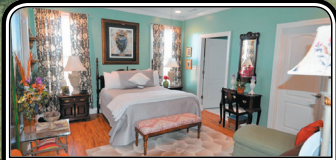


May 2023

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Shoals Edition



15814 LANDVIEW LANE, ATHENS, AL - Beautiful open planned one story home in growing area. Hardwood floors throughout. Crown molding, and plantation blinds create a lovely atmosphere. Well maintained home and ready to move in! Eat-in kitchen with an island and stainless-steel appliances. A large master bedroom has two closets! Back yard has privacy fence. If you are looking for a location close to everything and ready to go, this is it! \$285,000. Call James & Paula Phillips, Alabama Real Estate Solutions (256) 656-2370 Jamesaphillips@charter.net

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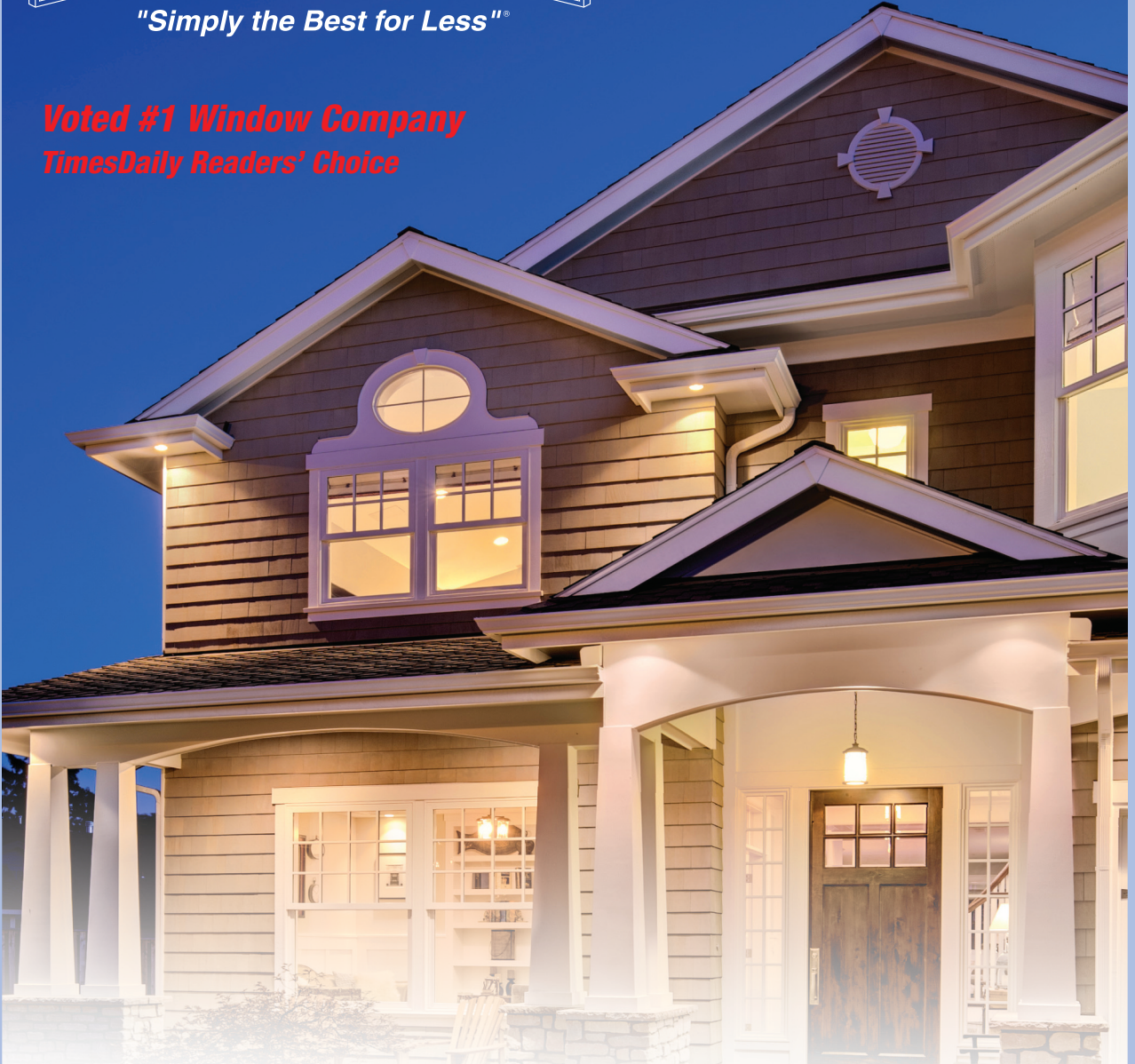
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301 E. 2nd St., Downtown Tusculmia

