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Shoals Edition



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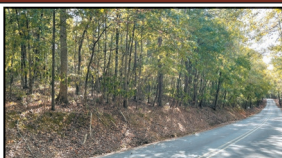
WWW.GRIGSBYPROPERTIES.COM



NEW LISTING

9.1+/- Ac, Hwy 64 - Anderson

Located north of Anderson and east of Lexington, this 9.1+/- acre tract is in the Grassy Community of Lauderdale County. The property is mostly wooded, has a small wet weather spring, and would make a great tract for building or recreation. \$100,000.



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

Looking for a small and quiet piece of land in the country to get away from it all, this unrestricted 0.56+/-ac tract is for you. Located on Co Rd 74, this triangular shaped lot is wooded and gently rolling. \$8,900



1910 Lingerlost WF Lot - Killen

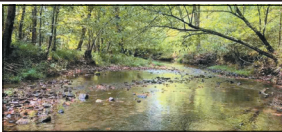
Lot 4 in Lingerlost Landing. This awesome 1.91+/- acre tract with 146 feet of waterfront offers an amazing opportunity to build your dream lake house. The lot includes a pier with good bones, but needs some work and a new roof. Come be a part of this exciting new development in the heart of Killen with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



REDUCED

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. \$899,900



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



REDUCED

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. \$324,900



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



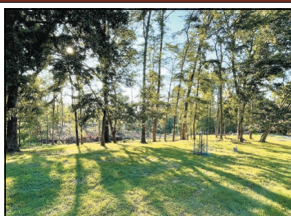
Delaney Trace - CR 111 Killen

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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REALTOR®**

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1661 S. Wilson Dam Rd, Muscle Shoals, AL 35661
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You must see this beautiful custom-built Wilson Lake home located minutes from Robert Trent Jones Golf Trail in Colbert County. House built in 2022. The fiberglass saltwater pool and heated spa and pier were built in 2023. Deep water year around to enjoy all that lake living has to offer. Boasting an open concept, high ceilings, fireplace, Bose sound system throughout the main living areas and deck. Also, there is the tankless water heater, sprinkler system, and Viking appliances. Enjoy all the luxury but with room to expand in the unfinished walk out basement which has a saferoom and bathroom not counted in property facts. High speed internet. Square footage taken from house plans. Buyer to verify all information. MLS#514753





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ASKING
PRICE

\$195,000

0 Hightower, Florence
Approx. 1.04 Acres MLS# 514356



ASKING
PRICE

\$130,000

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



\$9,500

0 Campbell Circle, Florence
Lot size: 50' X 100'
On Cambell Circle
List Price: \$9,500
MLS# 508286



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REALTOR[®]
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4325 COUNTY ROAD 200, FLORENCE

Beautiful farmhouse situated on 5 cleared acres. The home features beautiful hardwood floors, new windows, newer HVAC units, and plenty of space for entertaining. It includes a spacious living room with a fireplace, formal dining room, and a nice breakfast area. The master bedroom has a fireplace with exposed bricks, a walk through closet/dressing area that leads to the master bath. The bonus room on the main level could be used as an additional bedroom. Outdoors include two garages and a barn structure for plenty of storage and/or workspace. There is a large front porch, side porch, and back deck for outdoor entertaining or place to sit outside and enjoy all the scenery. \$310,000.

598309-1

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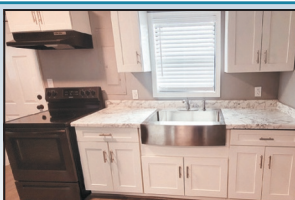
597508-1



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 \$259,900.



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



Two Versatile Buildings Await in Littleville Community! Own 2 properties with endless possibilities. This rare opportunity grants possible retail business or spacious warehouse storage. Adapt the buildings to suit your needs whether business venture, storage solution or creative workspace. Front building 1# is 2,700 sq ft built in 1994 with 1 bath. Hvac is less than 2 years old. Back building 2# 4,950 sq ft with 1 bath built in 1985. Both buildings combine sq ft is 7,650. Seller prefers a buyer but is open to discussing flexible options including lease-to-own arrangements. Buyer to verify all information. \$179,999



Spend the summer on the calm waters of the Elk River! This enchanting 4 bedroom, 3 bath home offers 150 ft waterfront experience. You'll be greeted by an inviting open concept space with beautiful hardwood floors and vaulted wood ceilings. Home has a spacious living room to unwind and get cozy by the fireplace. Large open kitchen with stainless appliances, granite countertops, nice size dining area for memorable meals. Huge master bedroom with walk-in closet, and spa like bathroom. Basement with both inside/outside entrance has a 2nd kitchen, bath, laundry & living area that will offer comfortable accommodations for guests, family or possible rental. Spend afternoons lounging on the decks, family time under the gazebo, fishing from your private dock, or launching a kayak for a scenic paddle down the river. New roof and unit downstairs. Buyer verifies all info & measurements.



