NEW

Allsboro Limestone Opportunity

1,346 +/- Acres | Colbert County, AL | CALL FOR PRICE







Address

1715 Allsboro Road
Cherokee, AL 35616

Location

From Cherokee, AL, travel west on Hwy. 71 to the intersection of State Line Road. Turn South (left) onto State Line Road and travel to the intersection of Liberty Road. Turn East (left) onto Liberty Road and travel until Liberty Road intersects with Allsboro Road. Turn Sou

Property Summary

National Land Realty and Fay Ranches are proud to present a rare mineral investment opportunity straddling Allsboro Road along the Mississippi and Alabama state line with beautiful rolling topography. This unique property offers wide open acreage with proven limestone and gravel potential, giving buyers both agricultural freedom and significant mineral value.

Approximately 1,063 acres are located in Alabama, contiguous with approximately 283 acres located in Mississippi. A modest brick house located on the property can be used as a permanent home, weekend retreat, or conversion to office space. Thirteen spring-fed ponds provide a water source for livestock purposes or utilize the lay of the land to form an approximately 150+/- acre lake for rural-residential development opportunities. Year-round water flowing in Bear Creek and Johnson Branch irrigate the farmland by pump and relift station. A 40' x 80' metal shed with electricity has plenty of space for parking large farm equipment.

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