Lovingly renovated craftsman home featuring 2 new bathrooms, 4 large bedrooms, new kitchen with new custom soft-close cabinets and butcher block countertops, new LVP flooring, refinished original hardwoods, new interior paint throughout, large cedar closets, security system, new electric rewired including new panel, meter head and entrance line. Plumbing updates in bathrooms and kitchen to include a water filter and gas-tankless hot water heater. New windows. Roof and HVAC installed 2018 HVAC recently serviced. Termite bond. A beautiful older home in a wonderful neighborhood.



1611 Co Rd 74

10.57 acre updated home, with separate garage, large front porch, 3 or 4 bedrooms with 2 baths, large den, updated wiring and kitchen, Large eat-in area with large pantry. Lots of space with a creek and pond on the property.



14101 Co. Rd. 33

Killen Area w/acreage. 3 1/2 acres with large out building with garage door and workshop and office area. 3 bedroom, 2 bath home with large Den and fireplace, extra large laundry room, covered patio and carport. Extra parking, fruit trees and grape vines. Lots of extras.



Riverview Dr

Waterfront Patio community.
8 lots in Sunset Pointe, boat docks,
and water access.



1901 Berry Ave.

Hickory Hills area, 3 bedroom/2 bath home with a mother-in-law suite with large den, kitchenette and bath. Home has formal living room and formal dining, den with fireplace, new flooring and hardwood floors. Tile baths, large 2 car garage in rear. Parking in front and rear.



445 Co. Rd. 172

St. Florian Area, 11.22 acres, fenced, pond water and septic tank perc well, gates, barn or shed w/loft, level land for farm or home could be divided for multifamily or smaller lots



306 Church St.

Updated in Rogersville, 3 bedrooms, 2 bath with updated kitchen, Large Den, Extra Large Garage. New flooring, paint, central Heat & Air, Workshop in the garage, tile flooring, fenced yard and Lots of Extras.



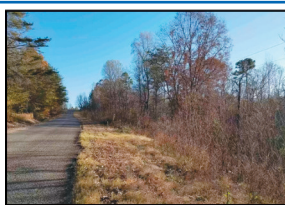
1985 Hwy 101

Elgin Area, 1.3 acres, Large garage, workshop with roll up door. 2 Bedroom home with hardwood flooring, updated bathroom, Large rooms, cellar, new plumbing and well pump. Screened back porch, metal roof and more.



640 County Rd 258

Large Home with Basement and Extra-Large Sunroom, Large Kitchen with bar, Sunken Den with fireplace, Large Master Suite with Large closet and Master bathroom. Large Basement with fireplace, full bath and workshop with roll up door. Custom Built Home with security system.



137 Claunch Loop

63 acres, 3 streams, pond on this lot. Great hunting - loaded with turkey and deer. Great for home site or hunting!



718 N. Main St.

Downtown Tusculmia, this beautiful, craftsman bungalow in downtown Tusculmia is Newly renovated and move in ready /with 10.5-foot ceilings; 3 large comfortable bedrooms, 2 full baths & 3 living room spaces. Plus, a bonus room upstairs. Fenced back yard ready for your pets and family functions. Fabulous front porch and additional back porch area, walking to downtown, shopping, restaurants and courthouse. This is a rare find! You must come see this home!



104 Hickory Cove

Kendale Gardens, Large den with fireplace, large rooms, formals, large eat-in kitchen, extra-large primary bath! Separate workshop and garage. Sun Porch, 4 bedrooms, 2 1/2 baths on wooded lot in Kendale Gardens.



2214 Cole Ave.

Complete updated home, near North AL. Medical Center. Central heat and air, workshop in the basement/cellar. Fenced yard.