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6135 COUNTY LINE RD
LEIGHTON, AL - 2.28 ACRES
Creek runs thru property...
2BR/1BA home needs "TLC"
Or tear down...\$86,500



322 WHEATON DR - FLORENCE
4BR/2.1BA - 3019SF+/-
All on main level except for a
bonus room on upper level
Appliances remain..\$449,900



500 CR 241 - FLORENCE
17.8 ACRES
4BR/2BA - 3324SF+/-
All on one level - Appliances
remain, 6x6 tiled walk in
shower - sunroom, Creek runs
thru acreage - \$465,000



WATERFRONT - CYPRESS CREEK
129 Wildwood Dr - Florence
3BR/3.1BA - 2800SF+/-, One level
Close to UNA - Deck overlooking
Creek - \$495,000



WATERFRONT - WILSON LAKE
85 Lake View Dr - Muscle Shoals
3BR/2BA, 2800SF+/-, One level
Outdoor Kitchen, Seawall,
Boat Lift---\$795,000



WATERFRONT - WILSON LAKE
100 Terrapin Close - Killen
4BR/5.3BA - 7446SF+/-
All the amenities of waterfront
living....\$2,299,000



NEW CONSTRUCTION
200 Chestnut Oak, Florence
3BR/2BA - 2482SF+/-, One
level. Unique quality built home
with 10' Ceilings, quartz &
granite countertops, appliances
.....\$479,900.....



NEW CONSTRUCTION
405 Elledge Lane, Muscle Shoals
3BR/2BA - 1876SF+/-, Open
floor plan, quartz countertops,
9' ceilings, appliances, tankless
water heater \$347,500



NEW CONSTRUCTION
409 Elledge Lane, Muscle Shoals
4BR/2BA - 2103SF+/-, Open
floor plan, quartz countertops,
9' ceilings, appliances, tankless
water heater \$389,000



NEW CONSTRUCTION
136 Allens Way - Florence
4BR/3BA - 2,736sf+/-, Glazed
cabinets, Granite countertops,
hardwood floors, Office, upper 4th
BR/Bonus Rm with full bath
.... \$ 541,900

NEW LISTING - \$1,500,000 - 24200 HWY 20, WATERLOO - TWO HOMES AND 110 ACRES



MAIN HOME (5BR/3.1BA, 5820sq+/-) sits
on 20 acres, all appliances remain, finished
basement with rec room, 2-car attached
garage, detached garage/workshop, salt
water pool, 240' well for irrigation.



GUEST HOME (4BR/3BA, 3500sf+/-)
sits on 5 acres, all appliances remain,
unfinished basement, presently used for
storage

Plus 85 acres vacant land

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DOWNTOWN FLORENCE
 Corner Lot - S. Poplar/Veterans
 \$19,000



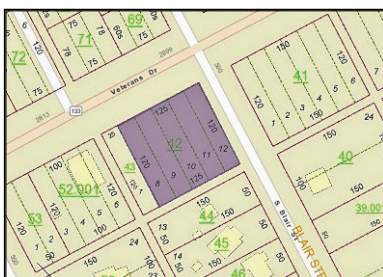
CHEROKEE - 5 ACRES
 Riverton Rose Trail
 \$25,000



FLORENCE - 5 LOTS
 Corner of Park & Elm
 \$25,000



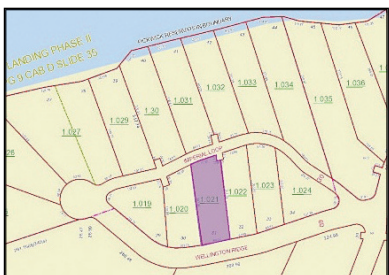
FLORENCE - 2 LOTS
 Highland Ave - Zone Multifamily
 \$26,000



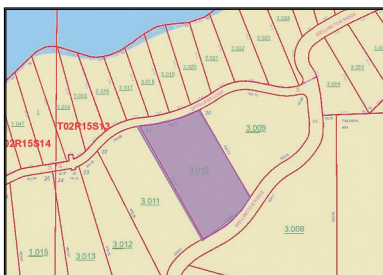
FLORENCE - 5 LOTS
 Veterans Dr - Near Hospital
 \$59,000



