

# Sandfall Mountain | 224 ± Acres



## About the Property

Stunning, peaceful mountain retreat where the possibilities are only limited by your imagination and budget. Whether your dream is to build a majestic home on the ridgetop with spectacular views of the Shoals area below or to simply get away from your hectic, everyday life and enjoy hiking, camping, hunting or just watching the beautiful sunset and eagles soaring above, this property is for you. This beautiful tract is loaded with deer and turkey and covered in timber. Spend your days exploring or having a picnic among the rock outcroppings and shelter bluffs with your family in the ridgetop hollows and draws. For the developer, the ridgetop also offers several homesites with views that cannot be matched.

A beautiful barndominium is already located on the property, consisting of a 40'x60' Bigbee steel building main shop/garage with concrete floor, 17' sidewalls and 2-12' wide by 14' tall garage doors. 50-amp electrical service is available both inside and outside the main shop. Also inside the main shop, 15'x20' is finished in living space. The 15'x60' overhang on the north side consists of 15'x40' finished in living area and 15'x20' covered porch. In summary, there is 2,100 square feet of shop/garage space available and 900 square feet of heated/cooled living area. The finished living space has 2 bedrooms, 1 bathroom, and an open living/kitchen area, all beautifully finished in rustic tongue and groove walls and metal ceilings. On the south side, there is an 8'x 60' overhang with gravel floor for parking equipment in the dry.

Located 10 minutes from downtown Tuscumbia, this property offers the best of both worlds, secluded yet easily accessible to all the modern conveniences just a short drive away in Tuscumbia, Muscle Shoals, Sheffield, and Florence. All utilities are already located on the property, including underground power, Hawk Pride water, and NetSpeedNow internet service. There is a septic system in place that is approved for the existing barndominium and an additional dwelling with up to 4 bedrooms. The power and septic system are already in place in the clearing near the barndominium for construction of a home with views of the valley below.

## Facts and Features

**Colbert County, Alabama**

152 Sandfall Trail, Tuscumbia AL 35674

224 ± Acres

Best Use: Home site | Recreational

## For Sale

\$1,145,000



**SOUTH MAIN  
LAND REALTY**

**Clyde Brisendine**

**256-627-1975**

cbrisendine@SouthMainRealty.com



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Clyde Brisendine

256-383-2990

cbrisendine@southmainrealty