

May 2021

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Shoals Edition .com



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INDEX

<u>Bank Independent</u>	19	<u>Neese Realty</u>	
<u>Brickdriven Realty</u>		Shirley Neese	6, 7
Donna Cooper.....	18	<u>ReMax Shoals</u>	
<u>Bridgewater Holdings</u>	15	Trish Barnett.....	16
<u>Coldwell Banker Pinnacle Properties</u>		<u>ReMax TriState</u>	
Mike Randall	12	Luticia Johnson.....	18
Ted Wylie.....	10, 11	<u>Renaissance Realty</u>	2
<u>CRC Realty</u>	8	Babs Moody.....	3
Janet McLeary	9	Quint Langstaff	4
<u>Eaton Builders</u>	22	<u>Tennessee River Lawn Care, LLC</u>	13
<u>Grigsby Properties</u>		<u>The Franks Agency</u>	23
Jeremy Grigsby	20	<u>Window World</u>	5
<u>Holland Realty & Auction</u>	14	<u>Woods Wholesale Carpet</u>	21
<u>Listerhill Credit Union</u>	17		

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324 W. TENNESSEE ST, DOWNTOWN FLORENCE!

- Parking Out Front & Back
- Separate Utilities
- 2 Security Systems
- Left Side-Former Physicians Office with 12 Rooms & 2 1/2 Baths
- Right Side-Formerly Moody Drugs
- 3 New HVAC Units Being Installed
- Many Business Possibilities!
- Call Babs - Too Many Details!
- MLS #432913
- Below Appraisal! / **MAKE OFFER!**



\$282K

CEDARCREST/THE CEDARS

- **LOCATION ! LOCATION!**
- 2 Story Stately Brick Home
- 4 Bedrooms/ 3 Baths
- Lovely Hardwoods Throughout
- All " the formals " / wood shutters
- Den/ Fireplace/ Beams/ Builtins
- Kitchen/ Granite/ Stainless/ Breakfast
- HVAC's only 2 & 3 Years/ new windows
- Lovely extra large Backyard !
- Double carport plus garage
- Full Unfinished BASEMENT/ drive
- 18 x 36 POOL / Fenced
- Won't last ! MLS # 433747



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



JULIAN STREET - FLORENCE

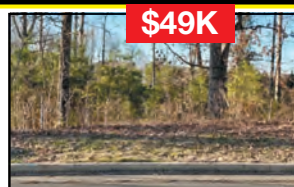
- **NORTHWOOD HILLS**
- GREAT INVESTMENT PROPERTY!

- 3 Bedrooms/ 1.5 Baths
- Large Den addition
- Fireplace

- Single Carport/ Level Lot
- Detached Garage/ Shop
- MLS # 433168



\$49K



LOT IN HEATHERHURST

- **STONEY CREEK DRIVE**
- Heatherhurst Add 1
- Lot size 121' x 175'

- BASEMENT LOT!
- 1/2 Acre
- Lovely Setting

- Great Location!
- Call today!
- MLS 433752

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RESIDENTIAL

311 Hudson St, Florence	2BR/1BA .. home needs some TLC ... extra lot included in price ..	NEW PRICE ..	\$29,500
628 Sweetwater Ave, Florence ...	2BR/1BA home with 950sf+/-		\$39,900
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 adds lots included), presently rented	PENDING	\$74,000
140 Dogwood Dr, Florence	3BA/1BA home on one level	PENDING	\$89,000
512 LaSalle St, Muscle Shoals	3BA/1BA home on one level	PENDING	\$95,000
538 Malone Circle, Florence	3BR/1BA home located in Windsor Heights ... 2-car garage.....	PENDING	\$115,000
1556 Sherrod, Florence	2BR/2BA home .. remodeled brick home .. UNA location	PENDING	\$118,500
152 CR 29, Killen ...	3BR/2BA one level home .. remodeled interior ... water access to Shoals Creek /boat ramp.	SOLD	\$142,900
400 N. Atlanta Ave, Sheffield	4BR/2.2BA home on a corner lot ... complete remodel	SOLD	\$157,500
903 First Street, Florence	3BR/2BA home - currently rented --- corner lot included if full offer	ATTN: INVESTORS.	\$159,000
2001 Alpine Dr, Florence	3BR/2BA home in Mars Hill Area	PENDING	\$159,000
802 Olive St, Florence	3BR/1.5 BA home on one level	PENDING	\$225,000
2029 Alpine Dr, Florence	4BR/3BA home in Mars Hill area	PENDING	\$225,000
5510 CR 2, Florence	3BR/2.1BA home... 2,350sf+/- .. incls RV Garage & additional 1 acre lot.	SOLD	\$239,000
345 Rolling Brook, Rogersville ...	3BR/2BA home, double garage	NEW CONSTRUCTION	\$250,000
107 Shadow Wood Dr, Florence .	6BR/5BA home in Heatherhurst Add #1	NEW LISTING ..	\$429,900
4781 CR 33, Killen.....	4BR/5BA home with 4800sf+/- with pool...6.0 Acres +/-.....	NEW PRICE ..	\$495,000
411 Walnut St, Florence	7BR/3BA home .. Historic Location.. walk to downtown.....		\$799,999