178 Milners Chapel Rd.

40.56 acres with 430 ft. on Shoals Creek, lots of trees and open pasture.



Piney Bend Rd.

68 acres with almost a mile of waterfront. Creek is fed from Bear Creek Reservoir.



County Rd. 94

Land, St Florian Area, 13.52 acres, open pasture some wooded areas, great home site or farm. Close to Shoals Creek, Close to boating and fishing. Lots of opportunities for development or owner divide.



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13340 Hwy 20

Warehouse, Garage, Office space in the Central Area 16-foot sidewalls, 7 roll up doors, central heat and air. Apartment inside bathroom, 6-foot fence 5 acres, rear carport 2,077 sq ft. Showroom upfront with office space. Well maintained, well built for commercial use.



214 Cottonwood Run

Plantation Springs on Blackberry Trail Golf Course. Granite countertops, hardwood flooring, high ceilings w/ extensive moldings, tile shower. Sun Porch, sprinkler system, foyer, formal dining, large den w/ fireplace, 3 large bedrooms, bonus room or man cave, large kitchen w/ bar. Master has his and her walk-in closets. Double Vanities, whirlpool tub, large laundry w/ cabinets. 4th bedroom or Bonus room, new roof. House on cul-de-sac.



5221 Hwy 72

3.9 acres on Highway 72 in Killen. Great opportunity. Property also enters off of Co. Rd. 31 behind Coussons Market.



211 Harris Drive

Kendale Gardens updated home with lots of extras, 3 bedrooms, 2 bath home on corner lot, large rooms, fenced backyard, patio is fenced, open floor plan, Many updates lighting, flooring, faucets and paint, stainless steel appliances, and double oven, Large Laundry with New water heater, and lots of cabinets. Extra Large Garage with built in cabinets and workshop area.



732 J C Mauldin Hwy

Killen near downtown. Across from Brooks Elementary. 3 bedrooms, 2 full baths. Large Den, Large lot.



PENDING

633 Windover Rd

Updated home close to UNA, 4 bedrooms, 2.5 baths, New central, new windows, updated Primary bath, tile shower, new appliances, kitchen updated cabinets and backsplash, Large Great room, Large Den, 16 x 40 Deck, sprinkler system and storm shelter.



WATERFRONT

1345 County Rd. 130

4 BR/3 bath home on Shoals Creek with 54 acres. hardwood floors, plus 2nd home and barn on property.



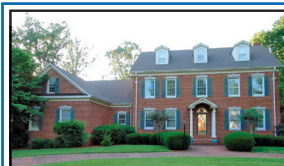
715 County Road 61

8 Acres Prime Commercial Property with income producing rental and 3 bedroom home on Middle Rd. (Co. Rd. 61) Behind Kohl's and Publix. Call Ted 256-415-5151



1141 Co. Rd. 367

Waterfront 2,000 ft. with Boathouse, 2 slips, drive to the boathouse, Large Protective Slough, with home overlooking the main lake it's a 6 mile view. 12 acres over looking Wilson Lake. Gated drive, 5,100 sq. ft. home, with 2 living areas, 4 bedrooms, 3 1/2 bath home with lots of extras, covered patio, extra large patio area for entertaining. Built-in generator, circle drive and so much more on Wilson Lake with a private slough.



112 Shadow Wood Lane

Heathrow w/a basement, 3 story home with a day light basement full kitchen up and down, large view deck in ground pool, 5 bedrooms, 5 1/2 baths, office, game room, 2 stair cases, circle drive, parking up and down, 3 car garage, extra large rooms and to many upgrades to mention.



51 Felker Dr.

Commercial building in Rogersville Area! Free standing building with 3 Phase elec, Plumbed for sink and bathroom. Septic Tank already installed. Lights, plugs ect. already installed.



301 Montgomery

Downtown Sheffield, just across the railroad tracks on the left. Old Dairy Queen location.



REDUCED!

519 Cypress Dr.

9 acres in North Florence, Custom built home on Cypress Creek in the Heritage Village area, 4 bedrooms, with basement and a separate garage with upstairs large bedrooms, Large Den with fireplace, Formal / Living and Dining rooms, large kitchen with breakfast area. Large master suite, bonus room upstairs. 9 acres that sides Cypress Creek and overlooks Florence County Club. Great view in the city limits.



