

February 2021

FREE

TN Valley Home Finder .com

Shoals Edition



227 COX CREEK PKWY - FLORENCE - In order to better position CRC Realty, Inc. for the future and better fit today's business practices we have relocated our corporate office to a new location. Our new business is located at 2134 Helton Dr., Florence directly across Helton Dr. from the YMCA. We look forward to serving you at our new location. The Cox Creek Pkwy building is located in the highest traffic area of Florence and is ideal for a medical, dental, insurance, real estate, retail business, etc. The building features a pretty lobby and reception area. 23 individual offices, a large conference room, mail room, break area, 5 powder rooms, lots of crown moldings and hardwoods. 32 parking spaces, near 3/4 acre site, new roof 2017, 4914+/- Sq. Ft. asking \$650,000 or lease for \$4,500 a month on a multi-year lease. Call Charlie Fowler 256-366-9327.

Looking *for* Your Dream Home *or Land in the Shoals Area?*

Lauderdale, Colbert, Franklin & Lawrence Counties



Call Your Local **REALTOR®** Today!



Turn to the experts

**Cooling and heating
is our only business.**

That's why we're the experts!



COOLING & HEATING, INC

chcooling.com

Service • Maintain • Replace

256-248-4886

AL #06222

AL Certification #50045

Serving the Shoals for 65 years!



INDEX

<u>Bank Independent</u>	7	<u>Listerhill Employee Credit Union</u>	13
<u>Bridgewater Holdings</u>	11	<u>MarMac Real Estate</u>	
<u>Coldwell Banker Pinnacle Properties</u>		Jenna Talbot.....	22
Mike Randall	10	<u>Neese Realty</u>	
Ted Wylie.....	8, 9	Shirley Neese	2, 3
<u>CRC Realty</u>		<u>ReMax Shoals</u>	
Charlie Fowler	4	Trish Barnett	14
Christopher Fowler	4	<u>ReMax TriState</u>	
Janet McLeary.....	5, 6	Luticia Johnson.....	22
<u>Crye-Leike Realtors</u>		<u>Renaissance Realty</u>	16
Karen Inman.....	20	Babs Moody.....	17
<u>Eaton Builders</u>	21	<u>The Franks Agency</u>	18
<u>Exit Realty</u>		<u>Window World</u>	19
Jackie Wallace	20	<u>Woods Wholesale Carpet</u>	15
<u>Grigsby Properties</u>			
Jeremy Grigsby	12		

2021 Shoals Area Association of REALTORS® Board of Directors



Carolyn Abston
PRESIDENT
Local Board &
State Director



Christopher Fowler
PRESIDENT-ELECT
Local Board &
State Director



Michael Roberts
TREASURER/SECRETARY
Local Board &
State Director



Bonnie Martinez
PAST PRESIDENT
Local Board &
State Director



Babs Moody
Three Years
Local Board
Director



Daniel Mullens
Three Years
Local Board
Director



Courtney Embry
Two Years
Local Board
Director



Brandy Gargis
Two Years
Local Board
Director



Beth Darby
One Year
Local Board
Director



Pamela Holt Butler
One Year
Local Board
Director



Council of
Residential Specialists
The Proved Path to Success

#1 AGENT

"CONSISTENTLY"
Shoals Area!



SHIRLEY NEESE
BROKER, CRS, GRI, SRES
Cell: 256-335-6789
Office: 256-767-7000
Email: shirley@neesere.com



RANDALL MATTHEWS
REALTOR
256-762-7423



PRESTON WILSON
REALTOR
256-810-4386



PATTI THOMAS
REALTOR
256-710-3783



CAMBY SMITH
REALTOR
256-702-9568



GARRETT BLAKE
REALTOR
256-394-8349

SHIRLEY NEESE

"EXPERIENCE HAS IT'S REWARDS"

www.shirlyneese.com

SOLD OUR LISTINGS - HAVE BUYERS!!!

RESIDENTIAL

2037 Huntsville Rd, Florence	Small home with 1 large room & 1 half baths and kitchen...used as a meeting space	\$59,000
2415 Huntsville Rd, Florence.....	2BR/1BA home sits on 3 lots (2 addls lots included), presently rented	\$74,000
538 Malone Circle, Florence	3BR/1BA home located in Windsor Heights ... 2-car garage.....	NEW PRICE \$115,000
400 N. Atlanta Ave, Sheffield	4BR/2.2BA home on a corner lot ... complete remodel	PENDING \$157,500
903 First Street, Florence	3BR/2BA home - currently rented ---- corner lot included if full offer	ATTN: INVESTORS \$159,000
1659 Village Ln, Killen	4BR/2.1BA home in Turtle Point, well maintained, pool	PENDING \$389,000
4781 CR 33, Killen	4BR/5BA home with a 2-unit separate duplex, barn, shed, detached garage/workshop	\$595,000
.....	separate 65 acres available \$390,000	

WATERFRONT RESIDENTIAL

372 CR 91, Rogersville	4BR/3BA home, 3053sf+/-, 100' Waterfront, gentle slope to water.....	REMODELED \$395,000
Wilson Lake Dr, Muscle Shoals	4BR/3.1BA home with 5582sf+/- ... 115'WF+/-	\$1,200,000
100 Terrapin Close, Killen.....	6BR/3BA with over 7000sf+/- of awesome waterfront property	\$1,750,000

COMMERCIAL

Florence	Corner of Park & Elmzoned light commercial	5 Lots	\$38,000
Broad St, Phil Campbell ...	7 Buildings	wants offer for all buildings....needs repair or replace	EA \$25,000
1815 Wood Ave, Florence ...	Great location for business possibilities ...	HIGH TRAFFIC AREA	\$64,900
1312 Avalon, Muscle Shoals ...	Building, 4800 sf+/-, previous pawn shop business...great parking.....		
502 College St, Florence ...	One level building, 2500sf+/-, 9 parking spaces... GREAT LOCATION!!.....		\$375,000
11300 Hwy 20, Florence ...	Building with over 10,000sf+/-	previous Dollar Store.....	PENDING.. \$390,00
651-655 Cox Creek Pkwy, Florence...	high traffic location...across from Mars Hill ..	2 homes on 2 properties	\$425,000
2122 Helton Dr, Florence...	building with 6500sf+/-...presently a medical facility, could be two separate physicians!		\$789,000
	BELOW APPRAISAL PRICED TO SELL !!!		

