

May 2024

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**Shoals Edition**



**85 LAKE VIEW DR. - MUSCLE SHOALS** - Lake life with the perfect view. 117.0"WF on Main Wilson Lake. Gentle slope to water. Maintenance free brick one level home with over 2800'sft+/- of living area which includes new sun room. Main living spaces have a ceiling to floor view of the lake. Master bedroom has an outside 4-door to main deck. Whirlpool bath, separate walk-in shower & double vanity. 2 additional bedrooms with full bath for guests. Kitchen has been upgraded with quartz & upgraded appliances. The kitchen & dining area are the open concept. Enjoy the amazing view. Large deck for entertaining, additional deck, pier and boat lift. Home is completely furnished ... Seller has installed a seawall. New outdoor kitchen with all electric and plumbing with hi-end stainless steel grill & griddle, wine cooler plus beverage cooler, ice machine and new appliances. Boat lift updated for up to 22' deck boat. One of a kind property with quality of life living on a dead end cul-de-sac!! Contact Shirley Neese, 256-335-6789, Neese Real Estate Inc.

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

Lauderdale, Colbert, Franklin & Lawrence Counties



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## RESIDENTIAL

- 405 Elledge Ln, Muscle Shoals .....3BR/2BA home, open floor plan, 9' ceilings, quartz countertops .....NEW CONSTRUCTION... \$348,000
- 579 CR 28, Florence.....4BR/2BA, one level, custom cabinets, quartz countertops.....**PENDING** \$356,500
- 409 Elledge Ln, Muscle Shoals ....4BR/2BA home...open floor plan, 9' ceilings, quartz counter tops....NEW CONSTRUCTION..\$389,900
- 322 Wheaton Dr, Florence .....4BR/2.1BA plus Bonus Room, Cypress Creek Manor, built-ins/upgrades.....\$449,900
- 501 CR 241, Florence.....4BR/2BA home, master with 6x6 tiled shower, creek runs thru property 17.8 AC+/- .....\$465,000
- 200 Chestnut Oak Dr, Florence.....3BR/2BA one level brick home in Ryan's Place.....NEW CONSTRUCTION .....\$484,900
- 105 E. Meadowhill Dr, Florence...5BR/4.1BA “Turn Key” home in Robbins Ridge, 3.1 Acres+/-, .....**SOLD** .....\$874,000

## WATERFRONT/WATER VIEW RESIDENTIAL

- 129 Wildwood Trail, Florence...3BR/3.1BA one level home, with a view of Cypress Creek ..... \$495,000
- 7875 CR 47, Florence...3BR/3.1BA, Major upgrades 2022 throughout home, 154'WF+/-, ..... \$729,000
- 85 Lake View Dr, Muscle Shoals ...3BR/2BA, 117'WF+/-, gentle slope to water, boat lift, new outside kitchen..... \$795,000
- 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+/- .....**PENDING** .... \$1,765,000
- 100 Terrapin Close, Killen ... 4BR/5.3BA with 7448sf+/- of awesome WF living..... \$2,475,000

## COMMERCIAL PROPERTIES/ACREAGE

- Florence ....Corner of Park & Elm .....zoned light commercial, near new hospital ....5 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!.....SIGN UP .....\$26,000

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Highland Ave - Two Lots  
Zoned for multi-family duplexes  
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Waterloo Landing - Lot 21  
3.0 Acres+/- ... Water View  
Water access available



Waterloo Landing - Lot 25  
3.11 Acres+/- ... Water View  
Water access available



Donegal Ct, Peytona Points- Lot 50  
Seawall-Private-Flat Lot  
Only \$175,000



Eagle View Drive -  
107.48'WF+/-  
Near RTJ Golf Course

**LOTS - ACREAGE**

Veterans Dr, Florence ... Downtown Florence location,  
corner of S. Poplar & Veterans Dr.....  
NEW PRICE.....\$19,000

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

Florence – Corner of Park and Elm .....5 Lots... zoned  
light industrial. Off Veterans Dr, right on Terrace, right on  
Park... Sign up ..... \$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 Drive .... Near new hospital & Marriott Hotel . (corner  
of Veterans Dr/S. Blair St) 5 Lots ..... \$59,000

Bridgewater Dr, Florence .....Off Skypark Rd, new  
Sub-Division, 4 wooded lots available .. .....  
.....\$110,000-\$115,000

**WATERFRONT-WATERVIEW-LOTS**

Spyglass Loop, Cherokee ... Lot 25, gated community of  
Waterloo Landing, Water View ... .....  
.....3.11 ACRES+/-.....\$110,000

Spyglass Loop, Cherokee ... Lot 21, gated community of  
Waterloo Landing, Water View .....  
..... 3.0 Acres+/- ... .....\$119,000

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

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

Bridgewater Dr, Florence .....Off Skypark Rd, new Sub-  
Division, 3 WF lots available .....101.3'WF - 246'WF+/-  
.....\$395,000 Each



Veterans Dr & Poplar - Corner Lot  
Downtown Florence



Park & Elm St - 5 Lots  
Great Location for Warehouse



Riverton Rose Trail - 5 Acres+/-  
Waterloo Landing - Water View



Bridgewater - 3 WF Lots  
4 Off water Lots  
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- Lovely Windows & Moldings
- Corner Lot/Fenced Yard
- Covered Patio/Screened Porch
- MLS# 515928/Shows Great!

