

**1,072+/- Acres Riverfront Estate Bordering Huntsville  
City Limits**  
Old Highway 431  
Huntsville, AL 35801

**\$12,900,000**  
1,072± Acres  
Madison County





## 1,072+/- Acres Riverfront Estate Bordering Huntsville City Limits Huntsville, AL / Madison County

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### **SUMMARY**

#### **Address**

Old Highway 431

#### **City, State Zip**

Huntsville, AL 35801

#### **County**

Madison County

#### **Type**

Recreational Land, Riverfront, Hunting Land, Farms

#### **Latitude / Longitude**

34.679524 / -86.432207

#### **Acreage**

1,072

#### **Price**

\$12,900,000

#### **Property Website**

<https://farmandforestbrokers.com/property/1-072-acres-riverfront-estate-bordering-huntsville-city-limits-madison-alabama/95762/>



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### **PROPERTY DESCRIPTION**

#### **Premier 1072± Acre Riverfront Estate - Bordering Huntsville City Limits**

Flint River Frontage | Prime Hunting | Farm Income | Development Potential

Discover an extraordinary 1072± acre recreational and investment masterpiece, ideally located just minutes from downtown Huntsville, Alabama. Bordering Huntsville city limits, with convenient access via Old Highway 431 and the Eastern Bypass, this rare property offers nearly **3 miles of Flint River frontage**, four stocked lakes, and multiple smaller ponds—creating a private paradise for outdoor enthusiasts and savvy investors alike.

#### **Unmatched Recreational Opportunities**

- World-class hunting: Abundant deer, dove, duck, and turkey populations
- Premier fishing in the lakes and Flint River
- Kayaking and canoeing along miles of scenic riverfront
- Endless trails for hiking, ATV riding, or simply enjoying nature

**Proven Farm Income** Currently generating strong agricultural revenue, this property delivers immediate cash flow while you enjoy its recreational benefits—an ideal combination of lifestyle and income.

**Development Potential** While the property lies within the floodplain, there are certain areas that can be built up for development or a private residence. Perfect for a private family compound, hunting lodge, or future neighborhood just minutes from Huntsville's booming tech corridor, top-rated schools, and vibrant downtown.

This is more than land—it is a legacy property. Whether you're seeking the ultimate hunting retreat, a serene riverfront escape, or a strategic investment with development upside, this Flint River gem offers it all.