COMMERCIAL - ACREAGE

2.0 Acres, Killen.....	Corner Lot with 300' on J.C. Mauldin Hwy...located downtown Killen.....	NEW PRICE..	\$174,500
	NOTE: KILLEN JUST WENT WET! GREAT LOCATION FOR MINI STORE + FOOD!		
George Wallace Blvd, Tuscumbia...	BEHIND FOX BROOK LANDING WHERE ALL THE LOTS ARE SOLD!		
	Cleared and ready to use, great location for storage buildings or tiny homes for Shoals Community College...10 Lots ...		
3.76 Acres...Wilson Dam Rd, Muscle Shoals	great medical office location...Two lots in high traffic location		
1.5 Acres+/- with 150' +/- Road Frontage.....	FANTASTIC LOCATION!		\$485,000
	2.26 Acres+/- with 158' +/- Road Frontage		\$495,000

WE CAN PUT A "SOLD" IN YOUR YARD
CALL TODAY AND LET'S GET
YOUR HOME SOLD!!!

393006-1

HISTORIC DOWNTOWN • 101 S. COURT STREET, Florence, Alabama 35630



Highland Ave - Lots 16 & 17
Zoned Multi-family



Donegal Ct, Peytonia Points- Lot 50



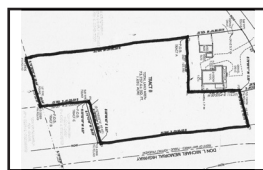
13.46 +/- Acres, access to RR



17 Acres +/-, Sheffield



Mars Hill Rd



Hwy. 101, Lexington - 1.69 +/- Acres

LOTS - ACREAGE

Crest St, Florence ...Gentle sloped lot for basement ...walk to UNA...**SOLD**...\$11,800
Graham Ave, Florence ... Wildwood Terrace Lot ... near UNA ... **NEW LISTING** ... \$12,000
CR 344, Florence..... Lot #1 in Berkeley Hills Estates ... Nice building site \$15,000
Highland Ave, Florence Two lots, zoned multi-family, near new hospital, needs
clearing ...already approved for zoning thru Planning Dept..... \$18,000
Creek St., Cherokee.....3.0 Acres +/-..... 6th Street - close to school\$20,000
George Wallace Blvd, Tuscumbia .. near college, (10) **COMMERCIAL** lots ..
great location for tiny homes for Shoals Community College. **EACH LOT IS \$21,000**
Twin Pines Cr, Russellville ... Lot 50 .. level lot ..across from RJT golf course..... \$24,000
Hollanderry Acres, Rogersville ... 3 lots available - 11 Lots Sold **SOLD**
Harmony Drive, Tuscumbia... Fox Brook Landing....7 residential lots. **ALL LOTS SOLD** Ea Lot \$25,000
Florence ... Corner of Park & Elm ... 5 Lots ..**ZONED LIGHT INDUSTRIAL** ...5 LOTS ...\$38,000
S Commons Rd, Tuscumbia ... Lot 32, SPENCER PLACE, 104.86 x 125.16, Corner Lot.....\$45,000
Veterans Drive 5 Lots (corner of Veterans Dr and S. Blair St.....\$60,000
323 Park Blvd, Sheffield ... Lot #4, water view, great location.....**PENDING** .. \$75,000
Pawnee Ct, Florence ... Corner lot ... Indian Springs III ... Great Lot..... \$119,000
Hwy 101, CR 71, Lexington ... Acreage 1.69 +/- ... Commercial..... \$125,000
Huntsville, Rd, Florence.....Great location.....3.17 Acres..... Great Commercial Site.....
.....**PENDING** ...\$195,000
JC Mauldin Hwy, Killen Corner Lot (formerly Killen Diner) ... 307' x 100' \$174,900
Huntsville Rd, Florence Two Tracts (to be surveyed), corner Huntsville Rd/Middle Rd
...4.3 Acres..... "Use" to be approved by Seller..... **FIRM** ... \$250,000
13.46 Acres - 20th St E, Sheffield....2 tracts...industrial property...ACCESS TO RR TRACKS ...\$280,000
Hwy 72W, Muscle Shoals.....9.76 Acres +/-..... Flat Lot.....\$324,000
.... in front of Joe Wheeler Dr .. high traffic location
3.76 AcresWilson Dam Rd, Muscle Shoals ... Two lots ... great medical office location
DIVIDE & SURVEY 2.26 Acres+/- with 158'+/- Road Frontage..... \$495,000
1.5 Acres+/- with 150'+/- Road Frontage\$485,000
Lot next to this on corner listed for \$3M
17 +/- Acres, Sheffield....Cox Blvd... Largest piece left on Cox Blvd.!!! \$835,000