**PENDING IN  
 1 DAY / SOLD!**

**\$158K**



**320 MCKINLEY AVE - FLORENCE**

- 4 Bedrooms/2 Baths
- Large Living Room
- Open to Formal Dining
- Lovely Hardwoods
- Newer HVAC & Windows
- One Level Brick
- Large Backyard
- Washer/Dryer/Freezer
- Unfinished Basement
- Cul-De-Sac Lot
- Single Carport
- MLS#514641

**PENDING  
 IN 2 DAYS**

**\$125K**



**1715 NASSAU BLVD - FLORENCE**

- 3 Bedroom/1.5 Bath
- Formal Living Room
- Den Open to Kitchen
- Some Hardwoods
- 1291 Sq. Ft.
- One Level Brick
- Fenced Backyard
- Level Lot/Patio
- Handicap Ramp
- Single Carport
- Great Buy
- MLS#515868



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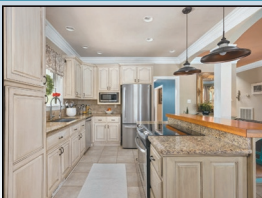
**Cindy Moss, REALTOR®**  
**256-366-0466**  
 cindy.moss929@gmail.com



**HOT Properties**



Welcome to historic downtown Florence! Minutes/walking distance from downtown and The University of North Alabama, this beautiful home boasts original hardwood floors and features, spacious bedrooms, 10 foot ceilings, extra large side and back yard with a relaxing water feature, large deck for entertaining, and serene sunroom. The detached garage includes a workshop area in the back along with a concrete side patio. This home is also registered with the city as a historic home and even has a book written about a family that lived there during World War II. Be sure to schedule a showing today because this historic gem will not last long! 4 bedroom, 2 ba/2196 sq \$272,500.



Serene sanctuary! Nestled in Colbert County on 38 acres of natural beauty! This beautiful home has 4 bedrooms and 2.5 baths. The interior features elegant finishes and thoughtful design touches throughout, creating a warm & inviting atmosphere. Home has eat in kitchen with granite counter tops and formal dining room. Master suite is located on main level with doors that open to the back deck. Relax by the pool, enjoy the beauty of nature. While hosting a gathering with friends and Family. Additional cabin, offering endless possibilities. Use it as a private retreat, camping spot, or even as a rental opportunity. Located only 4 miles from Cedar Lake, known for Bass & Crappie fishing and Freedom Hills Management for deer & turkey. Other tourist attractions like The Coon Dog Cemetery and Rattlesnake Salon. Best of all, with no restrictions on the land, so you can have the farm animals, ride the four wheelers, or just build whatever you want!



Welcome Home! Take a look at this adorable 2 bed 1 bath house located on a corner lot in Muscle Shoals! This move in ready home is perfect for a starter home or if you just want to downsize. All new upgrades, a must see to appreciate! Don't miss out on this one! \$134,000



**FOR SALE TWO HOMES, FOR THE PRICE OF ONE!** Unique Property! Less than 5 mins from TN river perched upon a hill looking over the beautiful city of Florence sits this historical 4/5 bed, 2 bath home. Over 3,000 sq ft home has all the upgrades, hardwood floors, spacious rooms, large windows for natural lighting, updated kitchen. Beautiful staircase leads up to 2nd fl with 4 bedrooms upstairs, has large balcony overlooking beautiful front yard. Huge front and side porch to relax on. Detached 2 car garage with power/water with upstairs that could be converted into studio apartment or mother-n-law suite. Addition 1,100 sq ft GUEST house has 2 large bedroom, cozy living room, kitchen, bath, laundry and nice front porch to enjoy the evenings on. Less than five minutes away is

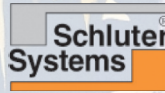


private neighborhood park/boat ramp, public veteran park, TVA trails and downtown Florence. Buyer to verify all info & Measurements. \$470,000



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**ASKING PRICE \$130,000**

**001 Veterans Dr., Florence**  
Lot Size 125' X 120' MLS# 514429



**ASKING PRICE \$195,000**

**0 Hightower, Florence**  
Approx. 1.04 Acres MLS# 514356



**\$9,500**

**0 Campbell Circle, Florence**  
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**SOLD \$7,000**  
**0 Blair St - Florence**  
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S	M	T	W	T	F	S
26	27	28	29	30	31	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	1	2	3	4	5	6

