

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

\$210,000
50.25± Acres
Geneva County



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/>



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

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.

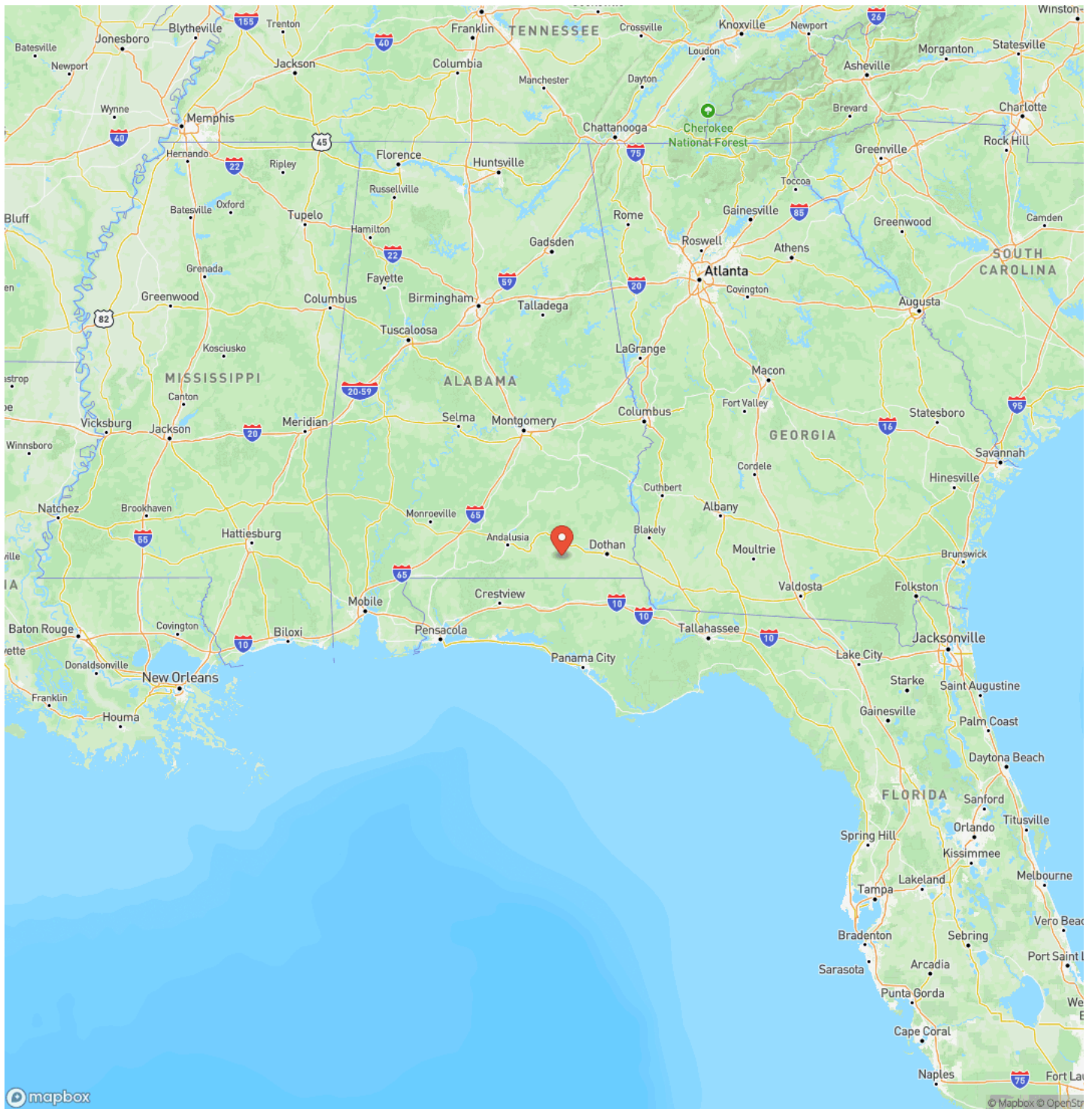
This property is shown by appointment only. For more information or to schedule an appointment to see this property contact Dalton Dalrymple at [334-447-5600](tel:334-447-5600) with Farm & Forest Brokers.