Hollanderry Acres - 14 Lots



Crest Street



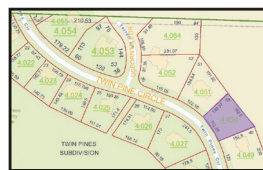
Pawnee Ct. Lot 84



Huntsville Rd - 4.3 Acres +/-



Lot 207 Shoals Creek - 178' +/- WF



Twin Pines Lot

WATERFRONT-WATERVIEW-LOTS

Creekside Dr., Florence...100 +/- on Cypress Creek...Heritage Village...**NEW PRICE** \$38,000
226 Finley, Decatur ... 13.0 Acres +/- plus 4 lotsdowntown Decatur ... \$150,000
499 Shoals Creek Estates 178' WF +/-..... gated private community... separate
recreation building, tennis courts, pier & boat lift space available.....\$165,000
Mars Hill Rd Lot 119.1' x 433.62' ... creek runs thru property... **NEW LISTING** .. \$169,000
Donegal Ct, Muscle Shoals ... 228.5'WF +/- .. lot in Peytona Points ...with a seawall.....
Sav-a-Life.....**MAKE YOUR OFFER!!** \$195,000
855 Turtle Cove, Killen.....Main Wilson Lake and Cove.. beautiful views.\$218,000
Lime Kiln Hollow Rd, Muscle Shoals Main Wilson Lake ...107.48'WF +/- ... \$267,000
Shoals Creek Lot ... 115'WF x 242' ..In house List, Call Shirley 256-335-6789... \$415,000



Charlie Fowler
Cell: (256) 366-9327
Owner/Associate Broker



CRC REALTY INC.

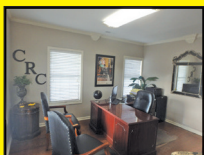
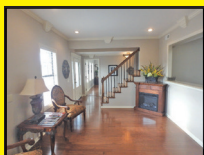
2134 Helton Dr. • Florence, AL 35630
256-718-0111

***LICENSED IN ALABAMA AND TENNESSEE**
Visit our website: www.crcrealtyinc.com
Email: crcrealty@aol.com



Christopher Fowler*
Cell: (256) 762-8871
Managing Broker

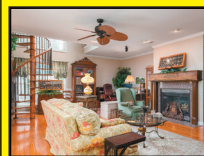
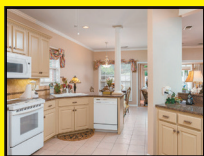
FOR SALE OR LEASE



227 COX CREEK PKWY - FLORENCE

In order to better position CRC Realty, Inc. for the future and better fit today's business practices we have relocated our corporate office to a new location. Our new business is located at 2134 Helton Dr., Florence directly across Helton Dr. from the YMCA. We look forward to serving you at our new location. The Cox Creek Pkwy building is located in the highest traffic area of Florence and is ideal for a medical, dental, insurance, real estate, retail business, etc. The building features a pretty lobby and reception area. 23 individual offices, a large conference room, mail room, break area, 5 powder rooms, lots of crown moldings and hardwoods. 32 parking spaces, near 3/4 acre site, new roof 2017, 4914+/- Sq. Ft. asking \$650,000 or lease for \$4,500 a month on a multi-year lease. Call Charlie Fowler 256-366-9327.

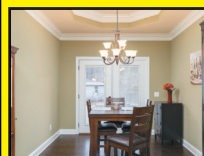
CEDAR PARK PATIO HOME



170 BRECKENRIDGE CT. - FLORENCE

Beautiful home located in convenient Cedar Park Subdivision. Home features an open floor plan with vaulted 9' ceilings, 2 gas log fireplaces. Hardwood and ceramic floors throughout. Greatroom opens to a serene tiled patio surrounding a heated spa pool. Gazebo swing sits by a very unique rock garden with bubbling rock waterfall. All enclosed by double sided cedar privacy fence. The kitchen has tumbled stone backsplash over violet granite counter tops & glazed cabinets. Formal dining, breakfast area overlooking pool. Greatroom & sunroom overlooking the pool with sliding French doors. Huge master suite with study or sitting area, ceramic tile bath with jacuzzi tub, accented by decorative columns. Large Den with two level wet bar. Airy front bedroom has vaulted ceiling & double closet. Glass French door separate 2 bedrooms and bath from foyer entry. Loft playroom for the grandkids with 1/2 bath. 3160+/- sq. ft. \$369,900. Call Charlie Fowler 256-366-9327

NEW LISTING!



135 COTTAGE LANE - FLORENCE

Beautiful brick home located in Blackberry Village, which is adjacent to Blackberry Trail Golf Course. Features include high ceilings, hardwoods and crown molding throughout the home, and a split bedroom floor plan. As you enter the foyer you will notice the beautiful hardwood floors and open concept. The great room features a tray ceiling and gas fireplace. The kitchen is open to the great room and has stainless steel appliances, glazed cabinets, granite countertop, bar and nice sized breakfast area with hardwood floors and tray ceiling. The master bedroom has a tray ceiling, walk-in closet and private bath with granite countertop. The second bedroom has a bay window, hardwood floors and is serviced by a hall bath. Association fees include window washing, pressure washing, lawn maintenance, lawn chemical service, shrub trimming, and gutter cleaning. 1343+/- sq. ft. \$187,500, Call Christopher 256-762-8871

393017-1



**Janet
McLeary**
ASSOCIATE
BROKER
256-335-7511
CRS, GRI, ABR

***“Multi-Million Dollar
Producer”***

***Experience, Integrity,
Dependability, Trust***



CRC REALTY INC.

www.crcrealtyinc.com



OVERLOOKING TENN RIVER - Be prepared to fall in love with this lovely older 3 BR, 2.5 bath home with awesome water views. Character and charm throughout, 2015 house rewired, new roof 2016, central unit replaced in 2014, H2O heater replaced in 2018, sep living and formal dining, 3 fireplaces (one seller never used), crown molding, large updated & remodeled kitchen with granite tops, eat-on bar and breakfast area, abundance of cabinets ideal for the “gourmet chef”, hardwood flooring plus laminate and tile throughout (no carpet), master suite with updated bath, shower and whirlpool tub, spacious rooms, extra large walk in closet next to master, 2nd den/man cave/rec room in partially finished basement plus deck, large brick floored patio with lg wood burning fireplace, copper lined gutters & more. Sidewalks to walk to Riverfront Park and downtown. Truly a masterpiece. Must see. \$389,900.