WATERFRONT RESIDENTIAL

554 Highland CR ...	4BA/2BA home in Lakeside Highlands.....	SOLD	\$529,000
130 Lakeshore Dr S, Muscle Shoals ..	4BR/3BA home.....	PENDING ..	\$698,000
100 Terrapin Close, Killen.....	6BR/3BA with over 7000sf+/- of awesome waterfront property.		\$1,650,000

COMMERCIAL

Broad St, Phil Campbell ...	7 Buildings	wants offer for all buildings....needs repair or replace	EA \$25,000
Florence	Corner of Park & Elm	zoned light commercial, off Veterans near hospital	5 LOTS.....\$38,000
1815 Wood Ave, Florence ...	Great location for business possibilities	SOLD	\$64,900
1312 Avalon, Muscle Shoals ...	Building, 4800 sf+/-, previous pawn shop business...great parking.....	NEW PRICE	\$315,000
2122 Helton Dr, Florence...building with 6500sf+/-...	presently a medical facility, could be two separate physicians!		\$789,000

COMMERCIAL - ACREAGE

2.0 Acres, Killen....	Corner Lot with 300' on J.C. Mauldin Hwy...located downtown Killen.....	NEW PRICE ..	\$159,500
NOTE: KILLEN JUST WENT WET! GREAT LOCATION FOR MINI STORE + FOOD!			
George Wallace Blvd, Tuscumbia ...	Cleared and ready to use, great location for storage buildings ...	10 LOTS	\$210,000
Or tiny homes for Shoals Community College			
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.....	\$485,000.....	2.26 Acres+/- with 158' +/- Road Frontage.....	\$495,000



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SIGN IN YOUR YARD
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LOTS - ACREAGE



Highland Ave - Lots 16 & 17
Zoned Multi-family

Graham Ave, Florence ... Wildwood Terrace Lot .. near UNA **SOLD**\$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\$18,000



Park & Elm St - 5 Lots



Donegal Ct, Peytonia Points- Lot 50

George Wallace Blvd, Tuscumbia .. near college, (10) **COMMERCIAL** lots .. great location for **tiny homes for Shoals Community College**.....WANTS OFFER
 Twin Pines Cr, Russellville ... Lot 50 .. level lot ..across from RJT golf course..... \$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.....NEW PRICE.. \$39,900
 Veterans Drive 5 Lots (corner of **Veterans Dr and S. Blair St.**).....\$60,000



Aqua Vista Dr - Two Lots



13.46+/- Acres, access to RR

Pawnee Ct, Florence ... Corner lot ... Indian Springs III ... Great Lot..... \$119,000
 JC Mauldin Hwy, Killen Corner Lot (formerly Killen Diner) ... 307' x 100'\$159,900
Killen just went "wet"



Pawnee Ct. Lot 84

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..... **PENDING**...\$324,000



16.8 Acres

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
 17 +/- Acres, Sheffield....Cox Blvd... Largest piece left on Cox Blvd!!!
 Great location for apartments.....Buyer to survey -\$50,000/acre



Huntsville Rd - 4.3 Acres+/-

WATERFRONT-WATERVIEW-LOTS



Mars Hill Rd

Aqua Vista Dr, Killen ...Two Lots in Aqua Vista Lake Shores #5 – Waterview... \$26,500
 Creekside Dr., Florence...100+/- on Cypress Creek...Heritage Village... **SOLD** . \$38,000
 Clear View Dr, Sheffield ... Waterfront lot in Ridge Pointe ...NEW LISTING ... \$150,000
 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.....**MAKE OFFER**
 Mars Hill Rd Lot 119.1' x 433.62' ... creek runs thru property... \$169,000