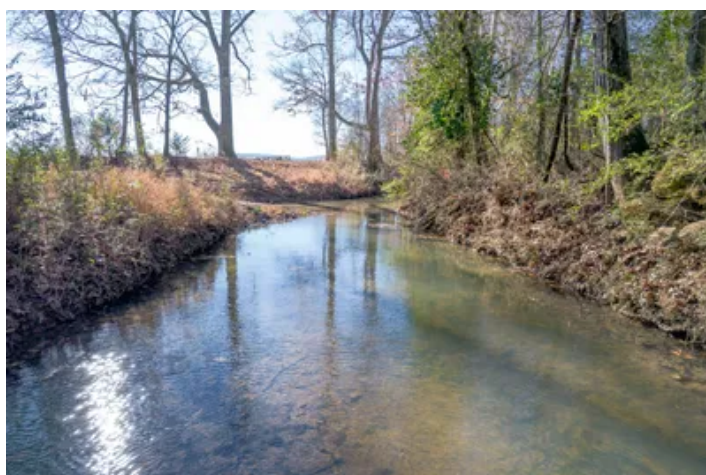
Asking Price \$12,900,000.00





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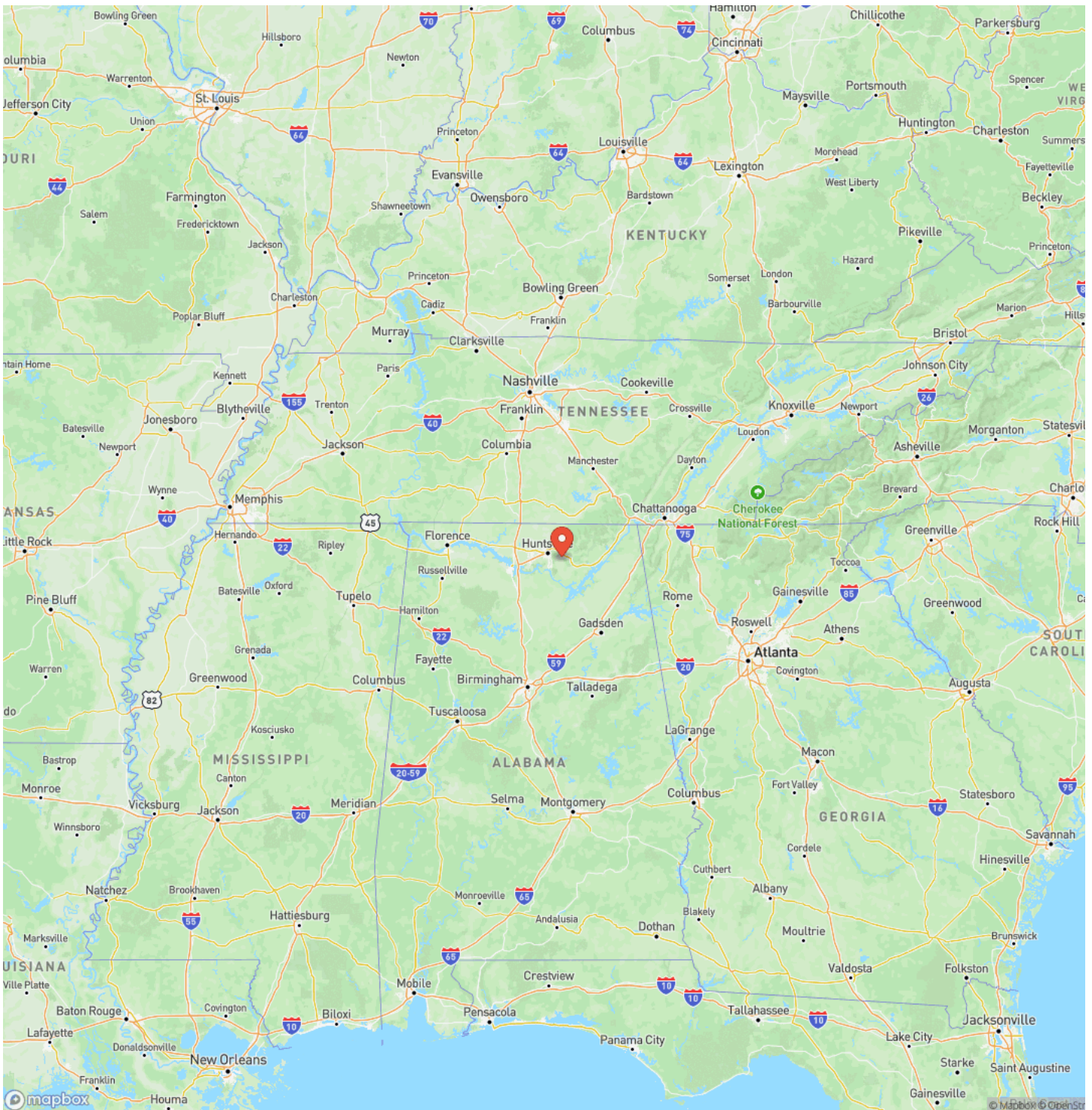
