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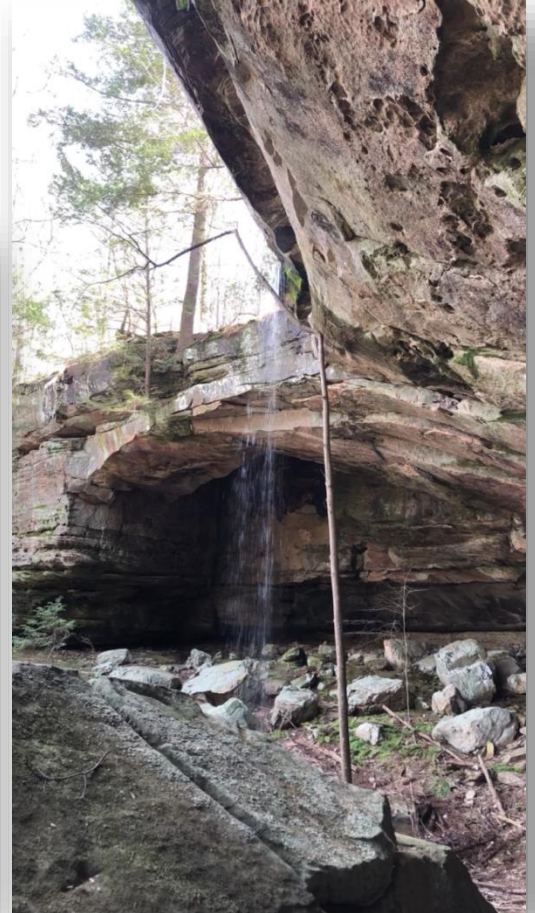
Land | Commercial | Investment Property
www.JohnHallCo.com

MACK BRASHER
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BEAR CREEK LAKE

1.1 +/- Acres

PHIL CAMPBELL, AL



LOCATION: Mon Dye Road – Phil Campbell, AL 35581 (Franklin Co.)

ACRES: 1.1 +/-

LAND USE: Lake Home Estate / Recreational Land

PRICE: \$65,000 (REDUCED from \$85,000!)

SPECIAL FEATURES: A once in a lifetime opportunity to make your home on one of the last of only a handful of undeveloped Lots remaining on Bear Creek Lake and a Lot unlike any other: the **ONLY Lake Lot of this Caliber and of this CHARACTER!** This is the perfect tract to build a regal estate to match the majestic views and enjoy a variety amenities and recreational opportunities: boating, kayaking, fishing, rock-climbing, repelling, & zip-lining.

- 150' of Bear Creek Lake Frontage
- 240' of paved frontage on Mon Dye Road
- 0.20 Acre Building Pad, Perc-Tested, and County Water ran to the home-site.
- 0.50 miles west of the Subject Property is the Mon Dye Public Access Public Beach & Boat Launch.
- Bear Creek Lake is rated among the cleanest recreational waters in the South and is home to some of the best fishing in the nation.

AGENT: Mack Brasher – 205.495.4650 | Mack@JohnHallCo.com

This company, or any of its agents, will not be held responsible for any false or misleading information. Information is collected by agents from sources that agent deems reliable. Agent has used his best efforts and good faith to obtain reliable information.