1901 Conway

Complete updated near Hickory Hills, 3 or 4 bedroom, Large Den or Rec room, Pool with Pool house, New Kitchen, with new appliances. Extra Large Garage with a work area and a 1/2 bath. New central unit, large corner lot in Greenbrier Subdivision. Walk to Florence High School.



REDUCED!

511 Cleveland

North Florence, close to UNA, walk to Florence Middle School or UNA. Well kept home with hardwood flooring, New updates, Large eat-in Kitchen, fenced yard, out building, new central unit, updated wiring, Loft upstairs for storage or play area.

See any property in the Shoals!

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15814 Landview Ln, Athens, AL 35613

3 Bedrooms, 2 Bathrooms, Open floor plan

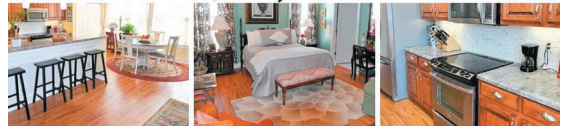
The Phillips Team

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\$285,000



15814 LANDVIEW LANE, ATHENS, AL - Beautiful open planned one story home in growing area. Hardwood floors throughout. Crown molding, and plantation blinds create a lovely atmosphere. Well maintained home and ready to move in! Eat-in kitchen with an island and stainless-steel appliances. A large master bedroom has two closets! Back yard has privacy fence. If you are looking for a location close to everything and ready to go, this is it! \$285,000. Call James & Paula Phillips, Alabama Real Estate Solutions (256) 656-2370 Jamesaphillips@charter.net



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RESIDENTIAL

- 230 Woodcastle Dr, Florence...3BR/2BA updated townhome..Creekwood Forest, unfinished basement/storage... \$139,900
- 755-757 Alabama St, Florence ... Duplex ... Investment property - 2 units - Rented \$179,000
- 205 Wesley Ct, Florence....3BR/2BA patio home, open floor plan, master on main level, fenced..... **SOLD** \$255,000
- 527 CR 28, Florence4BR/2BA home located in St. FlorianNEW CONSTRUCTION **PENDING**\$338,900
- 1416 CR 37, Florence4BR/2.5BA home in Cove Creek SD, **SOLD**\$379,000
- 116 Tall Trees Dr, Florence4BR/4BA home with 3679sf+/-, open floor plan, pool, two-car garage..... **SOLD**\$459,000
- 322 Wheaton Dr, Florence ... 4BR/2.1BA home,...Bedrooms on main level, Cypress Creek Manor \$469,000
- 237 Cypress Creek Dr, Florence ... 4BR/3BA home with pool, Cypress Creek Manor \$489,900
- 114 Chestnut Oak Dr, Florence4BR/2.1BA home with 2587sf+/- ... Ryan's Place.....NEW CONSTRUCTION...\$499,990
- 1109 Hidden Grove Pl, Florence ... 4BR/2 full baths/2 half baths, custom built home in Hunter's Ridge **NEW LISTING** ...\$589,900
- 328 Wheaton Dr, Florence4BR/3.1BA one level home with 3,300sf+/-, Cypress Creek ManorNEW CONSTRUCTION...\$656,700
- 1200 CR 61, Florence ...3BR/3.5BA custom-built home, plus a separate building with 4000sf interior, including two porches each side of building for an under cover square footage of 6100+/- sf....**SOLD**\$650,000
- 201 Riverwood Dr, Florence ... 7BR/6.2BA home in Indian River, finished basement.....NEW LISTING..... \$950,000

WATERFRONT RESIDENTIAL

- 753 E. Lakeside Dr, Florence...4BR/3BA home with 205' WF+/- with full basement... located city limits \$550,000
- 807 & 819 Bridgewater Dr, Florence ...5BR/4.1BA home in Bridgewater Subdivision - New Construction..... **SOLD** \$1,875,000
- 171 CR 29, Killen Main home 3BR/2BA,Guest Home 2BR/1BA , log cabin (office), workshop and greenhouse all on 2.34 Acres with 436' WF+/-, \$1,890,000

