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Shoals Edition



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Florence, Alabama 35630**



6135 COUNTY LINE RD
LEIGHTON, AL - 2.28 ACRES
Creek runs thru property. 2BR/1BA.
Home needs "TLC" or tear down...
\$85,000



322 WHEATON DR - FLORENCE
4BR/2.1BA - 3019SF+/-
All on main level except for a
bonus room on upper level
Appliances remain... \$449,000



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... \$375,000



WATERFRONT - CYPRESS CREEK
129 Wildwood Dr - Florence
3BR/3.1BA - 2800SF+/-, One level
Close to UNA - Deck overlooking
Creek... \$493,000



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... \$2,100,000



WATERFRONT - BROOKS ACRES #3
57 N. BEACH RD - FLORENCE
4BR/2.1BA - 2446sf +/-
Separate 3-car garage/workshop
Pier, Boat Slip ... \$550,000



NEW CONSTRUCTION
200 Chestnut Oak, Florence - 3BR/2BA -
2482SF+/-, One level. Unique quality built
home with 10' Ceilings, quartz & granite
countertops, appliances... \$474,900



PENDING
NEW CONSTRUCTION
409 Elledge Lane, Muscle Shoals
4BR/2BA - 2103SF+/-, Open floor plan,
quartz countertops, 9' ceilings, appliances,
tankless water heater... \$389,900



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



FOREST HILLS
429 Russell Street, Florence
4BR/3BA - 3,600sf+/-,
New Roof/HVAC 2022,
fenced yard - \$425,000



ROBBINS RIDGE - 3 ACRES
100 E. Meadowhill - Florence
4BR/3.1BA - 4,747sf+/-
New roof 2023, separate
3-car garage/storage -- \$699,900



UNA LOCATION
1117 Willingham - Florence
3BR/2BA - 1,800sf+/-
Remodeled, Granite, cabinets
New appliances -- \$299,500



STONEGATE ESTATES
127 Gallatin Way - Florence
5BR/4.1BA - 4,080sf+/-
Built 2018 - all the upgrades
Salt Water Pool - \$950,000



RESIDENTIAL/COMMERCIAL
5136 Hwy 17 - Florence
\$232,000



INVESTORS
900 Hermitage Dr - Florence
"AS IS" 2BR/1BA - \$125,000



RENOVATED
305 E 18th - Sheffield
3BR/2BA - \$199,000

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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 - Zoned Multifamily
\$26,000



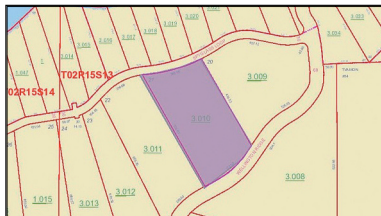
FLORENCE - 5 LOTS
Veterans Dr - Near Hospital
\$59,000



FLORENCE - 3 LOTS
Bridgewater Drive
\$110,000 - \$115,000



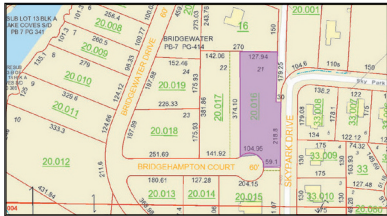
CHEROKEE - .49 ACRES+/-
Waterloo Landing - Lot 31
\$54,900



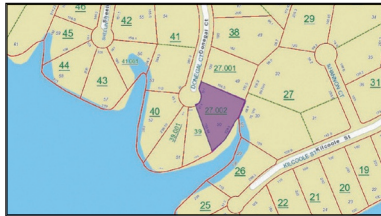
CHEROKEE - 3.0 ACRES+/-
Waterloo Landing - Lot 21
\$99,000



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



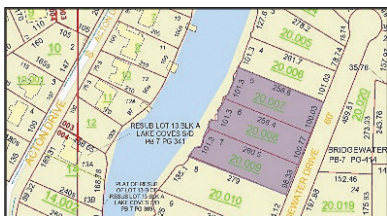
BRIDGEWATER
627 Hampton Ct
157'x 397'+/- • \$150,000