FLORENCE - 4 LOTS
 Bridgewater Drive
 \$110,000 - \$115,000



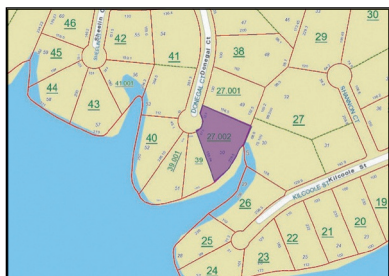
CHEROKEE - .49 ACRES+/-
 Waterloo Landing - Lot 31
 \$50,000



CHEROKEE - 3.0 ACRES+/-
 Waterloo Landing - Lot 21
 \$99,000



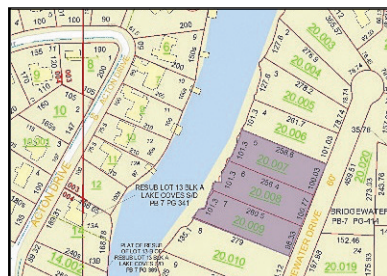
CHEROKEE - 3.11 ACRES +/-
 Waterloo Landing - Lot 25
 \$110,000



MUSCLE SHOALS - 228.5 WF+/-
 Donegal Ct - Peytona Points
 \$175,000



MUSCLE SHOALS - 107.48 WF+/-
 Eagle View Dr - Main Wilson Lake
 \$225,000



FLORENCE - 3 WF LOTS
 Bridgewater Drive
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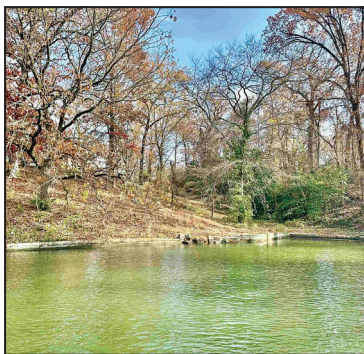
407 Lakeside Circle - WATERFRONT
Muscle Shoals, JUST REDUCED TODAY
\$549,900

Boat dock Steenson Hollow, 3 BR 2 bath,
 new deck.



111 Heritage Place, Tuscumbia
COLDWATER TRACE \$549,000

Pool, detached shop, outdoor kitchen, 4 BR 3
 bath. Inground pool outdoor kitchen. Deatched
 shop 2 bonus rooms!



Fleetwood Drive
Muscle Shoals,
\$320,000

WATERFRONT LOT

225 Ft waterfront Wilson
 Lake, Muscle Shoals city
 limits.



121 Emily Drive,
Muscle Shoals,
\$324,900

Inground POOL, 3 BR/
 2.5 BA



2006 Wildwood Drive
Muscle Shoals
\$289,900

3 BR 2 BA 1658 SQ

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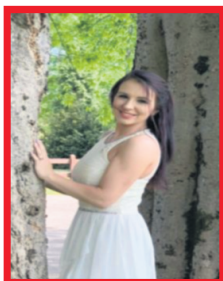
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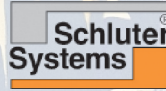
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Why it pays to work with a real estate agent

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.



377 County Road 543 · Hanceville: Versatile 168-Acre Retreat: Cross-fenced, 6 ponds, creek, timber for hunting, trails, heated pool, and a house designed by a Mrs. America contestant. Includes a runway with 2 hangars. \$2,995,000



James Martinez · +1256-335-0611
Managing Broker · E&V Shoals



65 N Central Avenue · Alexander City: Historic 1911 Russell Estate with original features and large rooms. Includes a balcony, 2nd-floor sleeping porch, and 10 acres with former horse stable. Short drive to Lake Martin. \$1,495,000



James Martinez · +1256-335-0611
Managing Broker · E&V Shoals

Co-listed with Julia Upton, related to the family, and real estate agent of Berkshire Hathaway Home Services, Auburn.



13010 Mt Hester Rd · Cherokee: Private 76-acre property with main house, additional structures, double wide, and multiple stables. Flat timber land, cross-fenced for cattle, creek for livestock. Ideal for a mini farm. \$970,000



James Martinez · +1256-335-0611
Managing Broker · E&V Shoals



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. \$410,000



Erica Crunk · +1256-349-8300
Managing Broker · E&V Lauderdale



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. \$199,000/ea



Greg Cook · +1256-361-9024
Real Estate Advisor · E&V Shoals

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



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Shoals expertise. Globally recognized. List with us. Live your luxury.™



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