COMMERCIAL PROPERTIES/ACREAGE

- FlorenceCorner of Park & Elmzoned light commercial, near new hospital5 LOTS.\$25,000
Dir: Off Veterans Dr, turn right on Terrace, turn right on Park .. Sign up
- Highland Ave, Florence.....Two lots, zoned multi-family, **NEAR NEW HOSPITAL**, partially cleared
Turn in front of Jack's on Florence Blvd, Glendale St., runs into lots! \$26,000



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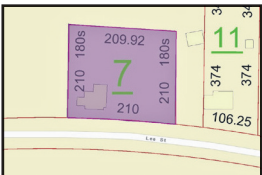
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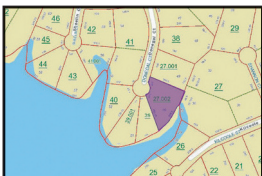
Highland Ave - Two Lots
Zoned for multi-family duplexes



Waterloo Landing - Cherokee



315 Lee Dr, Rogersville
1.0 Acres +/-



Donegal Ct, Peytonia Points- Lot 50
Seawall-Private-Flat Lot



Eagle View Drive

LOTS - ACREAGE

Riverton Rose Tl, Cherokee ...flat lot at bottom – wooded at top. It's a bargain
Waterloo Landing.....APPRAISED.5 ACRES\$25,000

Highland Ave, Florence...Two lots, zoned multi-family, near new hospital, Turn at Jack's
on Florence Blvd by the Pawn Shop, Glendale St. ... street runs into lots\$26,000

Veterans Dr, Florence ... Downtown Florence location, corner of S.
Poplar & Veterans Dr..... **PENDING**...\$27,600

Florence – Corner of Park and Elm5 Lots... zoned light industrial.
Off Veterans Dr, right on Terrace, right on Park... Sign up\$25,000

Veterans Drive Near new hospital & Marriott Hotel . (corner of Veterans
Dr/S. Blair St) 5 Lots \$59,500

315 Lee Dr, Rogersville Great location – no restrictions – could build
2 homes .. Seller wants offer!!!. Off Hwy 72E in front of Joe Wheeler State
Park entrance, turn left on CR 66.....Sign Up.....1 ACRE\$55,000

Hwy 72, Cherokee ...100'WF on Big Bear Creek...would make an individual home with
privacy...8 Acres & pier for access to TN River ..8 ACRES..... **SOLD** \$95,000



Riverton Rose Trail
Waterloo Landing



Park & Elm St - 5 Lots



Veterans Dr/S. Poplar
downtown Florence

WATERFRONT-WATERVIEW-LOTS

Donegal Ct, Muscle Shoals ... 228.5'WF+/-.....flat, wooded lot in Peytona
Points.....Sav-a-Life is owner... Seawall... **MAKE AN OFFER!!**
..... \$175,000

Highland CR, Florence ...Waterfront lot with 156'WF+/- ...Lakeside private
park on water with boat launch..... **NEW PRICE**..... \$250,000

Eagle View Dr, Muscle Shoals Lake lot on Main Wilson Lake
...107.48'WF+/-, right side of yellow home.....**NEW PRICE**.... \$225,000

Imperial LP, CherokeeWaterfront lot in Waterloo Landing
..... 324.78'WF ... 1.85 Acres \$300,000

Lime Kiln Hollow Rd, Muscle ShoalsLake lot on Main Wilson Lake ... 100'
WF – with “concrete pier, boat lift and Seawall,” utilities on road\$375,000

619 Londondary Rd, Florence ... Cypress Creek waterfront .. 82Acres+/-
..4200'WF+/-..Great location ... near UNA**NEW PRICE**.... \$820,000

Lingerlost Landing, Killen ... 6 flat waterfront lots with acreage
NEW ON MARKET Call Shirley for details

Lot 16 – 3.51 Acres – 150.5'WF ... \$479,000

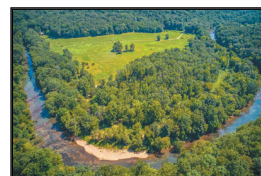
Lot 17 - 3.76 Acres - 189.1'WF ... \$579,000

Lot 18 - 3.96 Acres - 189.1'WF ... \$579,000

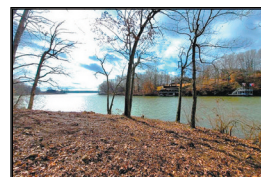
Lot 19 - 4.20 Acres - 262.7'WF... \$669,000

