

Old Natchez Trace | 45.4 ± Acres

Boundary lines are for reference only



For Sale

\$199,000

About the Property

Nestled in the rural country side of west Colbert County, this expansive 45.4± acre property offers a rare opportunity for peace, privacy, and potential. With a combination of flat to rolling terrain, the land is primarily wooded, providing a secluded atmosphere perfect for outdoor enthusiasts.

The property features an existing home in need of renovation, offering the chance to restore it to its former glory or design a custom dream home from the ground up. Imagine the possibilities as you work with this blank canvas, taking advantage of the stunning surroundings and endless potential.

For those who appreciate the quiet charm of rural life, the peaceful hum of nature is complemented by the distant sound of church bells from the nearby Allsboro Cumberland Presbyterian Church. There are also two old wells on the property, which have not been in use since the water line was brought down the county road, offering the possibility of utilizing them with the right restoration.

Whether you are looking to create a private retreat, start a hobby farm, or simply enjoy the unhurried pace of rural living, this property is the perfect place to make your vision a reality. With 45.4 acres of natural beauty, peace, and potential, this is an opportunity you won't want to miss.

Facts and Features

Colbert County, Alabama

430 Old Natchez Trace Rd, Cherokee, AL 35616

45.4 ± Acres

Best Use: Residential, Recreational, Investment



**SOUTH MAIN
LAND REALTY**

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Stephan Tomlinson, Broker



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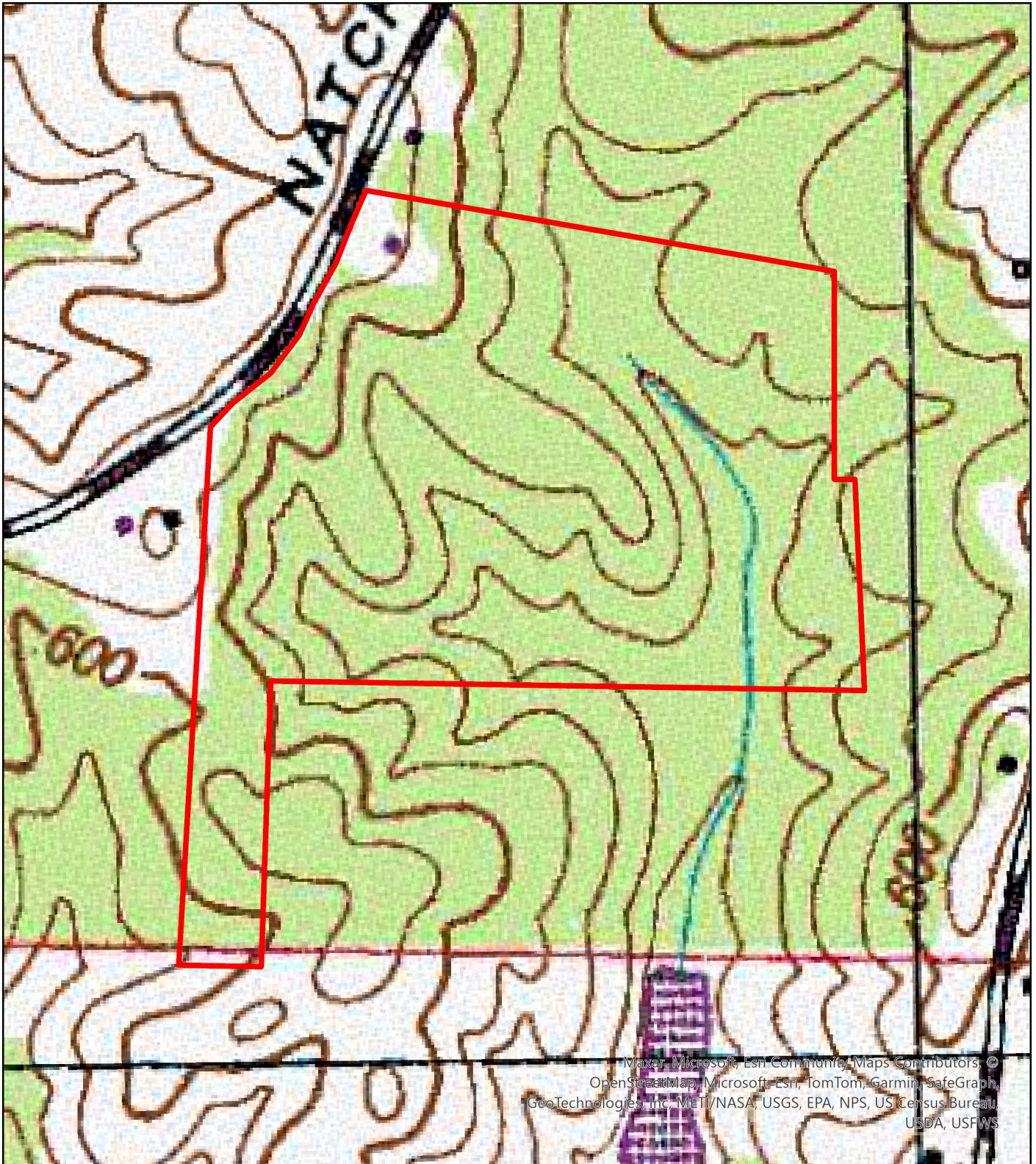
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 TST02