392414-1



**Janet
McLeary**
ASSOCIATE
BROKER
256-335-7511
CRS, GRI, ABR

***“Multi-Million Dollar
Producer”***

***Experience, Integrity,
Dependability, Trust***



CRC REALTY INC.
www.crcrealtyinc.com



170 Price Drive, Florence - Endless possibilities in this nice 3 or 4 bedroom home situated on 1.27 +/- level acres. Recent updates: new roof 09/2020, new CH&A-2013, new service meter box & new breaker box-June 2020, new hot water heater-June 2020, new gutters-09/2020, newly pumped & cleaned septic tank and new lids. 2nd septic tank off area, spacious rooms, hardwood floors throughout main level except in kitchen & hall, 4th bedroom & bath in basement, additional unfinished 1249+/- sq. ft. in basement to complete for game room/man cave/den, includes single garage & workshop in basement can park 2 cars, separate 1,000 sq. ft. metal building/shop with electric built in 1980, fenced on 3 sides, family owned 44 years, Underwood/Wilson Elementary School. Selling house and kitchen appliances “AS IS” Buyer to verify square footage. \$139,900

391650-1

Buy • Sell • Trade

TN Valley Stuff
.com

**Search thousands
of Classifieds!**

FL2774



From RELOCATION to the PERFECT LOCATION

Research • Plan • Re-establish

North Alabama consistently ranks as an excellent place to live based on affordability, job opportunities and overall quality of life. If you're moving to the area, there are lots of different choices when it comes to finding a home. Whether you're looking to build, buy or borrow, our local mortgage lenders, processors and closing agents work as a team to help you finance your dream.



Ben Alexander
NMLS#: 1283525

call me

o. 256.386.5091

c. 256.710.6479

email me

baalexander2@bibank.com



Roxanne Benefield
NMLS#: 594944

call me

o. 256.216.3801


c. 256.468.5867

email me

rbenefield@bibank.com

Welcome to North Alabama. Welcome home to Bank Independent.



BIBANK.COM | MEMBER FDIC |  EQUAL HOUSING LENDER | **877.865.5050**



**COLDWELL
BANKER**

**PINNACLE
PROPERTIES**

Ted Wylie

Broker Associate

Multi-Million Dollar Producer

256-415-5151

tedwylie.com



2106 Hixon Ave.

3 BR/ 1 1/2 baths, new tile & hardwood flooring, updated, 2 car workshop



2406 Dunbrooke St.

Greenbriar area, 3 bdr home w/ hardwood flooring, 2 out buildings, fenced yard, large kitchen w/updated cabinets & stainless steel appliances



1020 Ridge Ave.

3 BR, 2 Baths, new roof, living/dining room, den w/ fireplace, 2 car garage



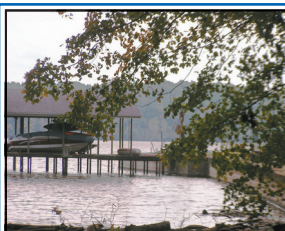
170 Harbor Close

6 BR, 4 1/2 baths, lg. deck plus pier, 2 kitchens



3412 Kolbe Lane

4 or 5 BR/ 3 baths, 2.33 acres, 2900+ sq. ft., lg. master suite



850 County Rd. 570

Waterfront lot, 1.5 acres, Elk River, \$52,000 lake lot



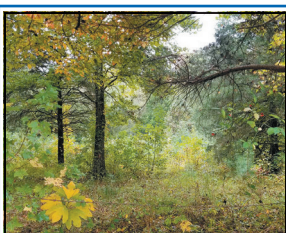
1408 Avenue A / Hwy 72

Commercial building, Corner of Hwy 72, great traffic count



404 Oak Hill Ave.

3 BR/2 full baths, updated, new hardwoods, new countertops



2287 County Rd. 129

13.7 acres near Waterloo, creek/stream on property



160 Donnegan Cove

5 BR, 4 Baths, finished basement, Boathouse, and boat lift



11081 County Rd. 14

3 BR, 2 1/2 baths, 1.5 acres, workshop, large open kitchen w/bar



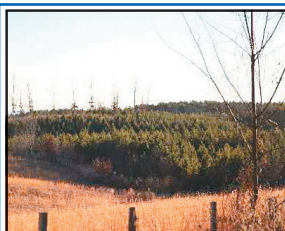
360 Harrington Dr.

4 BR, 3 full baths, full basement w/bath



417 E. Tennessee St.

Over 11,000 sq. ft., 3 levels, new windows.



00 County Road 166

78 Acres w/ pond, timber, barn, spring fed creek - Great area for home or hunting club! - Possible owner finance



101 Hwy. 207

24.72 acres, springs on the property and backs up to Anderson Creek

**See any
property in
the Shoals!**

**Go to
tedwylie.com**



COLDWELL BANKER

PINNACLE PROPERTIES

Ted Wylie

Broker Associate

Multi-Million Dollar Producer

256-415-5151

tedwylie.com



1207 Sherman Blvd.
2 properties on Sherman Blvd,
and 2 on Mt. Terrace.
4 income producing properties



635 County Rd. 606
2 BR/ 2 baths, unfinished
basement with plumbing
for kitchen & bath



13, 14, 15, 16 Ricky Drive
4 separate lots w/view of Wilson Lake,
close to Robert Trent Jones Golf Course



544 Malone Circle
3 BR/ 1 1/2 baths, new updates,
screened in porch, laminate flooring



2934 Alexander St.
4 BR/3 full baths, new roof, new
windows, bonus room in basement,
screened in deck



522 2nd St.
14 offices, conference rooms,
kitchenette, 4000+ sq. ft.