Lot 20 - 4.41 Acres - 200.0'WF... \$629,000

Lot 21 - 4.14 Acres . 231.4' WF ...\$649,000



Cypress Creek Waterfront
82Acres+/- ... 4200'WF+/-



Lingerlost Landing
6 Waterfront Lots



Lime Kiln Hollow Rd, 100'WFx232'
Pier & Boat Lift

EXCEPTIONAL LAUDERDALE COUNTY WATERFRONT



171-175 CR 29, KILLEN - This property features two residences located at 171 CR 29 and 175 CR 29 in Killen, Alabama, sold together. Each fully functional house is 3 BR and 2 BA. The houses are situated on 2.5 +/- acres of flat land with over 400 feet of deep waterfront in a no wake zone with a concrete seawall covering its entirety. Less than a mile away from the Florence and Killen City Limits, the property is zoned in "Rural Lauderdale County". It has a covered pier with a deck on top with a new boat lift and 3 jet ski lifts. Irrigation system, underground dog fence, workshop, storage building and rustic log cabin are all present on the property. The property is very private from both the lake and road side. \$1,890,000. Contact Shirley Neese, Neese Real Estate, 256-335-6789.

LINGERLOST LANDING - WATERFRONT LOTS - KILLEN, ALABAMA

Lot 16.....	3.51 Acres+/-.....	150.5'WF+/-	\$ 479,000
Lot 17.....	3.76 Acres+/-	189.1'WF+/-	\$ 579,000
Lot 18.....	3.96 Acres+/-	189.1'WF+/-	\$ 579,000
Lot 19.....	4.20 Acres+/-	262.7'WF+/-	\$ 669,000
Lot 20.....	4.41 Acres+/-	200.0'WF+/-	\$ 629,000
Lot 21.....	4.14 Acres+/-	231.4'WF+/-	\$ 649,000

Beautiful flat waterfront lots - Six Mile Creek/Main Wilson Lake
Covenants & Horse Ownership Policy



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Affordable ways to make homes more appealing to modern buyers

— by METRO NEWS —

Home trends come and go. Today's must-have items tend to become tomorrow's outdated features in the blink of an eye.

Homeowners who plan to stay in their current homes for years to come needn't prioritize modern trends over personal preferences. However, homeowners looking to sell their homes can consider these favored features to increase their properties' appeal to modern buyers.

- **Separate laundry room:** According to the National Association of Home Builders' 2021 What Home Buyers Really Want report, a separate room dedicated to laundry was the most desired feature among prospective home buyers. Though it might not inspire the awe of an outdoor living room or floor-to-ceiling windows overlooking a wooded backyard, a laundry room fills a direct and universal need. Perhaps that's why 87 percent of buyers want a room dedicated to laundry in a home.

- **Exterior lighting:** Drive through a modern suburban neighborhood at night and it won't take long before you realize the popularity of exterior lighting. And that's no coincidence, as homeowners everywhere appear to embrace exterior lighting. The NAHB report indicates that exterior lighting is the most sought-after outdoor feature. The good news for prospective sellers is that exterior lighting is an inexpensive and instant way to transform a property at night. Some solar-powered lighting along walkways and outside the front door can make a home feel more safe, while some uplighting of large trees in the backyard can produce a sight to behold once the sun goes down.

- **Energy-efficient upgrades:** Inflation has driven up the cost of just about everything over the last year-plus, and energy is no exception. So it should

come as no surprise that 83 percent of prospective home buyers are looking for energy-efficient windows and appliances in a home. These features save money and benefit the planet, making them a win-win among buyers.

- **Patio:** Patio spaces have long been popular, but that popularity reached new heights during the pandemic. When forced to stay at home for long periods of time, millions of people longed for ways to spend more time outdoors without breaking lockdown rules. Patios provide outdoor living spaces, and 82 percent of buyers

indicated they wanted a patio with their next property.

- **Side-by-side sink:** A double or side-by-side sink is among the more affordable features buyers are looking for. At less than \$1,000 on average, a side-by-side sink is an affordable way to make a home more appealing to modern buyers.

Modern buyers want a lot out of their homes, and sellers can do their best to meet those desires while getting the most money for their properties.



