

50.25 Ac ± Geneva Co - Beaverdam Creek Tract  
0 county road 75  
Chancellor, AL 36316

**\$210,000**  
50.25± Acres  
Geneva County



FARM & FOREST  
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**50.25 Ac ± Geneva Co - Beaverdam Creek Tract  
Chancellor, AL / Geneva County**

**SUMMARY**

**Address**

0 county road 75

**City, State Zip**

Chancellor, AL 36316

**County**

Geneva County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

31.192769 / -85.896076

**Taxes (Annually)**

\$106

**Acreage**

50.25

**Price**

\$210,000

**Property Website**

<https://farmandforestbrokers.com/property/50-25-ac-geneva-co-beaverdam-creek-tract/geneva/alabama/92096/>



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**PROPERTY DESCRIPTION**

**50.25 ± Acres | Geneva County, Alabama**

Located along recently paved County Road 75, this 50.25-acre property offers a great mix of natural timber, wildlife habitat, and homesite potential in a quiet rural setting.

The tract features approximately 31 acres of natural timber and bottomland hardwood, 12 acres of planted loblolly pine, 5 acres of natural regeneration, and a 2-acre wildlife opening. A powerline right-of-way runs through the property, providing excellent locations for additional food plots or shooting lanes.

The eastern two-thirds of the property is fairly level, while the western side slopes gently down toward Beaverdam Creek—a year-round creek with a series of beaver dams. The surrounding bottomland hardwoods and beaver ponds create ideal habitat for deer, turkeys, and wood ducks, making this property a great recreational and hunting tract.

With paved county road frontage, power access nearby, and multiple potential homesites, this property offers the opportunity to build a country home and enjoy hunting and outdoor recreation right out your back door.

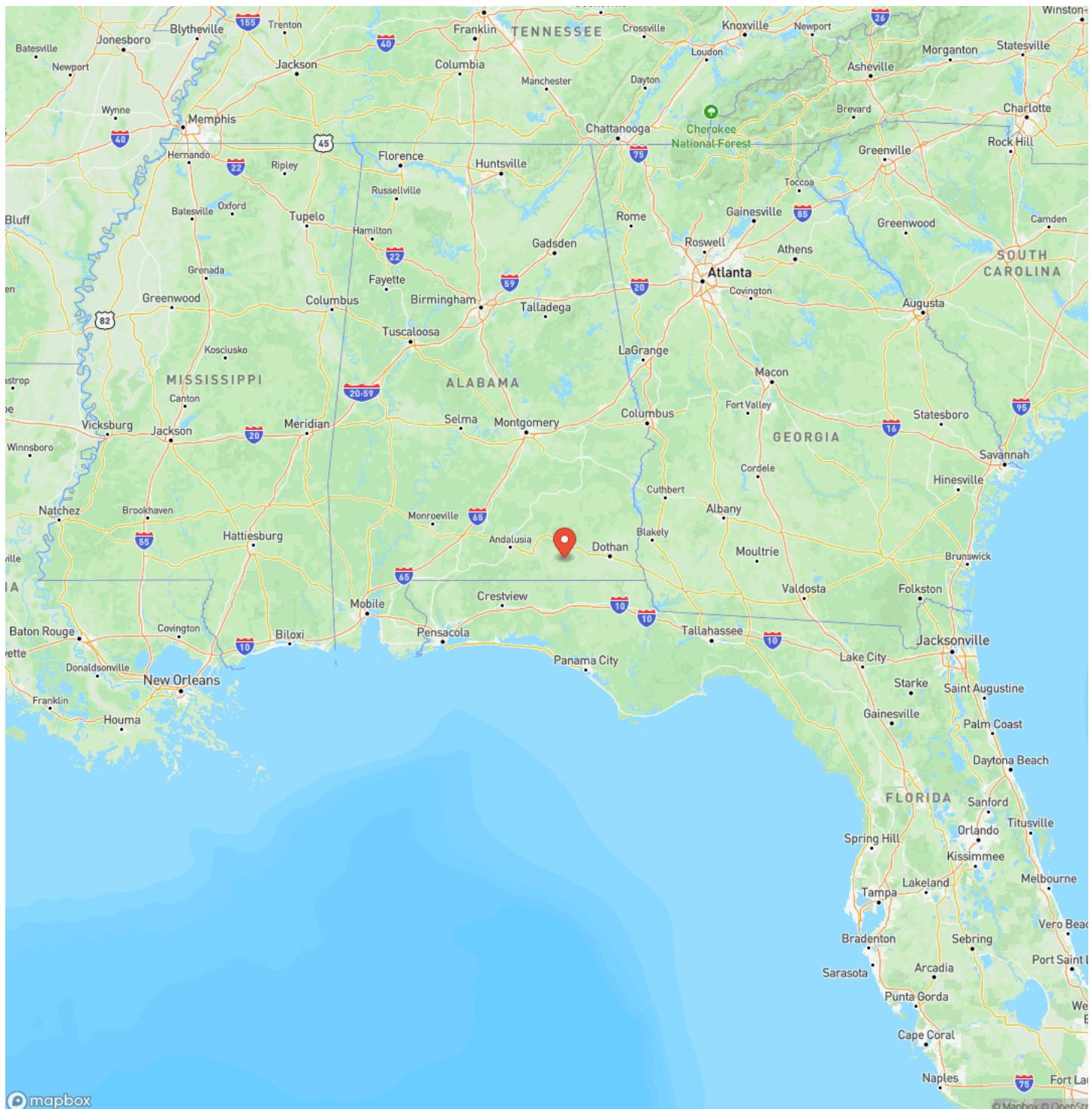
This property is shown by appointment only. For more information or to schedule an appointment to see this property contact Dalton Dalrymple at [334-447-5600](tel:334-447-5600) with Farm & Forest Brokers.