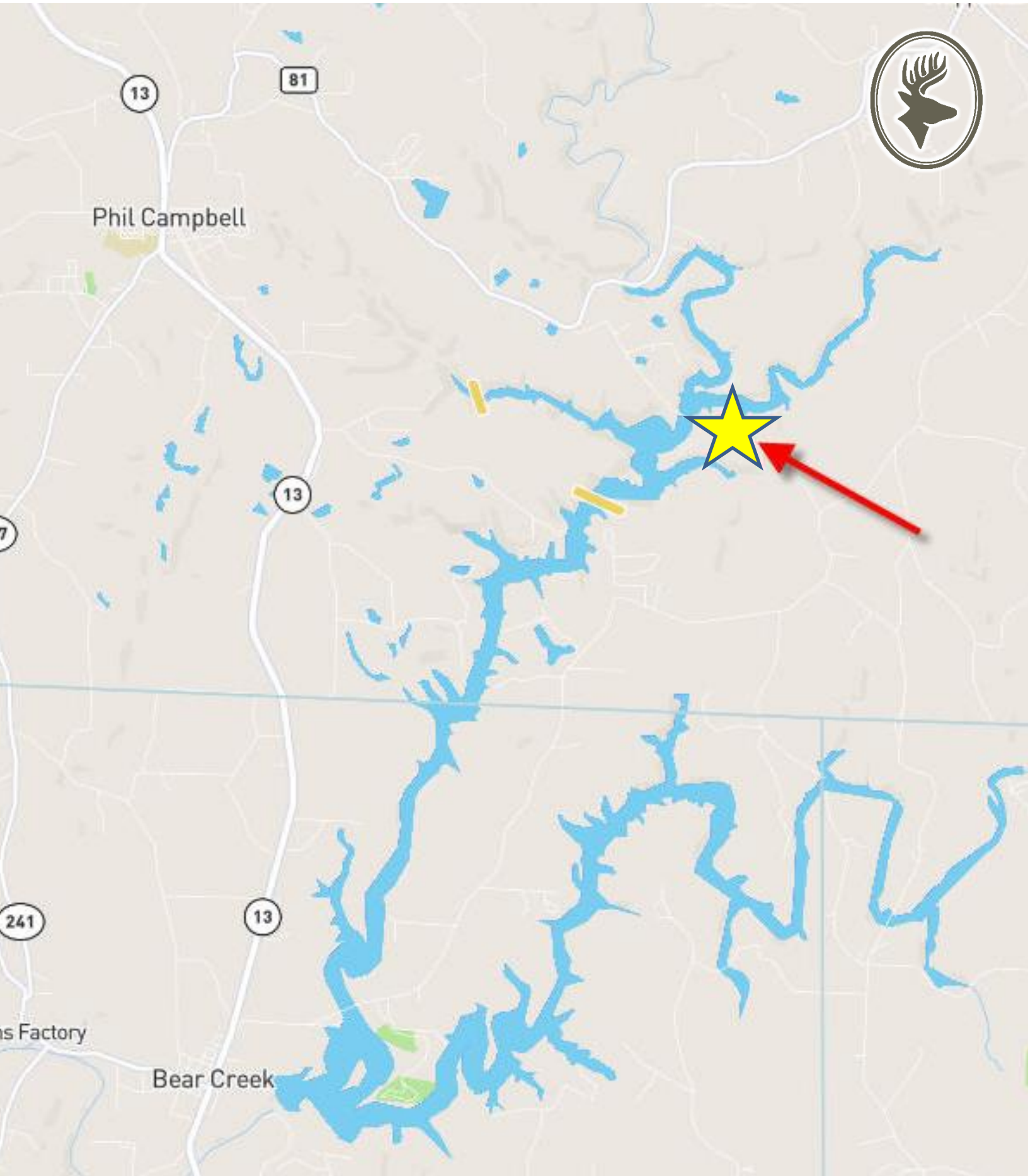
4163 CARMICHAEL ROAD | MONTGOMERY, ALABAMA 36106 | 334.270.8400