401 River Bluff Dr.
3 BR/ 2 full baths, updated kitchen
w/island, mother-in law suite/
apartment



241 Indian Springs Dr.
4 BR/3 1/2 baths, 3 levels,
extra lg. kitchen w/breakfast area,
walk-in pantry



710 Old Hwy. 20
24 acres, 2 barns,
2 BR/1 bath rental home



13615 2nd Street
Commercial building with lots of coolers,
2300 sq. ft. +, great potential



1670 County Rd. 23
4.61 acres close to town, corner of County Rd. 252
(270 ft.) and County Rd. 23 (Old Savannah Hwy)



206 Carter Ct.
3 BR 2 1/2 bath townhouse, new
windows/flooring/roof, large den



931 School House Lane
4 BR, 3 1/2 baths, 4 acres,
2 ponds, barn & shed



14050 HWY 20
Free standing building on Hwy 20, was a
restaurant, plumbing is still ready to go,
large dining & kitchen area, separate
garage on property w/ 3 bays



407 Lakeside Cr.
Wilson Lake waterfront
Boat lift, 120' waterfrontage

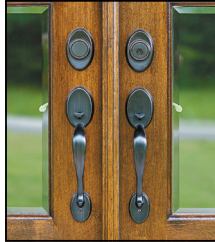


221 Breckenridge Ct.
3 BR/2 full baths, newly up-
dated, inground pool, hardwood
floors, granite

Killen's Newest Subdivision NORTHGATE

YOUR FINISHES, YOUR STYLE, YOUR HOME.

Exciting opportunity to move into Killen's newest development, Northgate Subdivision! These newly constructed homes by Mark Reid Construction offer 3 bedrooms, 2 baths, 1865 sq. ft., 8' interior doors, high ceilings, great room with gas log fireplace, formal dining, large kitchen and breakfast area will feature granite countertops! Large back yard and large master bath with ceramic shower...



\$258,700!

232 OLDENBURG DRIVE, KILLEN

**MORE HOMES
AVAILABLE!**

...Highly energy efficient! Buy now to choose colors, lighting, plumbing fixtures, floor coverings and more. Two car attached garage with additional storage area. Other features include beautiful 8' tall front entry door, gas water heater, lots of moldings, tray ceilings, walk-in closets and bright, open and airy floor plan. Two homes currently available that could be completed within 30-45 days. Buy now and choose YOUR finishes!



THE MIKE RANDALL TEAM
CONSIDER IT SOLD

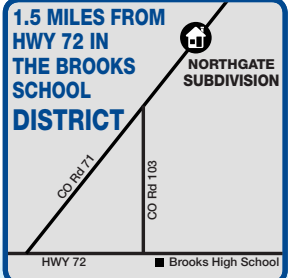
MIKE RANDALL
Coldwell Banker
Pinnacle Properties
256-366-9779



MikeRandallHomes.com



MARK REID
Reid
Construction
of Florence, LLC
256-764-3090
markreidcon@bellsouth.net



FOR THE FULL DETAILS VISIT MikeRandallHomes.com



- Realtors Welcome -

For more information: www.bridgewatershoalcreek.com
Tyndal Davis 256-335-5714 • Joseph White 256-335-7512
Bridgewater Holdings LLC



Proposed Plat



GRIGSBY PROPERTIES

311 Highway 72, Killen, AL 35645

256-757-1008

www.grigsbyproperties.com

JEREMY GRIGSBY

Broker/Owner

256-710-7472

Jergigsby@aol.com

JASON LEE GRIGSBY

305-335-0244

jasonleegrigsby@aol.com



HOUSE, 13+/- AC, 1800 CR 432 - KILLEN

7 bedroom, 3 bath house on 13+/- acres in Killen. This spacious 4,400 sq. ft. house offers plenty of room for family or friends. A 1 bedroom, 1 bath

apartment is located on the 2nd floor of the 24' x 24' detached garage. The mostly wooded property has over 850' of frontage on CR 71 and over 450' of frontage on CR 432. A second homesite with separate utility services is located on the property. \$349,900



5466 CR 71 - Killen
Awesome 8.9+/- ac mini-farm with large modern farmhouse on Bluewater Creek. This custom built 3998 sq. ft., 3 bed, 5 bath, house offers an open floorplan with plenty of space for entertaining. With an inviting great room, dream kitchen with an oversized island, and an impressive master suite, this will make an ideal home for its new owner(s). The spacious deck with hot tub overlooks the beautiful property that includes a serene pond and a functional 48' x 30' pole barn. This is country living at its best. \$484,900



Amazing 2.4+/- Ac, 700'+ Waterfront - Florence

Opulent views, tranquil sunsets, and serenity abound at this outstanding Wilson Lake tract in Pierrefont Estates. This rare 2.4+/- acre paradise with over 700' of waterfrontage provides the ideal setting for your dream home or family compound. No expense has been spared in getting this property ready to build. An approx. 300' man-made seawall with a sidewalk runs along the western property line while an approx. 400' natural seawall fronts the main lake. An expansive 35' x 45' mostly-covered pier with boat and jet ski lifts is waiting to come to life and a wonderfully-placed, oversized gazebo with a fire pit provides breathtaking views. The entire length of Wilson Lake from Wheeler to Wilson Dams can be seen from this property. Impressive retaining walls, concrete steps, a storage building, exquisite landscaping, and a sprinkler system have been put in place. Come see some of mother nature's beauty at her best. 706 Ridgecliff Dr., \$1,500,000



The 3-car garage, office, bonus room, and large covered patio offer an abundance of space for many needs. If you're looking for a move-in ready place to call your own, this one is for you. \$489,900

550 CR 122 - FLORENCE

You must see this beautiful, custom built 5 bedroom, 4 bath home with a spacious floorplan of 3,573 sqft. Situated on 2+/- ac. in the desirable St Florian area, this one has it all. From the elegant master suite to the family-friendly kitchen, no details were spared.

building your dream home! This is country living at its best. Great location in Killen within a few minutes drive to Florence. \$39,500

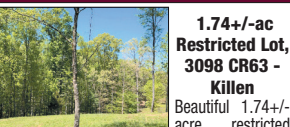


65.55+/- Ac. CR 11 - Florence

Well-maintained 65.55 acre tract just north of Florence. This fenced and cross-fenced property has a barn, two ponds, and two concrete watering pads with insulated troughs. Approximately 42.5 acres is pastureland divided into three sections. Whether you're looking for a nice place to build, some farmland, or a recreational tract, this property has a lot of potential. \$319,900

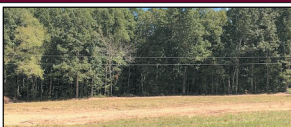


20+acres Waterfront - Killen
860' of navigable waterfront on the river! \$1,085,000.