Side-by-side kitchen sinks are sought-after features among prospective home buyers.



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\$149,500

001 Veterans Dr., Florence
Lot Size 125' X 120' MLS#152274



\$9,500

**0 Campbell Circle -
Florence**

Lot size: 50' X 100'
On Campbell Circle

List Price: \$9,500

MLS# 508286

NEW LISTING



3443 Old Hwy 20 - Tuscumbia

3 Bedroom, 2.5 Bath • Corner Lot, Beautiful
Lanscaped • Large Laundry Room, Privacy Fence
Asking Price: \$375,000 • MLS# 510519



\$225,000

**MAKE
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0 Hightower - Florence
Approx. 1.04 Acres • MLS# 167848

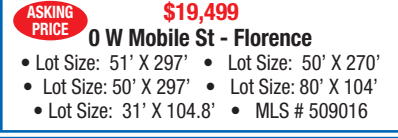


**ASKING
PRICE**

\$7,500

0 Blair St - Florence

Lot size: 60' X 75' MLS # 509017



**ASKING
PRICE**

\$19,499

0 W Mobile St - Florence

- Lot Size: 51' X 297'
- Lot Size: 50' X 297'
- Lot Size: 31' X 104.8'
- Lot Size: 50' X 270'
- Lot Size: 80' X 104'
- MLS # 509016

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Shoals Edition



BEAUTIFUL WILSON LAKE! 5 BR, 5 Bath custom designed one owner home with approx 5500 sq ft. Main level has great room with gas logs overlooking waterfront, formal dining, kitchen with breakfast room, large master suite w sitting area, 2 walk-in closets, jetted tub, separate shower, his and her vanities, 2 more bedrooms (both with walk-in closets) and attached baths, large laundry with lots of cabinets! Covered patio + deck off kitchen for grilling! Home has large open rec/game room, theater room separated from game room by bar. Call Rosemary Thompson of CR: Realty at 256-335-8882 to arrange your private showing!

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NEW LISTING



Lingerlost Landing - Killen
Waterfront Lots in Lingerlost Landing. Come be a part of this exciting new development in the heart of Killen with relaxing river frontage, beautiful views and enchanting wooded acreage. Call for more info.



455 Woodfern Dr - Killen

Exquisite custom home near Brooks High. This outstanding 3,488 sq. ft. estate with a spacious floorplan sits on just over 3 manicured acres in Brookwood subdivision. The 4 bd, 2.5 ba house offers amenities such as a 3-car garage, safe room, family-friendly rec room with a mini-bar, heated primary bath floors, granite countertops, and a Generac generator. This one is a must see. \$649,900



NEW LISTING

Waterfront 17 Aqua Vista Ct - Killen
Come enjoy peaceful waterfront living at its best! Year-round navigable water, an expansive pier with 2 boat slips, and a large front and back yard make this property perfect for relaxing and entertaining. With 4 bedrooms and 3 bathrooms, this split floor plan house offers a spacious living room, an inviting sunroom, and a large deck. The freshly remodeled home will make a wonderful primary residence or weekend retreat. \$725,000

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



30+/- Ac, 700ft on Bluewater Creek - Center Star

Rare 30+/- acres with over 700 feet on Bluewater Creek. This amazing property offers open pastureland, deep navigable water frontage, and scattered hardwoods. The land is perfect for an estate or development. Must see to appreciate. Adjoining house with approx. 2 acres can be purchased with 30 acre tract. \$795,000



Waterfront 4.39+/-Ac. - Killen

Outstanding views of Shoal Creek in a private wooded setting make this 4.39+/- ac. a must see. The property offers multiple building site options and is conveniently located. CR 402, \$249,900



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



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



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



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.



Hwy 72 - Killen
9.26+/- Acres
Great development Potential!
\$249,900



Commercial Potential - 675 Cox Creek Pkwy

Excellent Commercial Potential! This 2,199 sq. ft. brick house on approx. 0.46+/-ac., is perfectly located on Cox Creek Pkwy. Subject to rezoning, the property could serve many uses. \$324,900

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How to pick the right trees for your property

– by METRO NEWS –

Trees benefit a landscape by serving both aesthetic and utilitarian functions. A home surrounded by healthy green trees can be a sight to behold, and those same trees can benefit surrounding plants and wildlife at the same time.