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QUICK FACTS

- **Address:** Mon Dye Road – Phil Campbell, AL 35581
- **School District:** Franklin County Schools
- **Legal Description:** SEC 25 T8 R11 LOT#11 MOUNTAIN LAKE PROPERTIES
- **Franklin Co. Parcel #:** 14-07-25-0-000-001.011-0
- **Water Frontage:** 150' of Bear Creek Lake Access (Buffer via TVA)
- **Utilities:** County Water and Power
- **County Water:** Water Line has been run to the Pad (250')
- **Improvements:**
 - 8,712-sf Building Pad prepped and ready for Construction
 - 350' Gravel Drive (4200'-sf)
 - Perc Test: Passed
- **0.50 Miles from *Mon Dye Public Use* area with Public Beach & Boat Launch**
- **Property Taxes:** \$390.75
- **Subject to Covenants:** Minimum 1500-sf House (can build within 8' of the property boundary) – No Dock access per TVA (pontoons acceptable at water's edge.)
- **Bear Creek offers over 160 campsites in 5 campgrounds on more than 15,000 acres of land maintained by the Bear Creek Development Authority (BCDA).**
- **Fishing in one of the BCDA's many lakes is ranked among the top in the country. Occupying over 8000 acres, the clean waters provide anglers from all over the country with abundant small and largemouth bass as well as crappie and channel catfish.**
- **North Alabama Information Regarding Bear Creek Lake:**
<https://www.northalabama.org/listing/bear-creek-development-authority/454/>
- **10 minutes to Haleyville, 10 minutes to Phil Campbell, 20 minutes to Bear Creek, 20 minutes to Russellville 30 minutes to Double Springs, & 45 minutes to Florence.**