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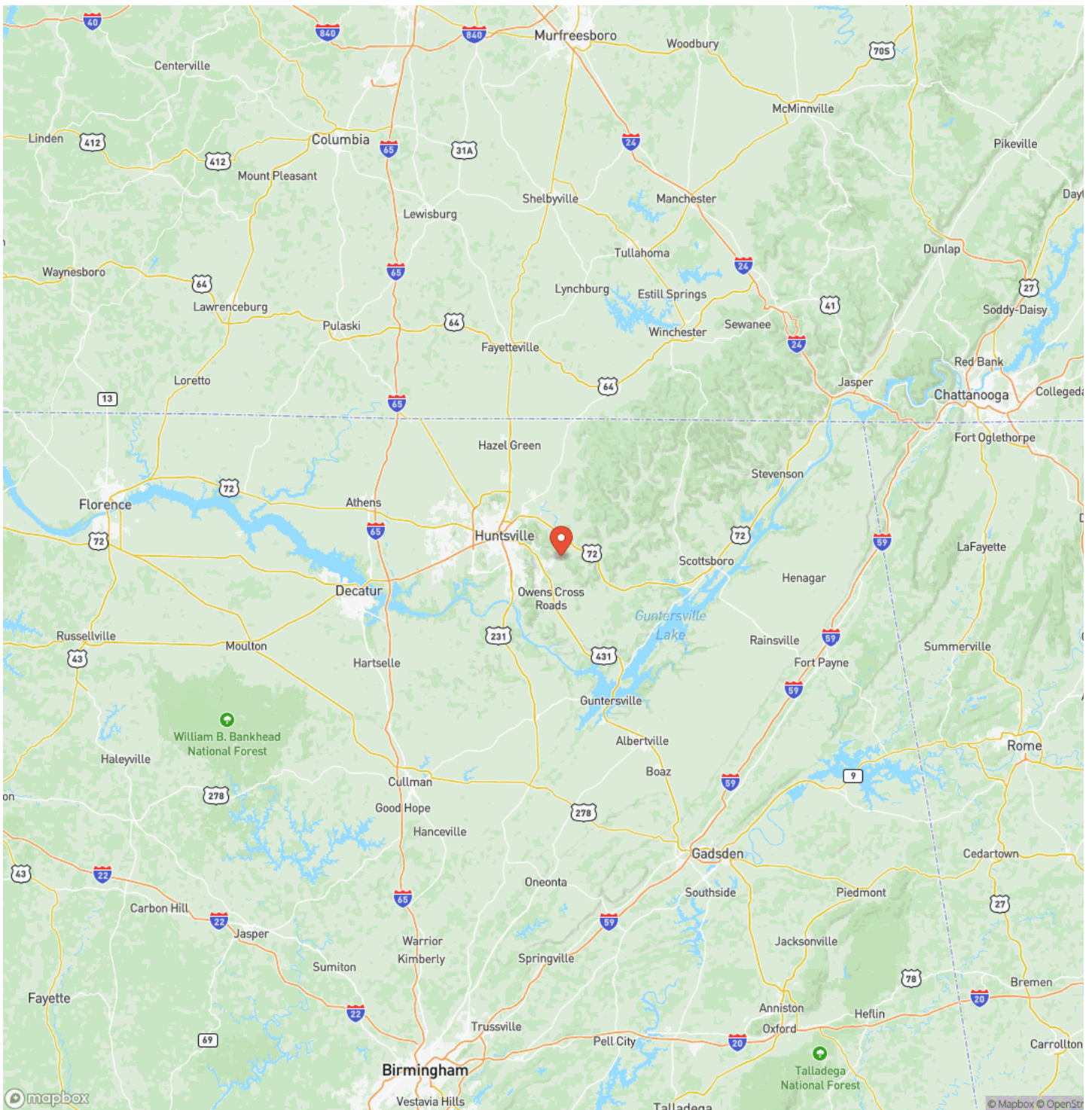
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## Locator Map