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



MUSCLE SHOALS - 107.48 WF+/-
Eagle View Dr - Main Wilson Lake
\$215,000



FLORENCE - 3 WF LOTS
Bridgewater Drive
\$395,000 Each



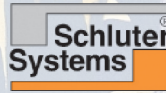
ROGERSVILLE - 3 ACRES
Downtown Corner Lot
\$1,800,000

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77+/-Ac, Hwy 101 - Lexington

Hard to find, scenic 77+/- acres on Hwy 101 in the Lexington community. This beautiful rolling, fenced land is perfect for recreation, livestock, farming, or a dream estate. The property offers a 60x60 hay barn, pasture, trees, and a small creek. Must see to appreciate. \$675,000



34+/-Ac, CR 71, CR 432 - Killen

Scenic rolling acreage with creek in Killen. This open and wooded 34+/- acre tract offers over 2,600 total feet of road frontage on CR 71 and CR 432. The beautiful Camp Branch runs through a portion of the property. This land would be ideal for recreation, livestock, hunting and building your dream estate. Must see to appreciate. \$299,900



1457 Lingerlost Rd - Killen

Beautiful new construction in desirable Lingerlost Landing. This charming 3 bed, 2 bath house offers an inviting open floor plan for entertaining, a gorgeous kitchen with island bar, cozy bedrooms, and eye-catching bathrooms. The convenient mud and laundry rooms provide ample space for many uses. The property is a large .81 acre lot with scattered trees. \$319,395



1391 Lingerlost Rd - Killen

Beautiful new construction in desirable Lingerlost Landing. This charming 3 bed 2 bath house offers an inviting open floor plan for entertaining, a gorgeous kitchen with island bar, cozy bedrooms, and eye-catching bathrooms. The convenient mud and laundry rooms provide ample space for many uses. The property is a large .79 acre lot with scattered trees. \$303,475



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



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.



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



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. **ONLY 8 LOTS LEFT!** Call for more info.



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



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



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



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. \$849,900



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. \$299,900

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541 County Road 131 - Russellville/Lawrence County - \$499,000
Two Houses! Custom-built home on 12 acres, no restrictions, 3 BR, 2 bath,
Charming cabin nestled beside main house, 1 BR, 1 BA



MOTIVATED SELLER



NEW PRICE

914 Grand Ave., Muscle Shoals - \$287,000
Welcome Home! Newly built 3 bedroom 2 bath home located in desirable Highland Park Sub-division. Step inside to the open concept design that connects to living areas making for spacious atmosphere. The kitchen features beautiful quartz countertops and luxury vinyl plank flooring. The home has all the modern conveniences including tankless gas water heater, large master suite with soaking tub.



MOTIVATED SELLER



408 Henderson Road, Decatur - \$408,000
Charming mini farm property with no restrictions! This beautiful 4 bed, 2 bath ranch style house sits on 5 acres, offering a serene country setting yet.



MOTIVATED SELLER



NEW PRICE

1631 Oak Street, Russellville - \$178,000
Two versatile buildings on two properties with endless possibilities in the Littleville Community.



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763 Golf Trail Ridge, Muscle Shoals Offered at \$749,900

This exquisite home showcases the pinnacle of modern elegance, with expansive living areas designed to capture stunning golf course views and provide an unrivaled living experience. This home sits on the 16th hole on the prestigious RTJ golf course. You won't believe the sunset views from the back porch!



85 Wear Drive, Florence • Offered at \$249,900

This home features 4 bedrooms 2 baths large, detached double garage that would also serve as a fantastic workshop -plus- a spacious, fully fenced-in yard!



339 N Fulton Street, Florence • Offered at \$205,000

New! New! New! Nothing to do but move in! 3 Bedrooms, 2 baths and less than 1 min to go shopping! You can't get a more convenient location with stylish updates!



610949-1



1442 Memory Lane, Tuscumbia • Offered at \$349,900

This well kept home is ready for its new owners! This home features 3 bedrooms 2 baths, screened in porch and backyard to entertain!



