

NEW



## Phil Campbell Homesite and Hunting Land

48 +/- Acres | Franklin County, AL | \$187,200



### ADDRESS

000 Nix Road  
Phil Campbell, AL 35581

### LOCATION

From the intersection of AL Hwy 13 and Pike Avenue in downtown Phil Campbell, turn west onto Pike Avenue. Drive 0.5 miles and turn right onto Nix Road. Drive 0.2 miles and the property is to the right. The homesite is owned by the same Seller but is a separate listing.

### PROPERTY SUMMARY

The Phil Campbell Homesite and Hunting Land is conveniently located in Phil Campbell. Both city water and electricity are available and the level ground offers potential homesites. This property is an excellent investment opportunity as it has residential development potential. The old-growth timber is valuable and the white oaks provide acorns for deer. The mature younger timber offers cover for wildlife while the streams provide water. Outdoor recreational opportunities include hunting for deer, turkey, and squirrel, ATV riding, hiking, camping, and horseback riding. Make this rare find yours' today!

[nationalland.com/listing/phil-campbell-homesite-and-hunting-land](https://nationalland.com/listing/phil-campbell-homesite-and-hunting-land)



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