1.74+/- ac Restricted Lot, 3098 CR63 - Killen

Beautiful 1.74+/- acre restricted tract perfect for building your dream home! This is country living at its best. Great location in Killen within a few minutes drive to Florence. \$39,500



9+/- AC, CR 363 - LEXINGTON

If you're looking for a peaceful country setting, this 9+/- ac tract is for you. The property is mostly wooded with a cleared area along the 250' + of road frontage. \$74,900



6.3+/- AC, CR 63 - Killen

Beautiful 6.3+/- acre restricted tract perfect to build your dream home! This is country living at its best. Conveniently located in the Killen area just minutes from the Florence city limits. \$74,500



1.5+/- Ac Commercial Lot, Hwy 72 - Killen
Great 1.5+/- acre commercial lot in Killen. With road frontage on Hwy 72 and Alabama St, this corner tract offers tremendous potential for many business ventures. \$150,000



Briarcliff Lot, Whisperwood Trail - Florence

Nice Briarcliff lot perfect for a walkout-basement house. Convenient location in a great neighborhood. Owner financing available. \$15,000



Commercial Lot, 0.69+/- Ac. Hwy 72 - Killen

Great location on Hwy 72 in the Killen city limits. This lot offers excellent commercial potential with frontage on Hwy 72 and Old Lexington Road. \$165,000



Commercial Acreage, Hwy 72 - Athens

8.5+/- acres on Hwy 72 in Athens. This property offers development potential for many uses. \$340,000



420+/- AC Game Ranch Lauderdale Co.

Unique 420+/- acre high-fenced game ranch located in northern Lauderdale County. With over 4 miles of fencing, this whitetail deer breeding operation is the perfect setup for the hunting aficionado and/or business opportunist. Call for more information. \$1,650,000.



Waterfront Lot, 1033 CR 404 - Killen

This large 1.81+/- acre lot offers the perfect opportunity to build the lake house of your dreams. With 101.25' of water front on Shoal Creek, this spacious, gently rolling property makes for great views and quick access to the water. \$129,900



Underwood Mtn Rd - Tuscumbia

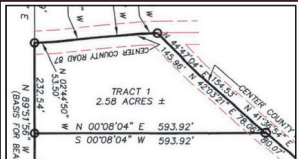
40 to 148+/- Acres
\$2,200 - \$2,400/Acre



Commercial Lot, 2.05 +/- Ac, Hwy 72 - Killen

2.05 +/- acre commercial lot with frontage on Hwy 72 and

Old Brompton Ln in Killen. With over 651' of road frontage, this property offers great visibility, easy access, and endless possibilities. \$64,900



2.58 AC - CR 74

Unrestricted. \$16,750.



6.23+/- Ac. on Bluewater Creek - Killen

Gorgeous 6.23+/- acre tract with over 600' of frontage on Bluewater Creek. The property is mostly pasture with a wooded perimeter. With frontage on Hwy 72 and CR 421, residential, recreational, and commercial opportunities abound on this serene property. 50 CR 421 \$94,500



25.91+/- Ac. Pastureland, CR 33 - Killen

Nice 25.91+/- acre tract great for building or farming in the Greenhill community. The property is mostly pastureland, but does have a small wooded area and a pond. The land has road frontage on both CR 33 and CR 375. \$181,370



Hwy 72 - Killen 9.26+/- Acres

Great development Potential! \$249,900

LISTERHILL IS WHERE...

financing works for you



We live in the same community, so let's work together. **Take advantage of local decision making and no closing costs on home equity lines of credit and short-term, fixed rate loans. All from your local, not-for-profit cooperative.**

- + Short and long term fixed rate loans
- + Conventional
- + FHA
- + USDA
- + VA
- + Low-rate adjustable loans
- + Construction loans
- + First-time homebuyer programs



Morgan Prestage

Mortgage Loan Officer

NMLS# 1872232

256.383.9204, ext. 1348

mprestage@listerhill.com



Make an
appointment
with Morgan
today!



TRISH BARNETT

BROKER/OWNER/REALTOR®

GRI, ABR, SRES, ABRM, CDPE, E-Pro

256-436-2500

WWW.ILOVETHESHOALS.COM



RE/MAX®

SHOALS

256-718-1055

Each office independently owned and operated

*Happy
Valentine's
Day*

February is here and Valentine's Day is quickly approaching. This day is traditionally spent recognizing those we love with a card, candy, flowers or something more. For some, it's a harsh reminder of the loss of a spouse or significant other. Maybe their first Valentine's Day alone. Take time to call, send a card or small gift to someone who may be struggling this year. Remember the elderly, those in nursing homes or home bound. Anyone can be a sweetheart and you'll be blessed by being a blessing. Be sure to recognize your spouse or sweetheart. It doesn't have to be an expensive gift. Gifts from the heart are usually the best. If a new address is in your future, I would love to help you find a sweetheart of a deal! :)

Happy Valentine's Day!
Trish



307 Driskell Court

Beautiful, custom built 3 BR, 3 BA, full finished basement, brick home with open, split bedroom floor plan and many extras located on quiet cul de sac in highly desired Heathrow Subdivision. \$349,900.



Thank you First Responders and medical Professionals for your commitment and sacrifices to keep us safe. You are the real sweethearts of every day!!