Clear View Dr - Lot 8 - 100'WF

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. Lake access 6 Mile.... \$218,000
 Lime Kiln Hollow Rd, Muscle Shoals Main Wilson Lake ...107.48'WF +/-...\$267,000
 Shoals Creek Lot, on Bennett Way off CR 27, Florence 100'WF x 242' \$395,000



Bennett Way - 100'WF+/-



Twin Pines Lot



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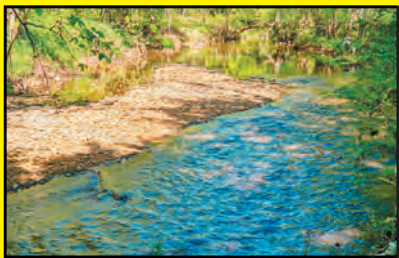


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449 Frances Ave.

Large backyard w privacy fence, all appliances remain, fresh paint & hardwoods throughout, new storage shed. Must See!



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



126 Norwood Court

Just off Wood Ave, Total update, workshop, hardwoods, RV parking pad w/drain



1242 Florence Blvd.

10,000 sq.ft. on Florence Blvd., One of the highest traffic counts in the Shoals, open floor plan w/many uses



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



13, 14, 15, 16 Ricky Drive

4 separate lots w/view of Wilson Lake, close to Robert Trent Jones Golf Course



REDUCED

1670 County Rd. 23

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



1701 Jackson Ave.

Large home in Jackson Heights Subd. on 2 lots with 2 master bedrooms. Hardwood flooring. Large eat in kitchen, large den w/fireplace.



610 Broadway St.

York Terr. area, 3BD/2BA, corner lot w/carport, large kitchen w/lots of cabinets, large living and dining combo, large den or bedroom



710 Old Hwy. 20

24 acres, 2 barns, 2 BR/1 bath rental home



PENDING

13615 2nd Street

Commercial building with lots of coolers, 2300 sq. ft. +-, great potential



PENDING

407 Lakeside Cr.

Wilson Lake waterfront Boat lift, 120' waterfrontage



SOLD

2934 Alexander St.

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



SOLD

221 Breckenridge Ct.

3 BR/2 full baths, newly updated, inground pool, hardwood floors, granite



SOLD

931 School House Lane

4 BR, 3 1/2 baths, 4 acres, 2 ponds, barn & shed



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1011 Atlanta St.

Garage (24x20) on 1/2 Acre lot, walking distance to UNA & Braly Stadium. Garage has 2 garage doors & an upstairs. Paved drive.



1602 Shoals Ave.

Large den w/fireplace, large kitchen w/bar, patio on front & rear, privacy fence.



2287 County Rd. 129

13.7 acres near Waterloo, creek/stream on property



11081 County Rd. 14

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



01 Pickwick

Rivermont area, level lot w/trees & lots of great neighbors. Great area to build new home.



16135 Hwy 14

30 acres. 4BD/2BA farmhouse w/ 2 workshops, covered patio, front porch w/gazebo, large bonus room upstairs. Tons of extras!



510 Sherwood Ct.

4br/2.5baths, Sherwood Forest w/ pool & workshop, Overlooking the creek, screened porch



170 Harbor Close

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



101 Hwy. 207

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



850 County Rd. 570

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



2406 Dunbrooke St.

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



160 Donnegan Cove

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



404 Oak Hill Ave.

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



2106 Hixon Ave.

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



20 Creekview Dr.

Waterfront lake lot, 71 feet of waterfront on Shoals creek, lot has paved road, electric & water available

**See any
property in
the Shoals!**

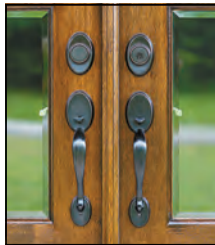
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232 OLDENBURG DRIVE, KILLEN

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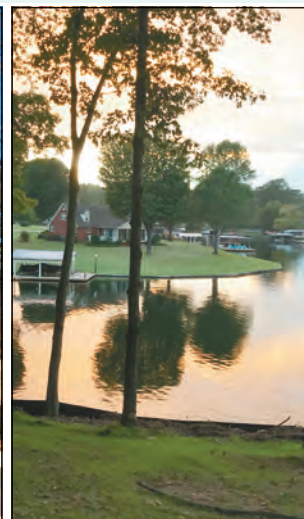
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Proposed Plat



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Happy Mother's Day to all Moms . Thank you for all you do for your family all year long. Be sure to hug your mom today if you can. It's a privilege everyone doesn't have. Make this day extra special and let her know how much you care.