JULY 2024						
S	M	T	W	T	F	S
30	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	1	2	3

AUGUST 2024						
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11	12	13	14	15	16	17
18	19	20	21	22	23	24
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SEPTEMBER 2024						
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	1	2	3	4	5

OCTOBER 2024						
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29	30	1	2	3	4	5
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2

NOVEMBER 2024						
S	M	T	W	T	F	S
27	28	29	30	31	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
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24	25	26	27	28	29	30

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

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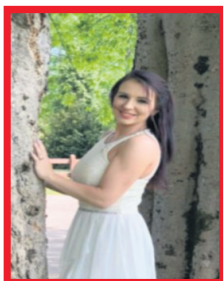
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**Unrestricted, 0.56+/- Ac lot, CR 74 Florence**

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**Scenic 1.74+/-Ac, CR 63 - Killen**

Beautiful 1.74+/- acre restricted tract perfect for building your dream home! This is country living at its best. Great location in Killen area within a few minutes drive to Florence. CR63, Killen \$52,500



**1910 Lingerlost WF Lot - Killen**

Lot 4 in Lingerlost Landing. This awesome 1.91+/- acre tract with 146 feet of waterfront offers an amazing opportunity to build your dream lake house. The lot includes a pier with good bones, but needs some work and a new roof. Come be a part of this exciting new development in the heart of Killen with inviting river frontage and beautiful views. \$624,900



**372 Robbins Point Rd - St Florian**

Country Estate living at its best. Just minutes to Cox Creek Pkwy. Elegant 4 bed, 4 bath brick house in Shoals Creek Estates is located in the desirable St. Florian area. Includes an inground pool, a hot tub, and an oversized 3-car, detached garage with a bonus living space. The large 3.1 +/- acre tract offers beautiful woods with scenic, rolling terrain. Must see this property to appreciate its splendor. \$949,900



**68+/-Ac on Six Mile Creek - Killen**

If you're looking for stunning land for recreation or to build the estate of your dreams, this rare property is for you. Perfectly located in Killen, this 68+/- acre tract offers just about everything you could ask for. Beautiful pastures and mature hardwoods abound on the level to rolling terrain. With over 1,000 feet of frontage on Six Mile Creek, peaceful country living is a given. You must see this outstanding gem to appreciate its potential. Co Rd 25 Killen. \$724,900



**Lakefront, 3 Units - Killen**

One-of-a-kind lake house retreat or commercial investment opportunity on Shoal Creek just off of Wilson Lake in Killen, AL. Located on Hwy 72 just across the bridge from Florence, one hour from Huntsville, and two hours from Nashville and Birmingham, this unique property with 292' of waterfrontage currently offers three condo units, ample parking, and spacious outdoor areas with exceptional views. The expansive pier and docks provide easy access to the river. Finding a property with both highway and river frontage in this area is extremely rare giving it unrivaled potential. \$1,529,000



**855 Turtle Cove WF Lot - Killen**

Beautiful Waterfront Lot with a Breathtaking View! This unique 1.38+/- acre property is perfectly located in Killen, just off of Hwy 72, in Turtle Cove. The 147 feet of waterfront offers year-round water on Six Mile Creek, just around the bend from Wilson Lake. Must see to appreciate. \$329,900



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

Opulent views, tranquil sunsets, and serenity abound at this outstanding Wilson Lake tract in Pierrefort 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 Ridgeciff Dr., \$1,500,000



**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, \$225,000



**1 Ac Commercial Lot - Killen**

Great 1+/- acre commercial lot in Killen. With road frontage Alabama St, this corner facing tract offers tremendous potential for many business ventures. \$97,500.



**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. **ONLY 5 WATERFRONT LOTS LEFT!**



**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



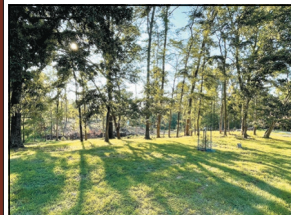
**Delaney Trace - CR 111 Killen**

Charming Country Living at its Best. Come be a part of this exciting new development on the east end of Killen in the Center Star community. With beautiful skies and peaceful scenery, Delaney Trace welcomes you home. Call for more info.



**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 available. Call for more info.



**2.19+/- Ac - Kendale Gardens**

Large 2.19+/-ac tract in popular Kendale Gardens. This beautiful property consists of two lots on Dr Kennedy Drive with 350' of road frontage. The land is level to gently rolling with some scattered trees making it a perfect setting for your dream home. \$99,900



**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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# Why it pays to work with a real estate agent

by Metro News

Equity, pre-approval, contingencies, appraisal. These are terms associated with buying real estate, but even seasoned home buyers may not fully understand them. Navigating the real estate market can be challenging, but in today's economic climate, marked by inflation, high interest rates and high home prices across the country, it is more important than ever to understand the minutiae that is involved in buying and selling property. That's just one of many reasons why buyers and sellers can benefit from the help of a seasoned real estate professional.