0 HWY 157 • Offered at \$59,900

LAND! You won't find a better bargain on the market. This freshly cleared 2.7 acre lot is ready to build your dream home on and only 5 mins to shopping and grocery stores.

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ASKING PRICE \$130,000

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



MOTIVATED SELLER

ASKING PRICE \$195,000

0 Hightower, Florence
Approx. 1.04 Acres MLS# 514356

Renovations that help sell homes

- by METRO NEWS -

The adage “there’s a lid for every pot” suggests that, even in relation to the real estate market, there’s bound to be a buyer for every home on the market. Price is a significant variable in the minds of potential buyers, but there are additional factors that can affect the impression people get of a given home.

Certain home features can tip the scales in favor of sellers. In fact, various renovations can help sell homes more readily. And these renovations need not cost a fortune. Putting a home on the market can be stressful, but these renovations may help it sell fast.

- **A fresh coat of paint:** Although painting is relatively inexpensive and a job that some do-it-yourselfers can tackle, it’s not a task relished by many. Painting is messy, it takes time, and requires moving furniture. In fact, prepping a room for painting often is the toughest component of any painting job. But fresh coats of paint can create a strong first impression. Choose a neutral color and get painting. Jennie Norris, chairwoman for the International Association of Home Staging

Professionals, says gray is a “safe” color that has been trending in recent years.

- **Minor bathroom remodel:** Remove dated wall coverings, replace fixtures, consider re-glazing or replacing an old tub, and swap old shower doors for fast fixes in a bathroom. If there’s more room in the budget, replacing a tub, tile surround, floor, toilet, sink, vanity, and fixtures can cost roughly \$10,500, says HGTV. You’ll recoup an average of \$10,700 at resale, making a minor bathroom remodel a potentially worthy investment.

- **Redone kitchen:** The kitchen tends to be the hub of a home. This room gets the most usage and attention of any space, and it’s a great place to focus your remodeling attention. The National Association of the Remodeling Industry estimates that homeowners can recover up to 52 percent of the cost of a kitchen upgrade upon selling a home. Buyers want a functional and updated kitchen. Trending features include drawer-style microwaves and dishwashers, commercial ranges, hidden outlets, and even wine refrigerators.

- **Updated heating and cooling system:** Better Homes and Gardens reports that homeowners may be able to recoup 85 percent of the cost of new HVAC systems when they sell their homes. Heating, cooling and ventilation components are vital to maintain. You don’t want buyers to be taken aback by an older system, and many millennial buyers are not willing to overlook old mechanical systems.

- **Fresh landscaping:** A home’s exterior is the first thing buyers will see. If they pull up to a home with eye-catching landscaping and outdoor areas that are attractive yet functional, they’re more likely to be intrigued. Often buyers will equate a home that features an impressive exterior with upkeep inside as well. The American Nursery Landscape Association says the average homeowner may spend \$3,500 for landscaping.

Improving a home’s chances to sell quickly and at a higher price often comes down to making smart improvements that catch the eyes of buyers.

Simple strategies to meet the neighbors after moving

— by METRO NEWS —

A lot goes into building safe, strong communities. While no single factor can be highlighted as more important than another in regard to building strong communities, a willingness on the part of residents to connect with their neighbors can greatly benefit local neighborhoods and the people who call those communities home.

According to Mental Health America®, a community-based nonprofit dedicated to promoting the mental health of all Americans, research has shown that social connections increase happiness and lead to improved overall health and even longer lives. Adults may find that establishing a connection with their communities, and maintaining that connection while juggling the responsibilities of work and a family, is not always so easy. That's especially so for adults who have recently relocated to new areas. Reaching out to neighbors can be a great way for adults to build new relationships that can benefit them as individuals and strengthen their communities.

- Don't be shy. People often want to know who's living next door, so adults who have recently moved need not be shy about introducing themselves to their new neighbors. Introduce yourself and share what inspired you to move to your new neighborhood.