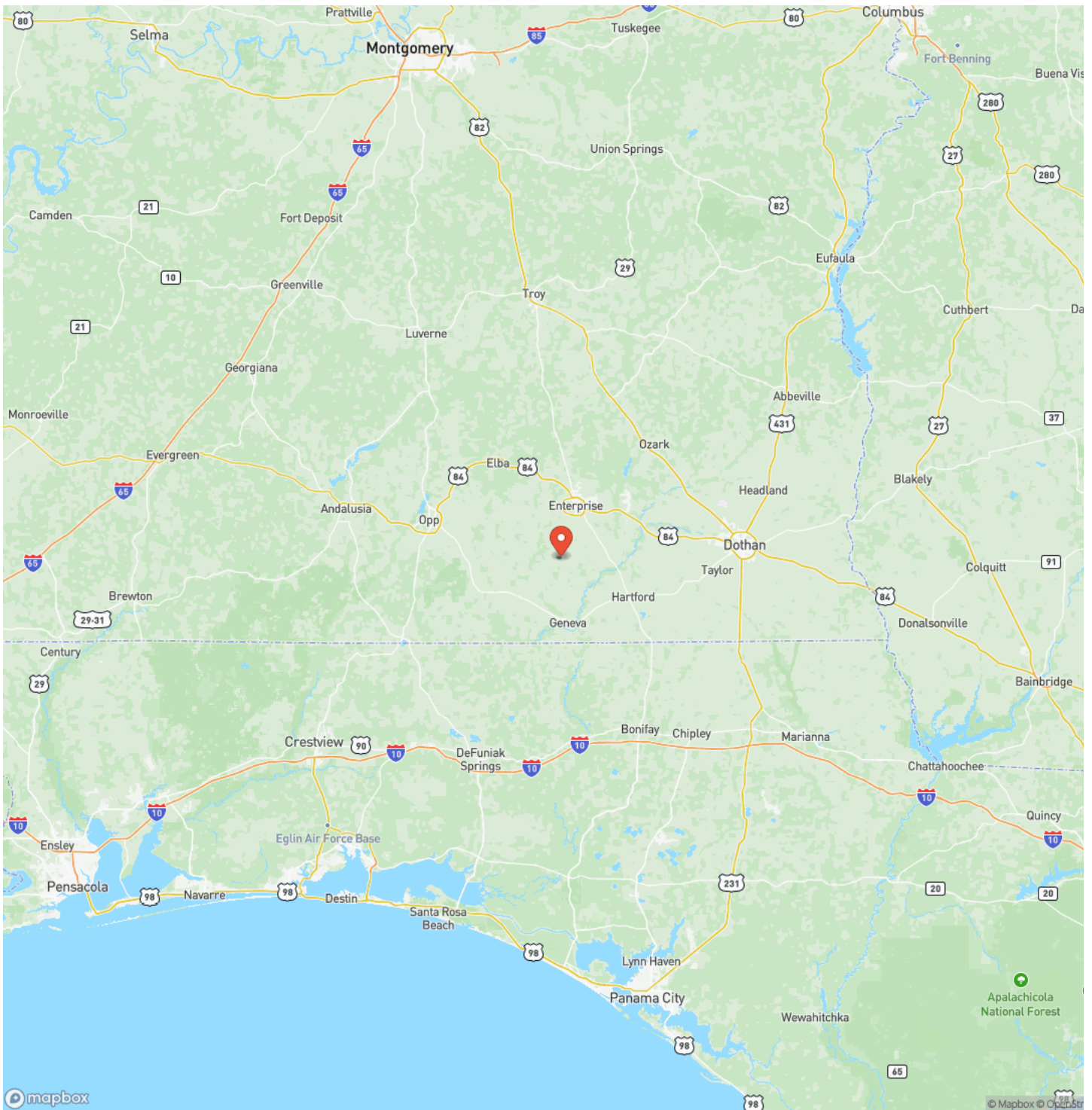
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Chancellor, AL / Geneva County



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

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Email

dalton@farmandforestbrokers.com

Address

City / State / Zip

Enterprise, AL 36330

NOTES

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NOTES

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