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.



20970 County Rd 8 - Florence

3BR, 2.5 Ba. almost 6 acres, detached workshop, pole barn, large shared pond. \$269,900

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



PENDING

\$108,900

2909 Dudley Ave - Florence
3 Bedroom, 1 Bath, 2 Half Baths
1742 sq.ft. +/-, MLS # 434268



MAKE OFFER

\$85,000

204 Spurr St S - Florence
Cute Cottage on a corner lot. 2 BR, 1 BA, Living Room, Eat-In-Kitchen, and Storage Area. MLS #433361



**NEXT TO
001 VETERANS DR.**

\$375,000

0 Hightower - Florence
Lot Size: 300' X 150'
MLS# 422322



CORNER LOT

\$149,500

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



SOLD

\$199,000

**241 Bethany Circle
Killen**
3 BR 2.5 BA, 1.12 Acres +/-
Detached Garage/Workshop,
Storm Cellar
MLS #433775



Donna Cooper

REALTOR[®]
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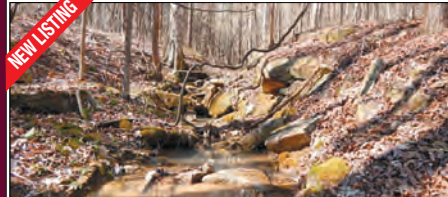
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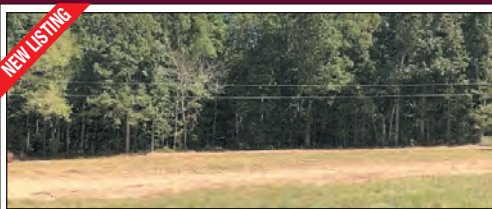
jasonleegrigsby@aol.com



48+/- Ac, CR 13 - Florence
Beautiful 48+/- acres just minutes from Cox Creek Pkwy. This property has roughly 1450ft of road frontage on CR 13. The tract consist of about 42 acres of mostly hardwood timberland and approx. 6 acres that could easily be converted back to pastureland. The land is ideal for recreation, homesite, or development. \$159,900



148+/- Ac, Underwood Mtn Rd - Tusculumbia
Scenic 148+/- acre tract conveniently located on Underwood Mountain Rd just south of Hwy 72, Tusculumbia. This land features rolling woodland and a newly cleared area. Springs and wildlife abound on this private property, which would be ideal for single family or recreational use. \$369,900



4.05+/- Ac, CR 363 - Greenhill
If you're looking for a peaceful country setting, this 4.05+/--ac tract is for you. Located in the Greenhill area, the unrestricted property is mostly wooded with a cleared area along the 116' of road frontage. \$39,900



THE GROVE - ST. FLORIAN
Come be a part of this exciting new 40-lot development just outside of the Florence City limits in the St. Florian area! Luxury and elegance abound

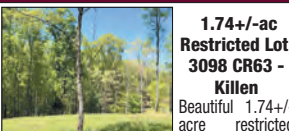
in this gated community with estate-sized, 1 to 2 acre lots priced from \$85,000 to \$110,000.



HOUSE, 8+/- AC, 1800 CR 432 - KILLEN
7 bedroom, 3 bath house on 8+/- 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 frontage on CR 71 and CR 432. \$320,000



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. \$44,900



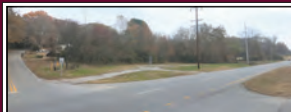
420+/- AC GAME RANCH LAUDERDALE CO.
Unique 420+/- acre high-fenced game ranch located in northern Lauderdale County. With over 4 miles of fencing, this whitetail deer breeding operation is the perfect setup for the hunting aficionado and/or business opportunist. Call for more information. \$1,650,000.