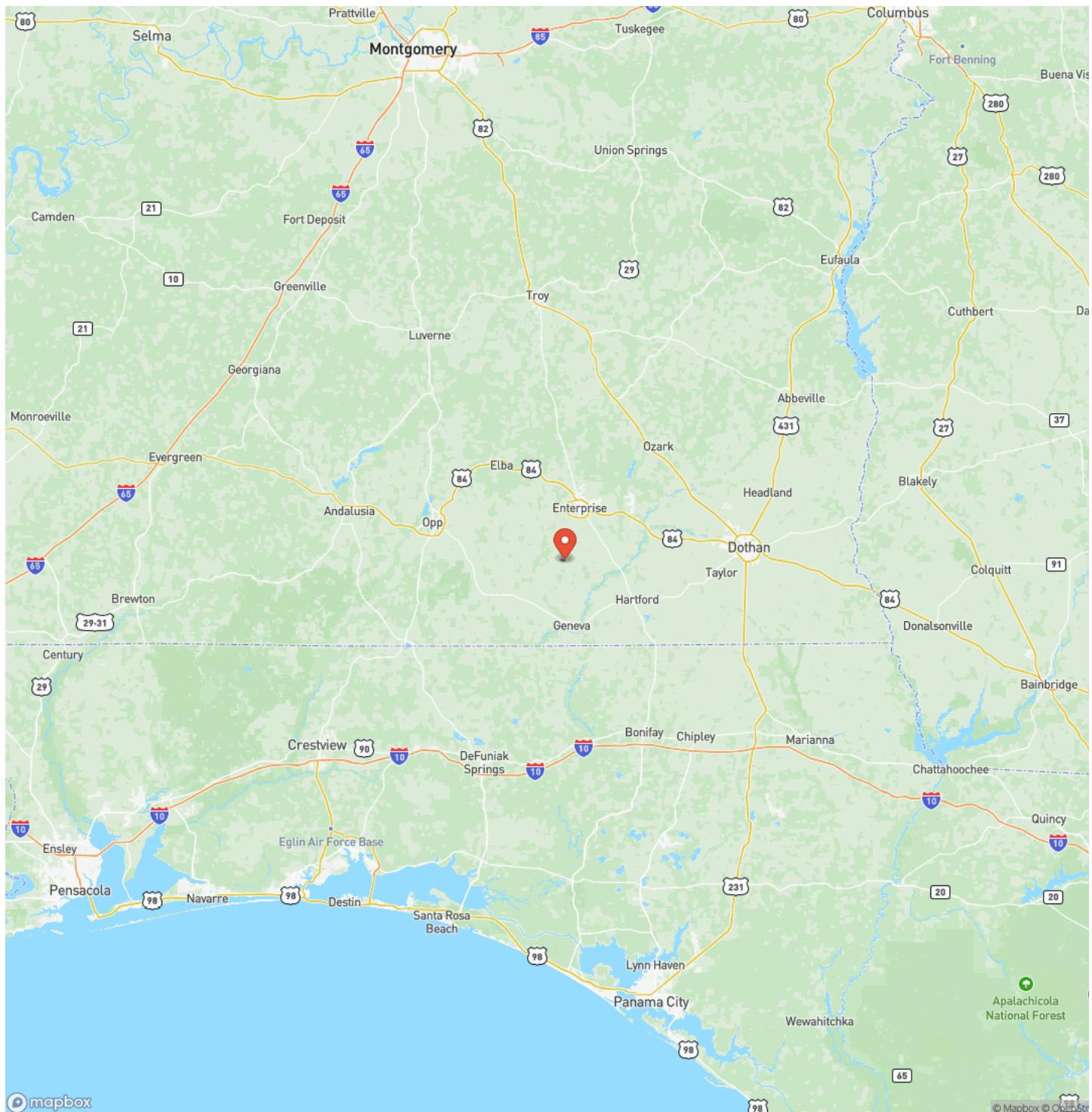
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## Locator Map



## Locator Map



## Satellite Map



## **50.25 Ac ± Geneva Co - Beaverdam Creek Tract Chancellor, AL / Geneva County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Dalton Dalrymple

## Mobile

(334) 447-5600

Email

[dalton@farmandforestbrokers.com](mailto:dalton@farmandforestbrokers.com)

## Address

**City / State / Zip**  
Enterprise, AL 36330

## NOTES



**MORE INFO ONLINE:**

[farmandforestbrokers.com/](http://farmandforestbrokers.com/)

## NOTES



## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing boundary lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the boundary lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the property lines. Seller is selling the property in an "as is" condition. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Farm & Forest Brokers**  
155 Birmingham Road  
Centreville, AL 35042  
(205) 340-3946  
[farmandforestbrokers.com/](http://farmandforestbrokers.com/)

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