As appealing as trees are, not all trees and landscapes make for the perfect match. The Arbor Day Foundation notes the importance of planning when designing a landscape. Planning ensures the trees homeowners ultimately choose for their properties will grow well in the soil and moisture present in their yards.

Careful consideration of a handful of variables can help homeowners determine which trees will make the best fit for their properties.

- Height: Homeowners must consider the projected height of a tree before planting it. Avoid trees that will bump into anything when fully grown, as

that can adversely affect surrounding greenery and pose a safety hazard. The ADF's tree sizing guide can be accessed at <https://www.arborday.org/trees/rightTreeAndPlace/size.cfm> and serves as an invaluable resource for homeowners who want to plant new trees around their properties.

- Canopy spread: Trees grow out as well as up, so it's important to consider their potential width at maturity as well. The ADF sizing guide can help homeowners get an idea of how wide a tree is likely to be at maturity. Trees that spread out quite a bit don't necessarily need to be avoided, but it's important that they're planted far enough apart so they don't adversely affect surrounding plants. In addition, wide trees that are planted too close together can make the landscape appear crowded, taking something away from its aesthetic appeal.

- Growth rate: Growth rate is an important variable because it can

affect how quickly homeowners will see changes in their landscapes. Homeowners who want to plant for privacy can consider trees with quick growth rates or purchase more mature trees that are already near full growth. Those who are not in need of instant transformation can try trees with slower growth rates, which the ADF notes typically live longer than fast-growing species.

- Requirements: Different trees require different amounts of sun and moisture and different soil components to thrive. Homeowners can have their soil tested to determine which trees will thrive in it. Local garden centers can be a great resource for homeowners who want insight as to which trees will thrive in their local climates.

Trees serve many functions on a property. Choosing the right trees for a landscape requires careful consideration of a host of variables.



2023 TNValleyHomeFinder.com Print Edition - Production Dates

JANUARY 2023						
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
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FEBRUARY 2023						
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MARCH 2023						
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APRIL 2023						
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MAY 2023						
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JUNE 2023						
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JULY 2023						
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AUGUST 2023						
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SEPTEMBER 2023						
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OCTOBER 2023						
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NOVEMBER 2023						
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DECEMBER 2023						
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Blue = Inside Book Pages Approved

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112 Shadow Wood Ln.

Heathrow w/a basement, 3 story home with a day light basement full kitchen up and down, large view deck in ground pool, 5 bedrooms, 5 1/2 baths, office, game room, 2 stair cases, circle drive, parking up and down, 3 car garage, extra large rooms and to many upgrades to mention.



211 Harris Dr.
 Florence, AL

Kendale Gardens, 3 bedrooms, 2.5 baths. Corner lot, large rooms, fenced backyard, open floor plan and lots of updates. Large garage with workshop area.



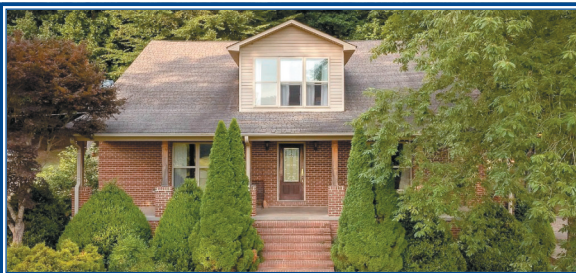
1141 County Road 367
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214 Cottonwood Run
 Florence, AL

Plantation Springs on Blackberry Trail Golf Course. Granite counter tops, hardwood flooring, high ceilings w/extensive moldings, tile shower. Sun Porch, sprinkler system, foyer, formal dining, large den w/fireplace, 3 large bedrooms, bonus room or man cave, large kitchen w/bar. Master has his and her walk-in closets. Double Vanities, whirlpool tub, large laundry w/cabinets. 4th bedroom or Bonus room, new roof. House on cul-da-sac.



1345 County Road 130
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4 bedroom/3 bath with 54 acres on Shoal Creek. Hardwood flooring, large rooms, plus front porch overlooking the farm and Shoal Creek. 2nd home on property, barn and lots more.



718 N. Main St.
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