**1,072+/- Acres Riverfront Estate Bordering Huntsville City Limits  
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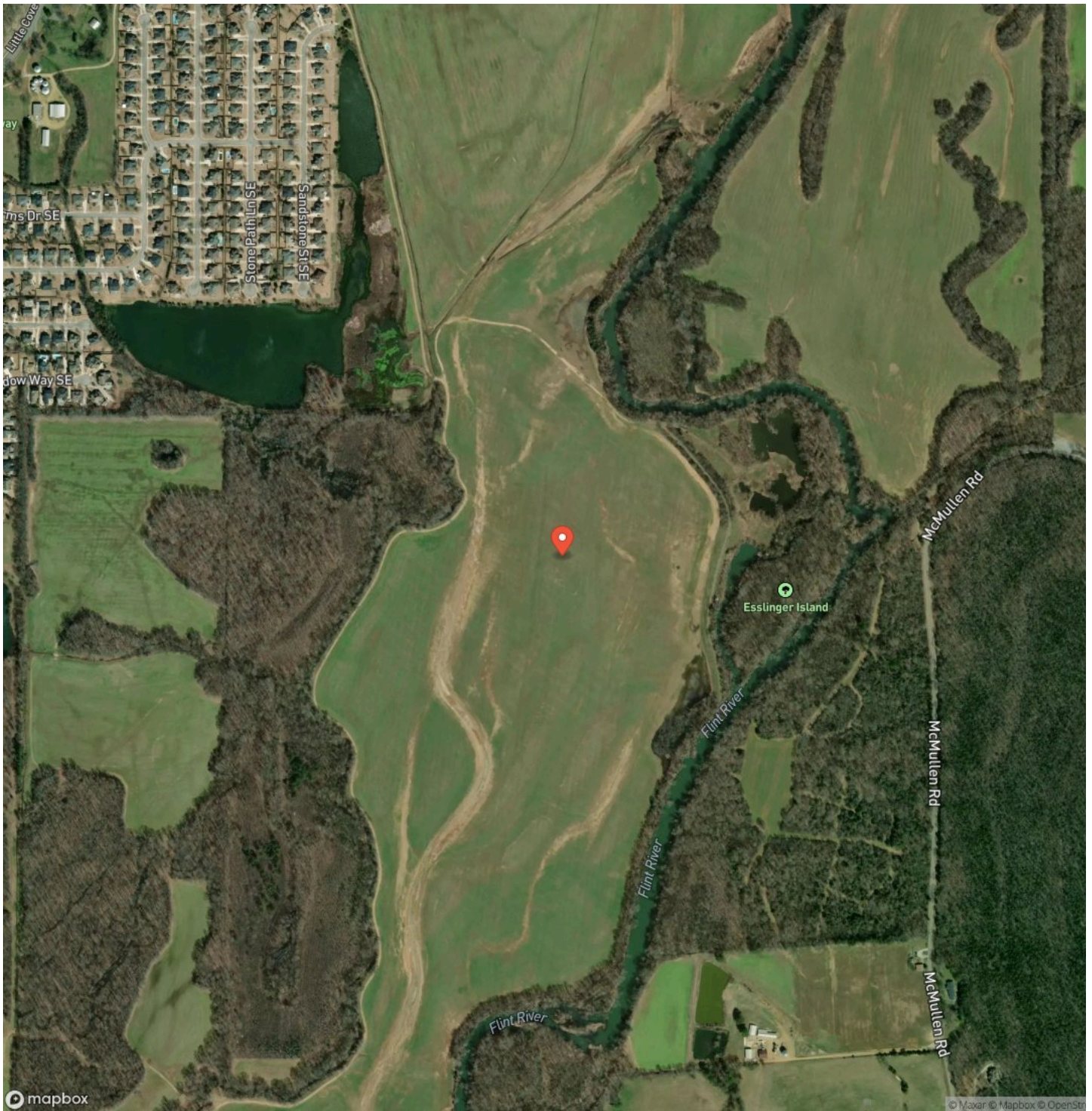
## Locator Map





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Huntsville, AL / Madison County

## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Austin Ainsworth

## Mobile

(256) 295-0386

## Email

austin@farmandforestbrokers.com

**Address**

City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent is licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are derived from sources believed to be accurate, but are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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