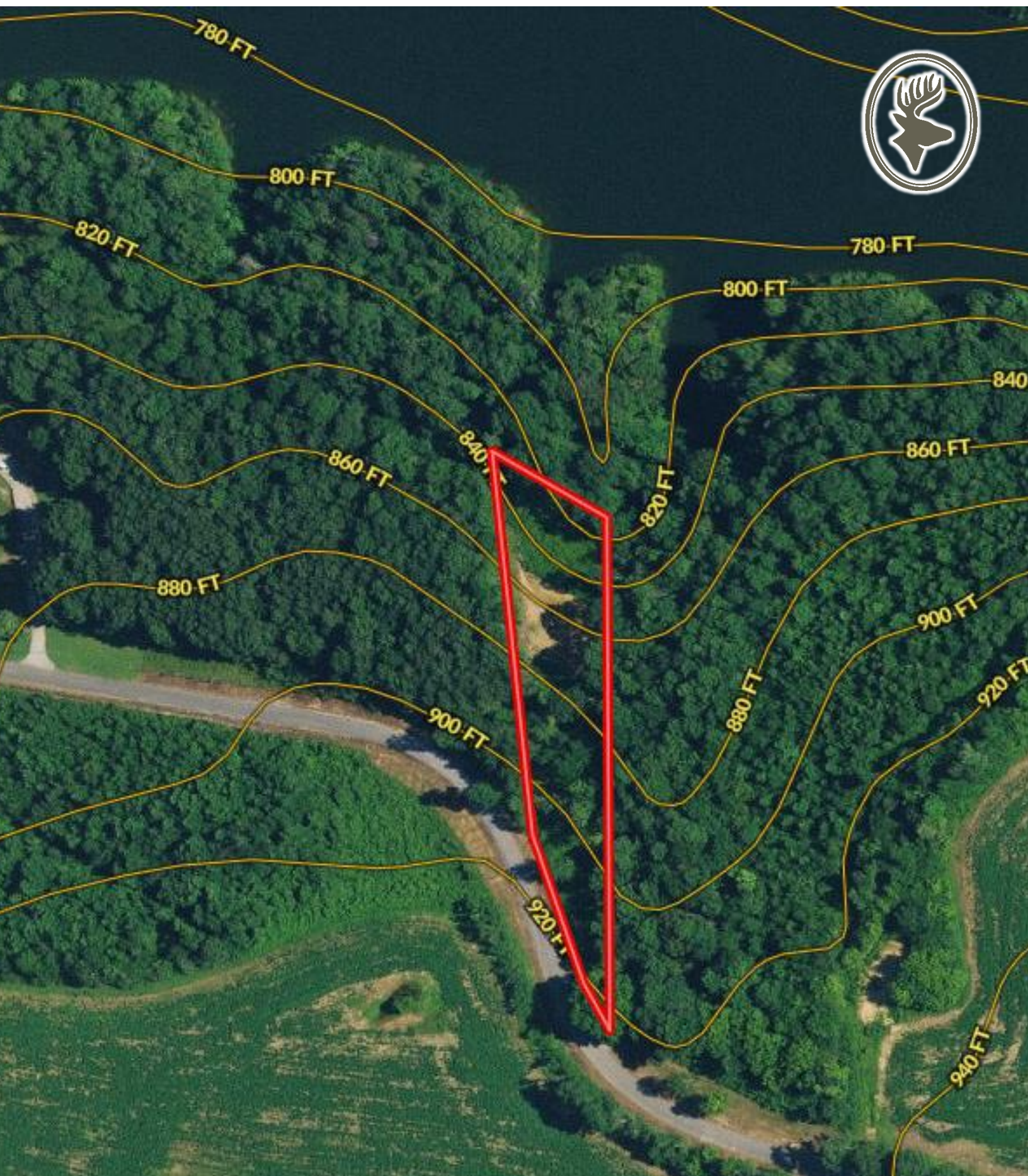
Property Location

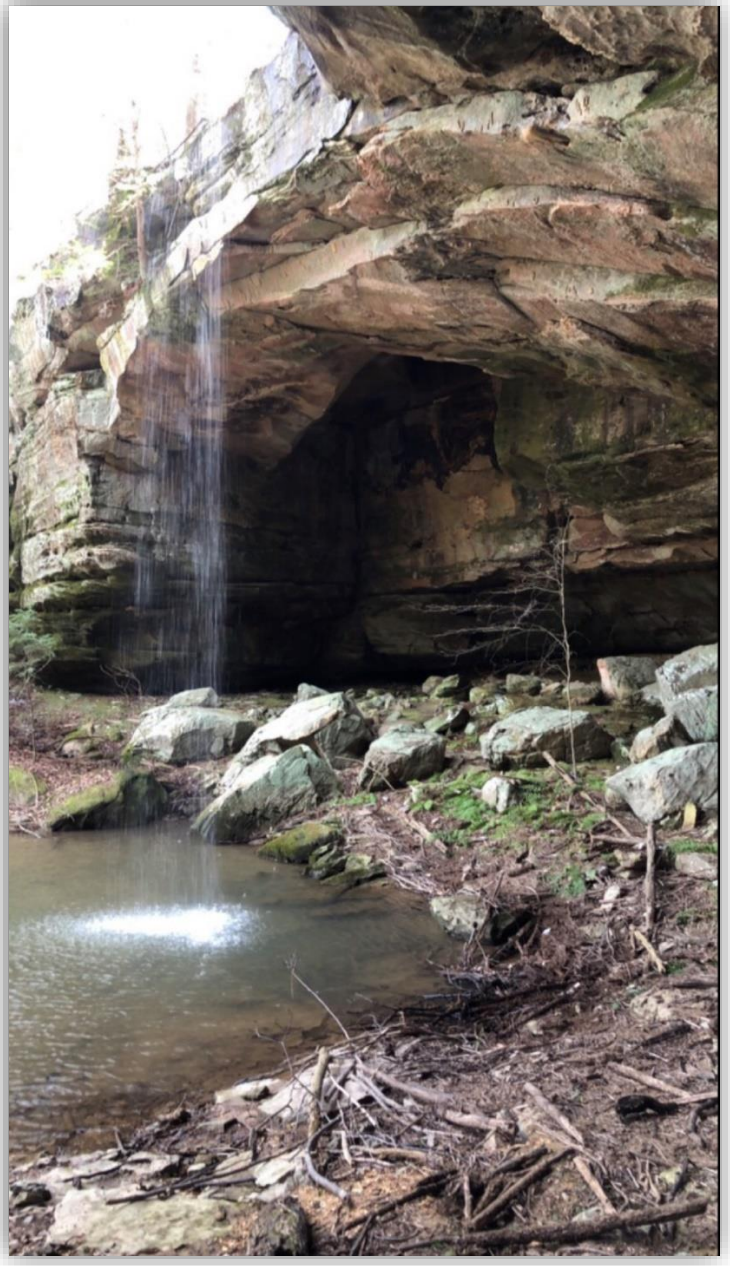


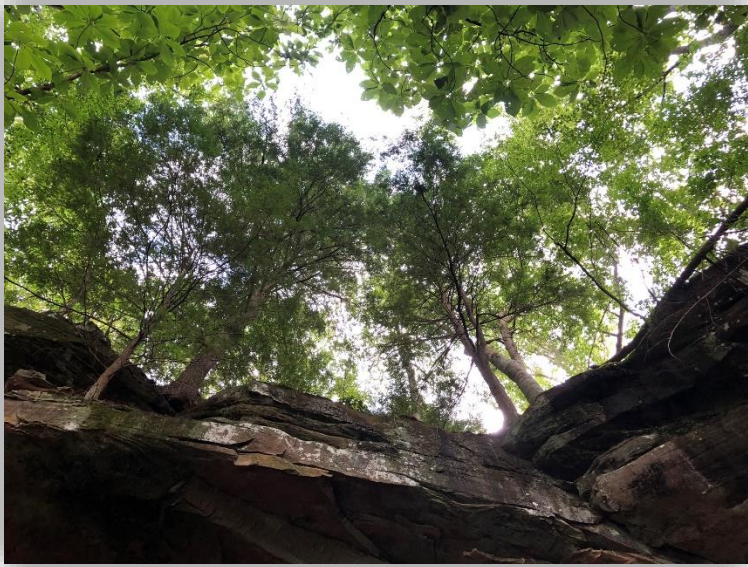
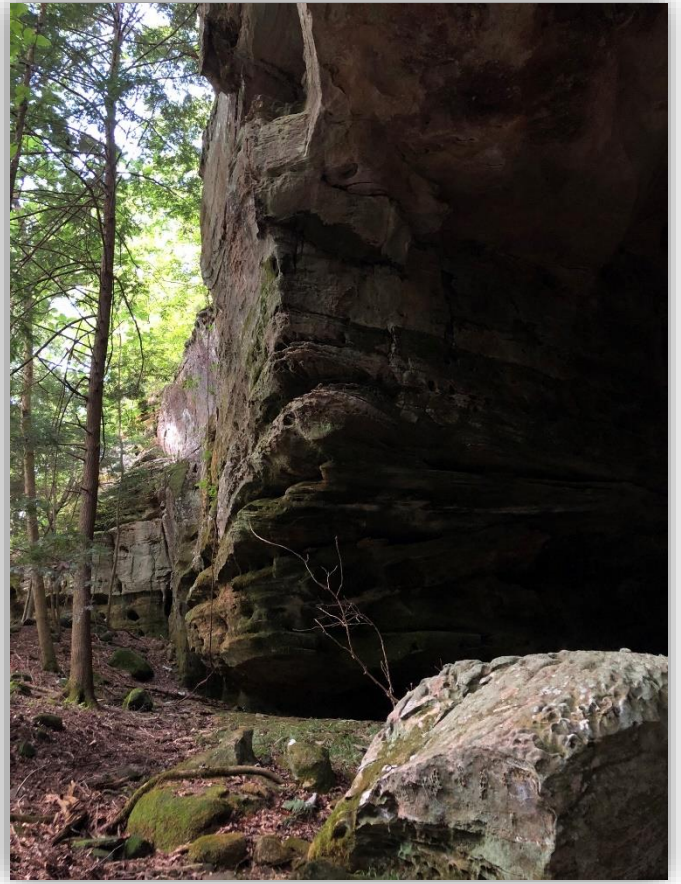


MON DYE RD

Little Bear Creek











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LAND • COMMERCIAL • INVESTMENT PROPERTY



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