

Mussel Creek Farms
9705 Braggs Road
Greenville, AL 36037

\$950,000
120± Acres
Butler County



Mussel Creek Farms
Greenville, AL / Butler County

SUMMARY

Address

9705 Braggs Road

City, State Zip

Greenville, AL 36037

County

Butler County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

31.957703241764 / -86.720565110701

Dwelling Square Feet

3400

Bedrooms / Bathrooms

3 / 3.5

Acreage

120

Price

\$950,000

Property Website

<https://farmandforestbrokers.com/property/mussel-creek-farms-butler-alabama/74571/>



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PROPERTY DESCRIPTION

The Mussel Creek Farm is a one-of-a-kind property tucked away in North Butler County Alabama. Located in Alabama's famous Black Belt Region this 120+/- ac tract is as good as it gets for wildlife such as deer, turkeys, and doves. The Mussel Creek Farm truly offers a secluded slice of heaven where fishing, hunting, and recreational opportunities are endless.

The Main House features 3240+/- sq ft of custom-built living space that includes 3 bedrooms 3 and 1/2 baths. The house is tucked away high on a ridge and offers some fantastic views from the wrap around porch. Many times during the day deer and turkey can be seen feeding through the open areas visible from the house. There are two wood burning fireplaces in the main house. The home also features 22kw Generac home generator with a 500 gallon propane tank. Hardwood floors and tongue and groove hardwood ceiling gives the home beautiful look. The house was built in 2007.

Also located on the property is a well managed stocked fishing pond. A pavilion with chairs, tables, and deck over the pond provide an excellent place to enjoy an afternoon of fishing. The current owner has caught and released several trophy bass ranging from 8 to just over 10lbs. The black belt soils are known for growing big bass and this pond is no exception. The pavilion is a great place for kids to catch bream right from the deck.

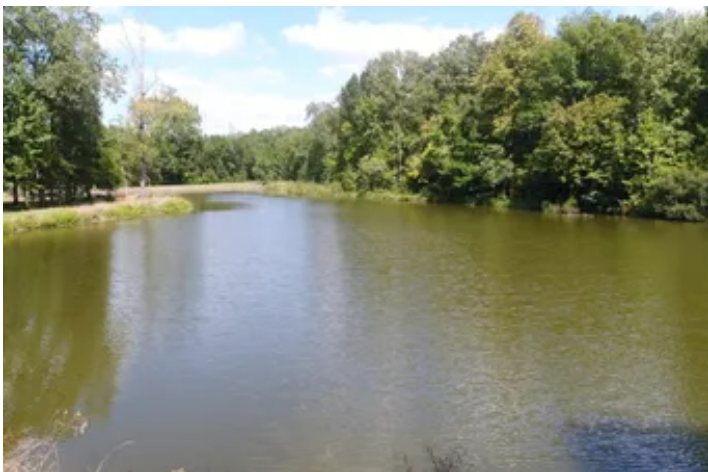
Located just off the end of the dove field is 40x80 fully insulated metal shop building with a 24x80 lean-to. The deer cleaning area is located under the lean-to. There are 3 large roll up doors that make moving equipment in and out very easy. The dove field just outside has provided some great shoots over the years. With a powerline running through the middle, this field can accommodate 5-6 hunters easily and makes for some great September afternoon.

Perhaps the crown jewel of this property is the almost one mile of Mussel Creek that traverses the tract. Mussel Creek is an amazing ecosystem that provides endless opportunities to explore. Not only can you explore the living creatures and fish that call Mussel Creek home, the fossils and artifacts you will find are incredibly fascinating. The current owners have found buckets of Nautiloid fossils, shark's teeth, and Indian artifacts. The deep holes in the creek are a great place to find shark's teeth. Mussel Creek also provides year-round water for wildlife that call the property home.