5243 CR 189 - Florence

Roll up your sleeves and let your DIY ideas flow. With inspiration and elbow grease, this 3 BR, 2 Bath house could be a beautiful home. Nestled between Central and Waterloo with quick access to Florence and Muscle Shoals \$112,000 MLS# 431553.

Low interest rates make it a great time to buy!!!

Supply is low, Demand is high so it's a great time to get top dollar for your property. Don't rely on a generic internet program that has no knowledge of the real condition or amenities of your home for determining pricing; Call me for a free, no strings attached comparable market and pricing analysis of your home.



The ONE and ONLY
Family Owned & Operated

WOODS

WHOLESALE FLOORING, L.L.C.

256-757-9600

Astroturf • Residential • Commercial Carpets
• Luxury Vinyl Tile Hardwood • Porcelain
• Laminates • Auto & Boat Carpet

Our ONLY Location is 7730 Hwy 72 E., Killen
woodswholesale11@gmail.com

Mon, Tue, Wed, Fri 8am-5pm • Sat 8am-Noon • Closed Thur
Jerry Woods, Owner • Nikki Woods-Fulmer & Leigh Woods, Sales





ANNE BERNAUER
REALTOR®
256-710-5058



MELISSA BLACK
REALTOR®
256-483-2559



ALLISON GARRETT
REALTOR®
256-702-3262



VANCE GRAY
REALTOR®
256-443-6066



SHERRY GRESHAM
REALTOR®
256-263-0847



GENA KILLEN
REALTOR®
256-648-2784



QUINT LANGSTAFF
ASSOCIATE BROKER
256-710-8857



KRISTIN LONG
REALTOR®
256-710-3418



LAUREN MANSELL
REALTOR®
256-366-5590



KAY MARTIN
ASSOCIATE BROKER
256-710-9745



LINDA MITCHELL
ASSOCIATE BROKER
256-710-7394



BABS MOODY
REALTOR®
256-366-3090



VICKY PHILLIPS
ASSOCIATE BROKER
256-335-9999



REGINA THOMPSON
REALTOR®
256-762-2106



LADONNA MANSELL
OWNER/BROKER
256-810-7252



WWW.WELCOMEHOMESHOALS.COM

**Recognized,
Respected,
Recommended,
...Since 1990!**



**Choose a professional who
is consistently at the top of
the profession.**

• 31 YEARS FULL TIME EXPERIENCE

• REALTORS ASSOCIATION
BOARD OF DIRECTORS (9 YEARS)

• ALABAMA ASSOCIATION OF REALTORS
STATE BOARD OF DIRECTORS (4 YEARS)

• MLS BOARD OF DIRECTORS (2 YEARS)

• ARPAC MAJOR INVESTOR

• PLATINUM ACHIEVEMENT AWARD

• MULTI-MILLION DOLLAR PRODUCER

• REALTORS ASSOCIATION
2003 REALTOR OF THE YEAR

• REALTORS ASSOCIATION
2003 SPIRIT AWARD

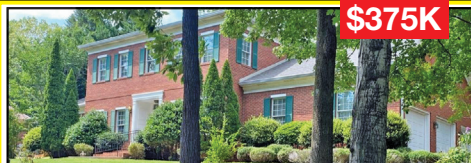
• PAST PRESIDENT (2003) REALTORS
ASSOCIATION OF MUSCLE SHOALS AREA

Call Babs!
256.366.3090



MLS

BabsMoodyRealtor@gmail.com
www.welcomehomeshoals.com



\$375K

141 WILDWOOD TRAIL, FLORENCE

- WILDWOOD ON CYPRESS
- Custom Built/ One Owner
- 4 BR/Master Down/3.5 Baths
- Formal Living Room/Built In's
- Formal Dining/Breakfast Nook

- Kitchen open to Large Den
- Fireplace/ Built Ins / 18' ceiling
- Walk-in attic/ walk-in closets
- HVAC's 2 years/ Roof (2020)
- 3 Car Garage/+ parking pad



SOLD

**324 W. TENNESSEE ST,
DOWNTOWN FLORENCE!**

- Lovely Screened Porch
- Large Deck/ Large Lot
- New Deck overlooks CREEK!
- Large Lot/ Lovely Setting
- Security System! MLS # 430873



\$329K

PENDING

COMMERCIAL

**MOTIVATED
SELLER**



\$248K

NEW LISTING

102 S. SEQUOIA - FLORENCE

- THE CEDARS!
- LOCATION! LOCATION!
- One Level Brick Home
- Large Corner Lot

- 4 Bedrooms / 3 Baths
- Formal Living Room
- Formal Dining Room
- Den with Fireplace

- Kitchen open to Den!
- TOTALLY REMODELED!
- NICE 12 x 20 POOL!
- Fenced/ Security System



\$219K

SOLD

445 ROXIE DR - FOREST HILLS

- 4 Bedroom/ 2.5 Bath
- Formal Living Room
- Formal Dining +Breakfast
- Den/ Fireplace/ Builtins
- Ceramic- All Baths/ Kitchen
- Stainless Appl/ Granite

- New Roof
- All New Windows
- Level Lot
- Attached shop
- MLS # 432349
- Call Today! Won't Last!



\$179K

SOLD

**HARRINGTON DRIVE - KILLEN
EAST RIDGE ESTATES**

- One Level/ One Owner
- 3 Bedroom/ 2.5 Baths
- Large Living Room
- Formal Dining Room
- Kitchen / Breakfast Nook
- Den with Fireplace
- Deck plus Patio !
- Double Attached Garage
- Large Level ACRE Lot
- MLS # 431867



\$139K

NEW LISTING

109 PHILLIPS DRIVE - KILLEN

- GREENHILL AREA
- 1 Mile from Rogers School
- One Level Brick Home
- Large Level Lot

- 3 Bedrooms/ 2.5 Baths
- Large OPEN Greatroom
- Large OPEN Dining Rm
- Galley Kitchen/ Bar

- EXTRA LARGE REC ROOM
- Storm Cellar / inside entrance
- 2 DETACHED shops / storage
- Screened porch / MLS 433070



As A Native of the Shoals and a Consistent Top Producer, I bring 31 Years Full-Time Experience to the Real Estate Profession! Whether Buying or Selling...Call BABS! Recognized, Respected, Recommended...Since 1990!