- Answer and ask questions. Neighbors will no doubt ask questions when you introduce yourself, so be ready to answer these questions. Questions may focus on your career and where you grew up. If you grew up in the area where you recently moved, some of your neighbors likely did as well. Sharing stories about your school days and/or local hotspots can be a great way to break the ice. Don't hesitate to ask some questions of your own as well. Asking questions might reveal some common interests that can serve as strong foundations for budding relationships.

- Host a backyard barbecue. Backyard barbecues are laid back affairs, and that pressure-free atmosphere is perfect for meeting new neighbors. Once you

have settled in, invite a handful of your neighbors over for the barbecue. If you have children, invite neighbors who also are parents, ideally ones whose children are the same age as your own. Kids have sparked many a conversation, and discussions about local schools, parks and programs for youngsters can be great ice breakers.

- Volunteer. Volunteering with community-based organizations is another great way to meet new neighbors. Volunteering with an organization whose mission you identify with may be even better, as you're likely to find like-minded neighbors who share your passions when working with such groups.

Strong communities are built around people. When moving to a new community, adults can overcome the challenges such relocations present by taking various steps to connect with their new neighbors.



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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.





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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

FEBRUARY 2024						
S	M	T	W	T	F	S
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	1	2

MARCH 2024						
S	M	T	W	T	F	S
25	26	27	28	29	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	4	5	6

APRIL 2024						
S	M	T	W	T	F	S
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

MAY 2024						
S	M	T	W	T	F	S
28	29	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

JUNE 2024						
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						
S	M	T	W	T	F	S
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	31

SEPTEMBER 2024						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	1	2	3	4	5

OCTOBER 2024						
S	M	T	W	T	F	S
29	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

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
17	18	19	20	21	22	23
24	25	26	27	28	29	30

DECEMBER 2024						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4

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

Red = Copy Deadline for Inside Book Ads • **Purple** = Glossy Cover Ads Approved

Blue = Inside Book Pages Approved

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Introducing Our Managing Broker, E&V Lauderdale



Robyn Carter, Managing Broker,
Engel & Völkers Lauderdale

We are thrilled to welcome Robyn Carter as the new Managing Broker at Engel & Völkers Lauderdale. With a deep commitment to excellence and a wealth of experience in real estate, Robyn is poised to lead our team with vision and integrity. Her expertise in real estate management, combined with a passion for nurturing talent and fostering strong relationships, makes her the perfect fit for our Lauderdale location.

Robyn is a proud member of the Shoals Area Association of REALTORS® (SAR), the Athens-Limestone Association of REALTORS® (ALAR), and the Huntsville Area Association of REALTORS® (HAAR). This membership offers agents in these regions the unique opportunity to benefit from her extensive network, mentorship, and the innovative resources of Engel & Völkers, all designed to elevate their real estate careers.

As Managing Broker, Robyn will oversee daily operations, mentor our advisors, and ensure that our team continues to provide the highest level of service to our clients. Her leadership style is focused on collaboration, innovation, and empowering each team member to achieve their full potential.

Robyn's dedication to the real estate industry and her community is evident in everything she does. She believes in creating a supportive and dynamic environment where both advisors and clients can thrive.

We look forward to the positive impact Robyn will bring to our Lauderdale office and are excited about the future under her leadership.



17621 Richter Rd • Rogersville: This remodeled river home boasts stunning workmanship. Located on the river, it features a two-level deck, double slips, and two boat lifts. Come see it today! \$550,000



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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. \$399,000



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641 Ayden Mannon Street • Rogersville: Ideal for families or entertainers, this 4-bed, 2-bath home has an open layout and granite kitchen. Near Joe Wheeler State Park, with shopping and internet nearby. \$339,900



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574 County Road 52 • Lexington: Discover this 3-bed, 2-bath home on 12.65 acres. Enjoy wildlife from the deck, relax on the patio, and explore the creek. Near Rogersville for shopping & amenities. \$329,500



Erica Crunk • +1256-349-8300
Real Estate Advisor • E&V Lauderdale

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ENGEL & VÖLKERS LAUDERDALE

17251 US 72 | Rogersville | AL 35652

+1 (833) 588-2737

robyncarter.evrealstate.com