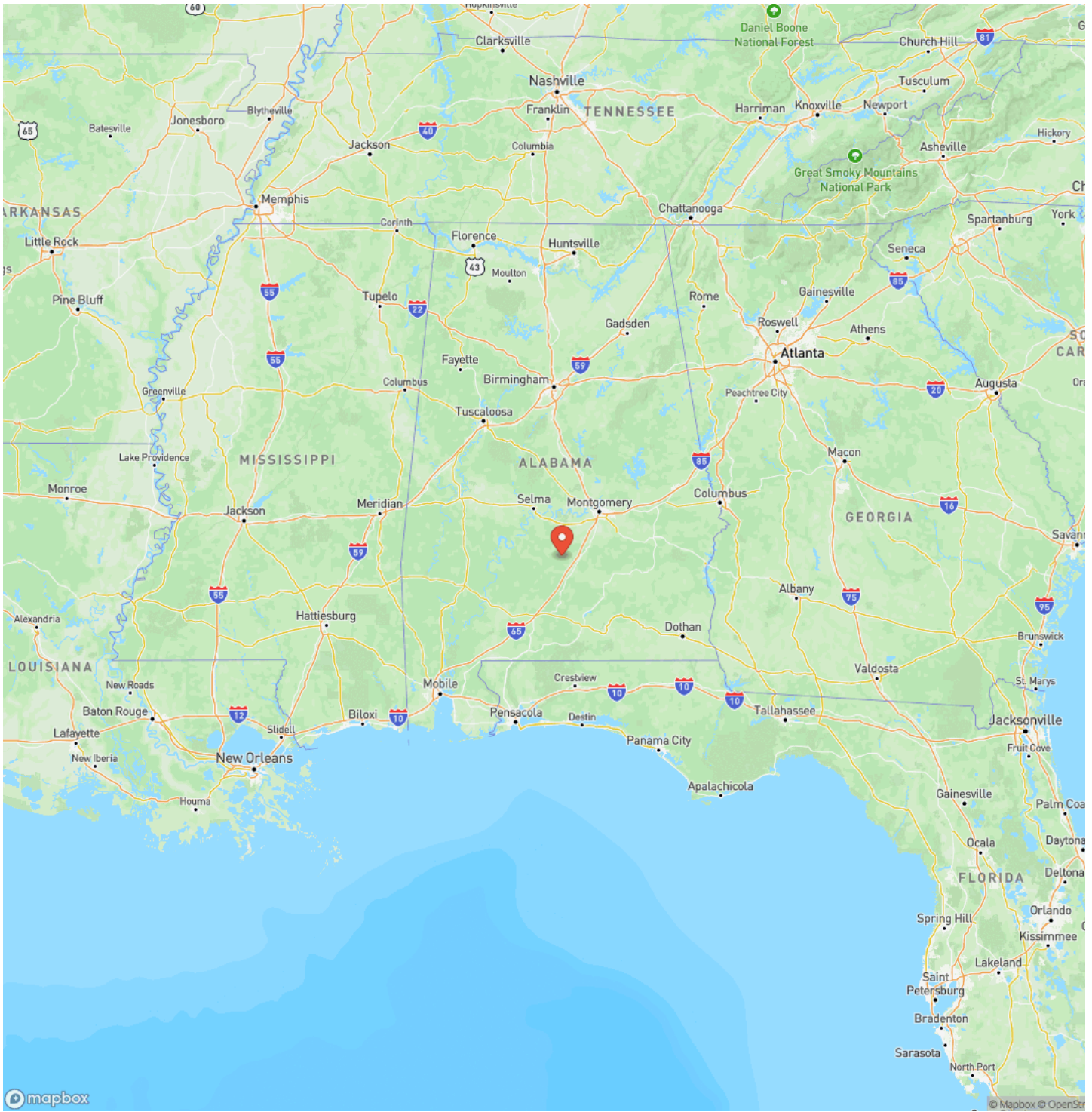
The Mussel Creek Farm truly is a slice of heaven waiting to be explored. This is a rare opportunity to own a very secluded retreat with all the improvements already in place. Please call to schedule an appointment to view this property. You won't be disappointed.