TNValleyHomeFinder.com



Your home is your biggest investment.

Protecting it doesn't have to be.

Whether you're a first-time buyer or already in your forever home, we've got discounts¹ that could help you save some cash.

Finding the right combination of coverage for your needs at a price you can afford can be difficult.

I'm here to walk you through it.

Give me a call today.



Tyler Franks

Financial Representative

Florence, AL 35630-3016

(256)764-9501



¹Discounts and availability vary by state.

Home insurance policies issued by COUNTRY Mutual Insurance Company®, COUNTRY Preferred Insurance Company® or COUNTRY Casualty Insurance Company®, Bloomington, IL.

0819-501HC-22802-1/15/2021



Window World®

"Simply the Best for Less"®



WINDOWS • DOORS • SIDING

Voted #1 Window Company
TimesDaily Readers' Choice



Window World is the nation's leader in replacement windows, siding, and exterior doors. Our energy efficient products are the perfect enhancement for any home and are backed by the industry's strongest warranty. Contact us today to schedule your free in-home estimate!

Request a Free Estimate: 1-800 Get Windows

717 Michigan Ave., Muscle Shoals • (256) 383-8894 • WindowWorldMuscleShoals.com

I've Moved

**I am now at
Exit River City Realty.
Call me to help find
your new home**



**210-B Seville Street, Florence, AL
Serving Florence, and surrounding areas.**



**Jackie Wallace
Realtor®**

exitwithjackie@gmail.com

256 710 2070



Karen Inman

(256) 335-3791

mskareninman@att.net



**2087 Florence Boulevard
Florence, AL**

I am now affiliated with Crye-Leike at the Florence branch office as a licensed Realtor. I will serve the residential real estate needs of buyers and sellers throughout Lauderdale, Colbert, Franklin and surrounding counties.

***For all your Real Estate needs. Call Karen Inman!
Let me help you get what you want today.
Meet the Realtor with you in mind...***

DoubleTree 2



61 Building Sites in Muscle Shoals
Prices starting at \$49,900

Large Lots averaging 1/2 acre +,
120' - 130' - 140' fronts

Eaton Development
256-381-4663



1687 Highway 72 • Killen

Jenna Talbot

256-710-7352

jennatalbot605@gmail.com



393174-1



**Luticia
Johnson,**
GRI

(256) 627-8314



RE/MAX®
TRI-STATE



Each Office Independently Owned and Operated

MLS

1640 S. Wilson Dam Rd., Suite C, Muscle Shoals
www.luticiajohnsonhomes.com



957 CR 27 - Florence
3 Bedrooms 1 Bath, 1278 sq. ft +/-
Appx. 1 Acre, some wood floors. MLS# 433012



616 Reeder St. - Florence
3 BR, 1.5BA, 1250 sq./ft. +/-, MLS #420500

*Call Luticia anytime to
buy or sell Real Estate...
You can count on me to
provide the highest level
of service to all my
clients before, during
and after the sale.*



001 Veterans Dr. - Florence
Lot Size: 300' X 150'
MLS# 422322



001 Veterans Dr. - Florence
Lot Size 125' X 120'
MLS# 416649



00 Limestone - Florence
Lot Size 83.14' X 134'
MLS# 430641



00 1st Avenue - Muscle Shoals
Lot Size 50' X 140'
MLS# 413089

353192-1

Real *estate* Deals of the Month



Get the First Look at the
Best Listings when you
Call the Realtors®
listed in this edition of
TNValleyHomeFinder.com
Shoals Edition.

**Whether you are buying or selling, make sure
you have the right team on your side...
They are listed in our monthly publication.**

**Call them today and tell them you
saw the house of your dream in
the TNValleyHomeFinder Edition.**

2021 TNValleyHomeFinder.com Print Edition - Production Dates

JANUARY 2021						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

FEBRUARY 2021						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

MARCH 2021						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

APRIL 2021						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

MAY 2021						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

JUNE 2021						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

JULY 2021						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

AUGUST 2021						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

SEPTEMBER 2021						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

OCTOBER 2021						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

NOVEMBER 2021						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

DECEMBER 2021						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Green = Publication Dates • **Yellow** = Copy Deadline for Glossy Cover Ads
Red = Copy Deadline for Inside Book Ads • **Purple** = Glossy Cover Ads Approved
Blue = Inside Book Pages Approved

TM20024



First Southern

B A N K

**Meeting
the Needs
of Shoals
Customers
for 80 Years!**



WE ARE AN INDEPENDENT COMMUNITY BANK WITH LEADING EDGE TECHNOLOGY, BUT DELIVER IT WITH A LOCAL FLAIR. OUR EMPLOYEES TAKE PRIDE IN DOING WHAT IS BEST FOR OUR CUSTOMERS AND THE BANK.



BANKING SERVICES

**Personal • Commercial • Digital
Mortgage Banking • Home Equity Lines**

Brenda Crittenden NMLS # 503788
VICE PRESIDENT/RESIDENTIAL MORTGAGE MANAGER
FIRST SOUTHERN BANK, NMLS # 478257
303 N PINE ST., FLORENCE, AL 35630
OFFICE: **(256) 718 4241**

WWW.FIRSTSOUTHERN.COM



383029-1

JEANNIE *and* LIZ



Liz Marbury
256-627-9706



Jeannie Rogers
256-366-0580

THE POWER OF TWO. *Jeannie and Liz*
Working together to provide first class real estate experiences.



COLDWELL BANKER
PINNACLE PROPERTIES