## Types of real estate professionals

Many people use the terms real estate agent, real estate broker and REALTOR® interchangeably. While these professionals handle many similar tasks, there are some notable distinctions between them. A REALTOR® is a registered term used to describe a real estate professional who is a member of the National Association of REALTORS®. These individuals must adhere to a strict code of ethics, and have access to market data and transaction management services unique to this specific trade organization. A real estate agent is licensed to help people buy and sell real estate, and is paid a commission when a deal is completed. A real estate broker does the same jobs as an agent, but is also licensed to work independently and may employ his or her own agents. The broker also may get a percentage of the commission from agents in addition to his or her own commissions, according to Investopedia.

## Buyer and seller

A professional may represent either the buyer or seller or both. A buyer's agent is negotiating for the buyer in the transaction, while a seller's agent negotiates for the seller. Real estate professionals also can represent both parties, known as dual agency. Typically this does not occur in the same transaction, as that can create a conflict of interest. Commissions and fees are negotiable on real estate transactions, an amount that is split by all real estate professionals working on the transaction.

## Why work with a real estate professional?

Homeowners may wonder why they should seek the services of a real estate agent, broker or REALTOR®. That's particularly so for sellers, as buyers typically do not pay a real estate representative any money.

- **Expertise:** Considering that buying and selling a home is one of the biggest financial transactions one will make, it makes sense to leave it in the hands of experienced professionals.
- **Price a home right:** Real estate professionals will conduct a market analysis and look at "comps" in the area to determine a price that is fair and will help a house move. When working with buyers, the agent or broker also will be able to help them come up with a reasonable offer price.
- **Access to MLS:** Agents and brokers have access to the Multiple Listing Service, which is widely used across the United States for listing available properties. It helps sellers sell faster and will enable buyers to view multiple properties all in one database.
- **Negotiations:** Leaving negotiations to a third party removes emotion from the transaction and can help everyone involved resolve issues and agree on acceptable terms.

Buying and selling real estate is a complex process. Real estate professionals can simplify the process and make it more enjoyable for buyers and sellers alike.



14801 AL Hwy 20 • Florence: Idyllic 7.2-Acre Retreat: 3BR Main House, 2BR Guest Home, Orchard, Sunroom, and Nature-Filled Gardens. Includes Goat & Rabbit Pens, Creek, and Storm Cellar. **\$425,000**



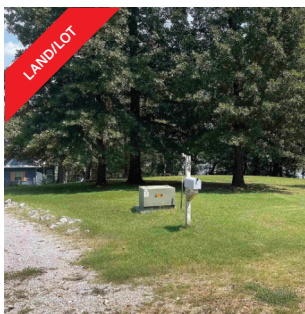
208 Rolling Brook Dr • Rogersville: 3BD/2BA craftsman home on 1/2 acre with an open layout, custom kitchen, hardwood floors, and bonus room. Located minutes from Joe Wheeler State Park. **\$338,400**

3337 Hwy 207 • Rogersville: Well-maintained 3BR/2BA mini-farm on 5 acres near amenities. Spacious rooms, 2023 updates, hardwood floors. Includes workshop, garage, and barn. **\$315,500**

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Lots 8, 10, & 11 Glenview Dr • Cherokee: Beautiful properties with stunning views of Pickwick Lake. Huge Immediate access to boating, kayaking, fishing, and swimming. Quiet and secluded neighborhood. Perfect for building your dream home or vacation get-away. Lot 8: 0.5 acres, Lot 10: 0.6 acres, Lot 11: 0.85 acres. **Greg Cook** • +1256-361-9024 • Real Estate Advisor • E&V Shoals **\$225,000/ea**

215 Freeman Dr • Rogersville: Beautiful subdivision by Second Creek is the perfect spot to build your dream home. Breathtaking water views can be enjoyed from various outlooks. **\$148,500**

 **Erica Crunk** • +1256-349-8300  
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12100 Two Rivers Dr L-1 • Athens: Luxury waterfront condo in gated Two Rivers, The Pointe. Stunning Elk/TN River views, 3BR, 3BA, gym, elevator. 1st-floor unit, 2 patios, furnished, boat slip, and more. **\$589,800**

17856 & 17752 Zehner Rd • Athens: 7.24 & 6.83 acres outside Athens city limits, near downtown & easy drive to Florence/Huntsville. Cleared for dev private residence. **7.24 • \$164,700**  
**6.83 • \$154,600**

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