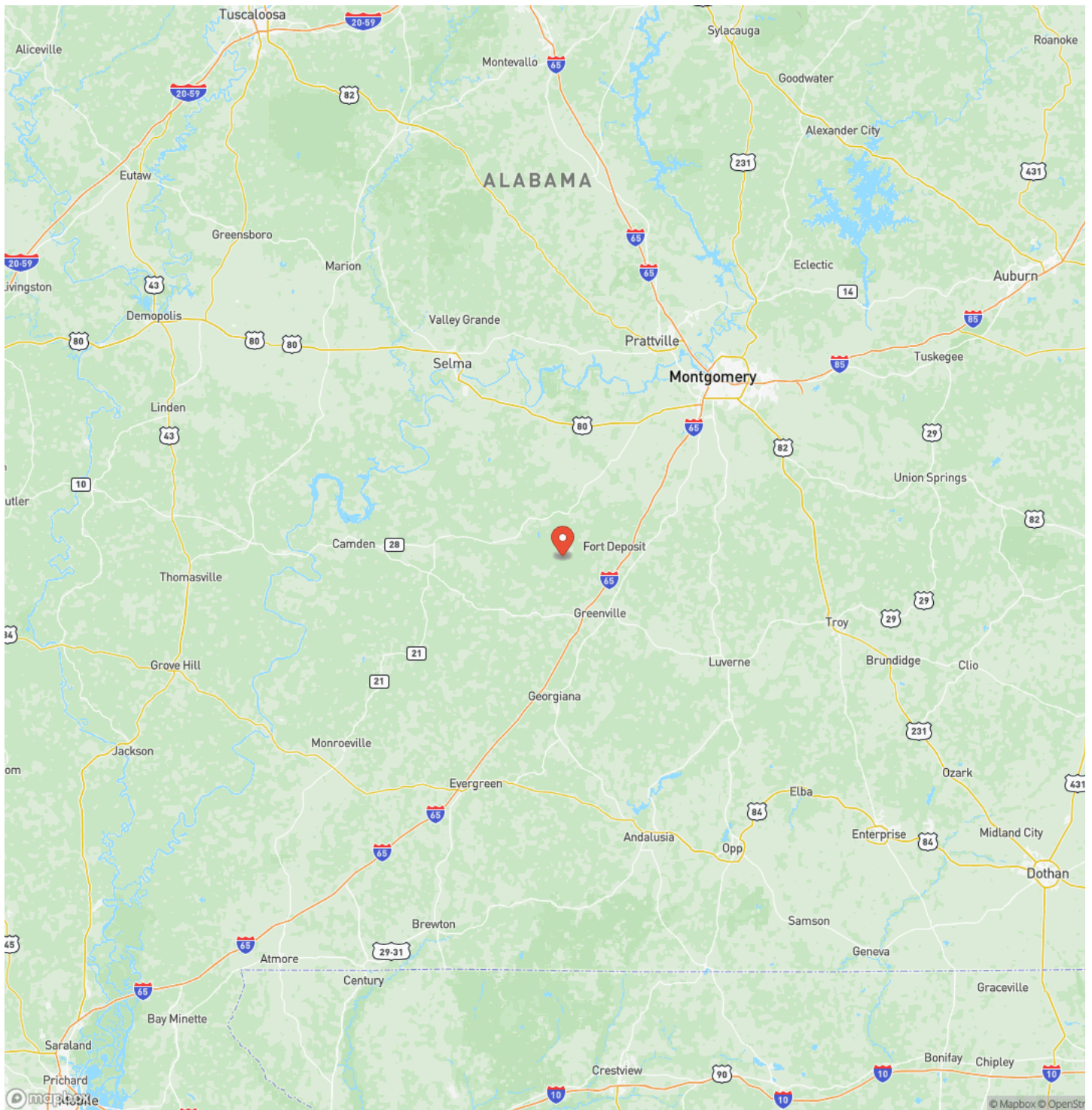
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Locator Map



Locator Map



Satellite Map



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing boundary lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the boundary lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the property lines. Seller is selling the property in an "as is" condition. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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