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



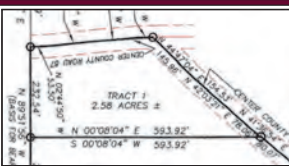
2.26+/- Ac, CR 643 St. Florian
Nice 2.26+/--ac level lot in the desirable St. Florian area. This hard to find property, just minutes from Cox Creek Pkwy, offers a beautiful country setting to build your dream home. \$199,900



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. \$139,900



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



2.58 AC - CR 74
Unrestricted. \$16,750.



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



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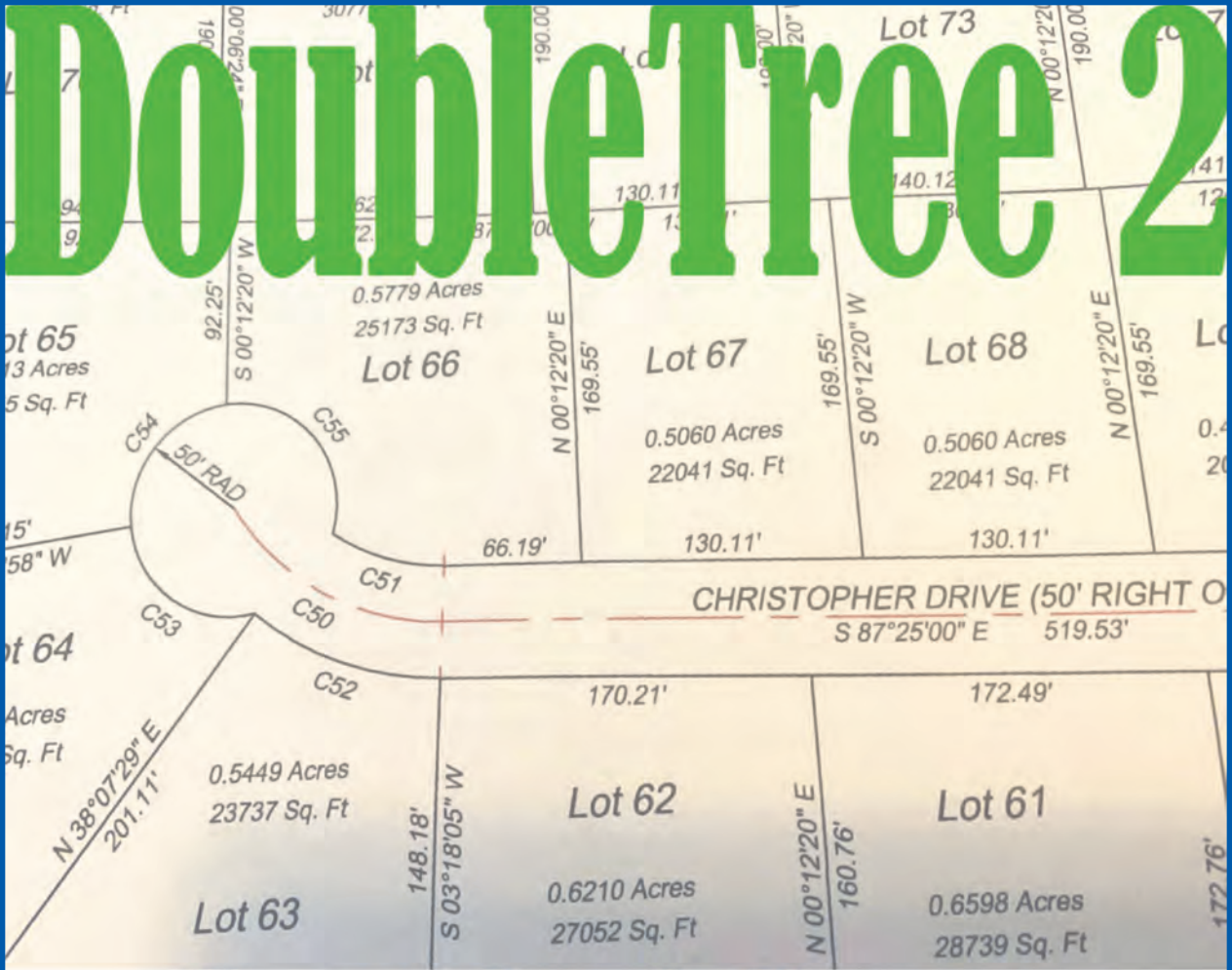
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2021 TNValleyHomeFinder.com Print Edition - Production Dates

JANUARY 2021						
S	M	T	W	T	F	S
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Red = Copy Deadline for Inside Book Ads • **Purple** = Glossy Cover Ads Approved

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