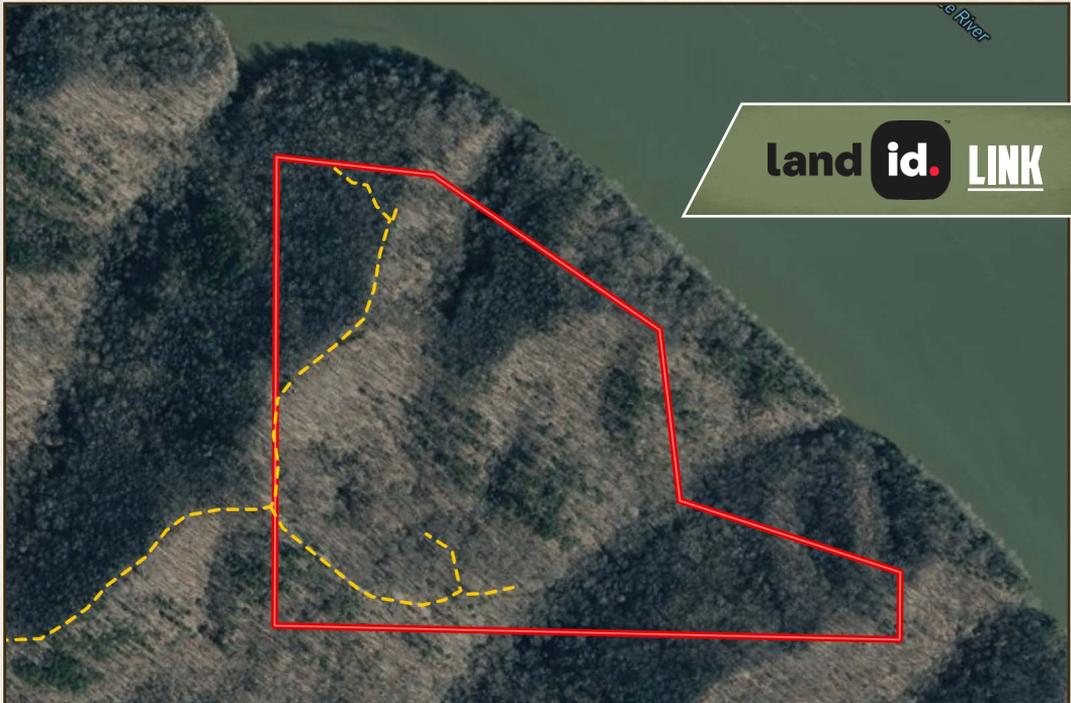
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79± ACRES

COLBERT COUNTY, ALABAMA

the 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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