TST02
Colbert County, AL
Aerial

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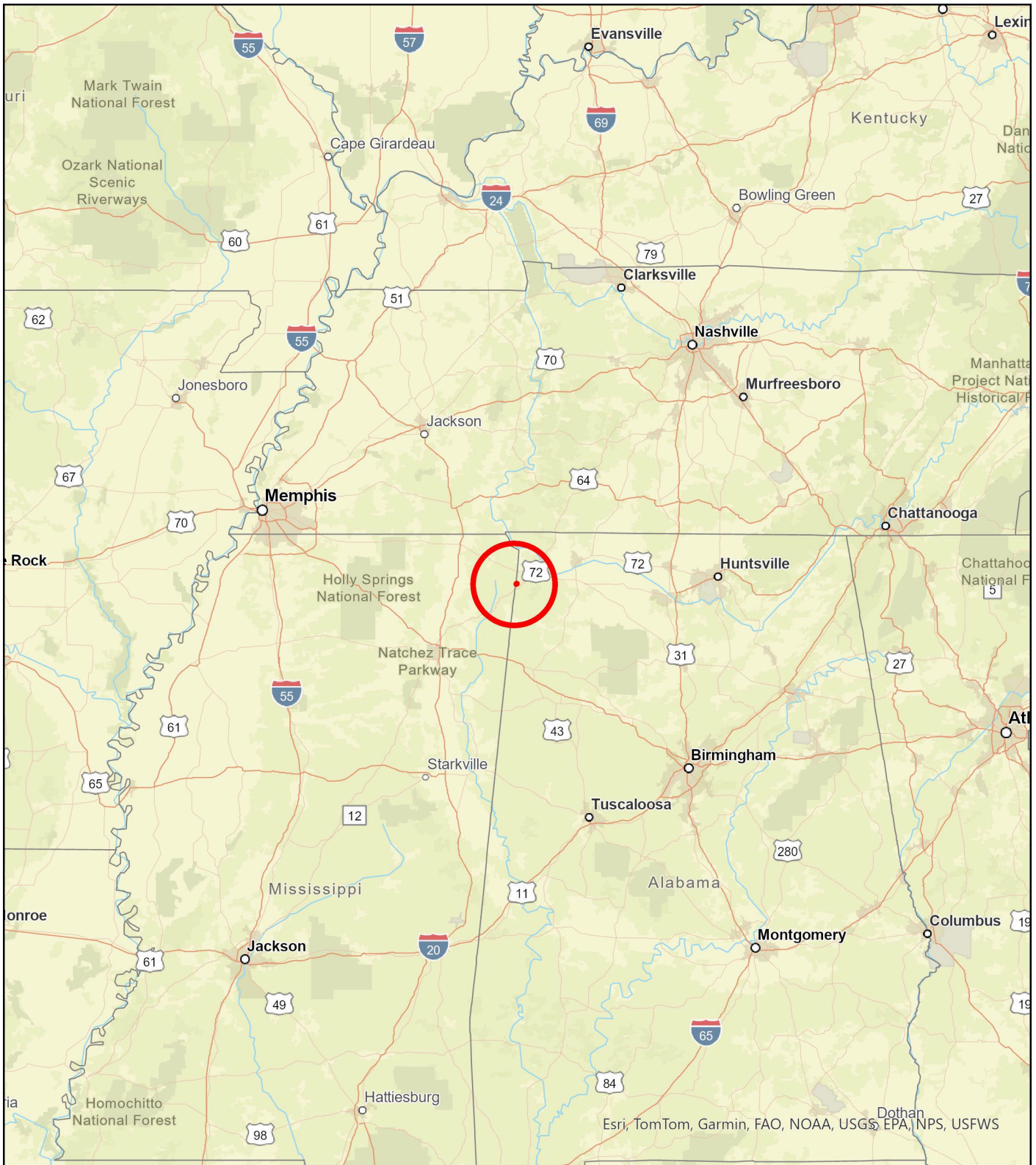
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 TST02

**TST02
Colbert County, AL
Topo**

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Legend

 TST02

TST02 Colbert County, AL General Area

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Alabama

Mississippi

Bishop

Peteretown

Burnstown

Maud

ESRI, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Legend

 TST02

**TST02
Colbert County, AL
Local Roads**

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