

**18 +/- Acres Chambers**  
**8037 CR-289**  
**Lanett, AL 36863**

**\$135,000**  
**18± Acres**  
**Chambers County**





**18 +/- Acres Chambers**  
**Lanett, AL / Chambers County**

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**SUMMARY**

**Address**

8037 CR-289

**City, State Zip**

Lanett, AL 36863

**County**

Chambers County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

32.96184 / -85.25948

**Acreage**

18

**Price**

\$135,000

**Property Website**

<https://farmandforestbrokers.com/property/18-acres-chambers/chambers/alabama/95943/>



## 18 +/- Acres Chambers Lanett, AL / Chambers County

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### **PROPERTY DESCRIPTION**

#### **18± Acres | Chambers County, Alabama | County Road 289**

Discover the perfect blend of rural living, recreation, with this **18± acre tract in Chambers County, AL**, conveniently located off **County Road 289**. This versatile property offers an ideal setting for a **homestead, hunting retreat, or recreational getaway**.

The land features a **healthy pine plantation** complemented by a **beautiful stand of mature hardwoods**, providing both scenic appeal and long-term value. **Power and water are available**, making future development simple and cost-effective.

Wildlife is abundant throughout the property, offering excellent **hunting opportunities right outside your door**. Whether you enjoy deer, turkey, or simply watching wildlife, this tract delivers the privacy and natural setting you're looking for.

Located just **minutes from West Point Lake**, you'll have quick access to boating, fishing, camping, and additional **public land hunting opportunities**. Plus, you're only **25 minutes from LaGrange, Georgia**, where you'll find shopping, dining, medical services, and all the **amenities needed to enjoy the rural lifestyle without sacrificing convenience**.

#### **Property Highlights:**

- 18± acres in Chambers County, AL
- Located off County Road 289
- Power and water available
- Pine plantation with mature hardwoods
- Abundant wildlife and hunting opportunities
- Ideal for a homestead or recreational use
- Minutes from West Point Lake
- 25 minutes to LaGrange, GA

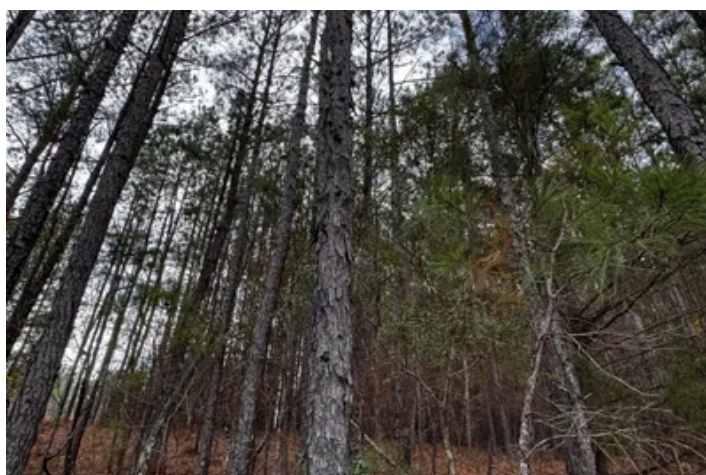
If you're looking for a well-rounded property that offers privacy, recreation, and accessibility, this tract is a must-see.





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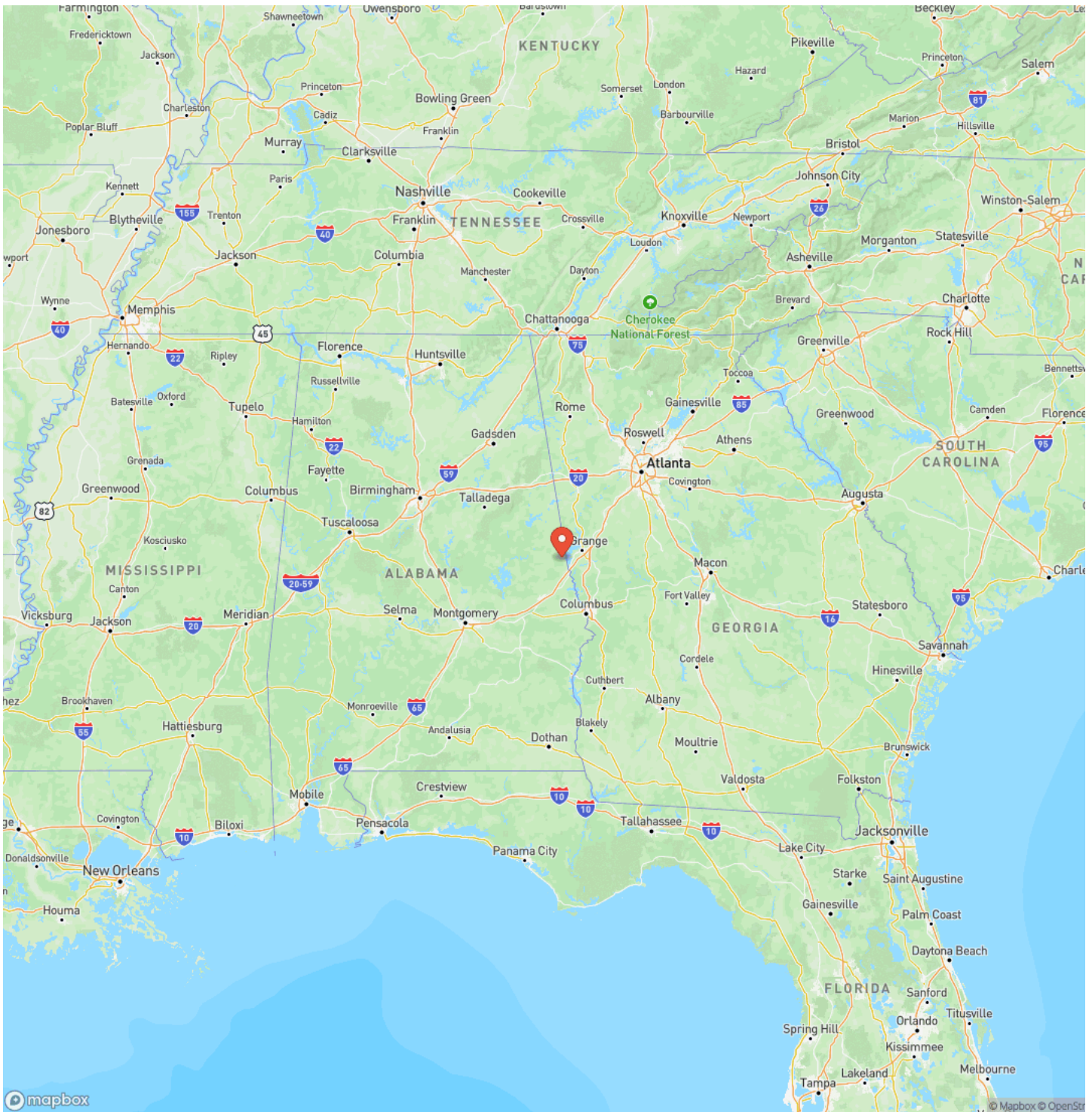
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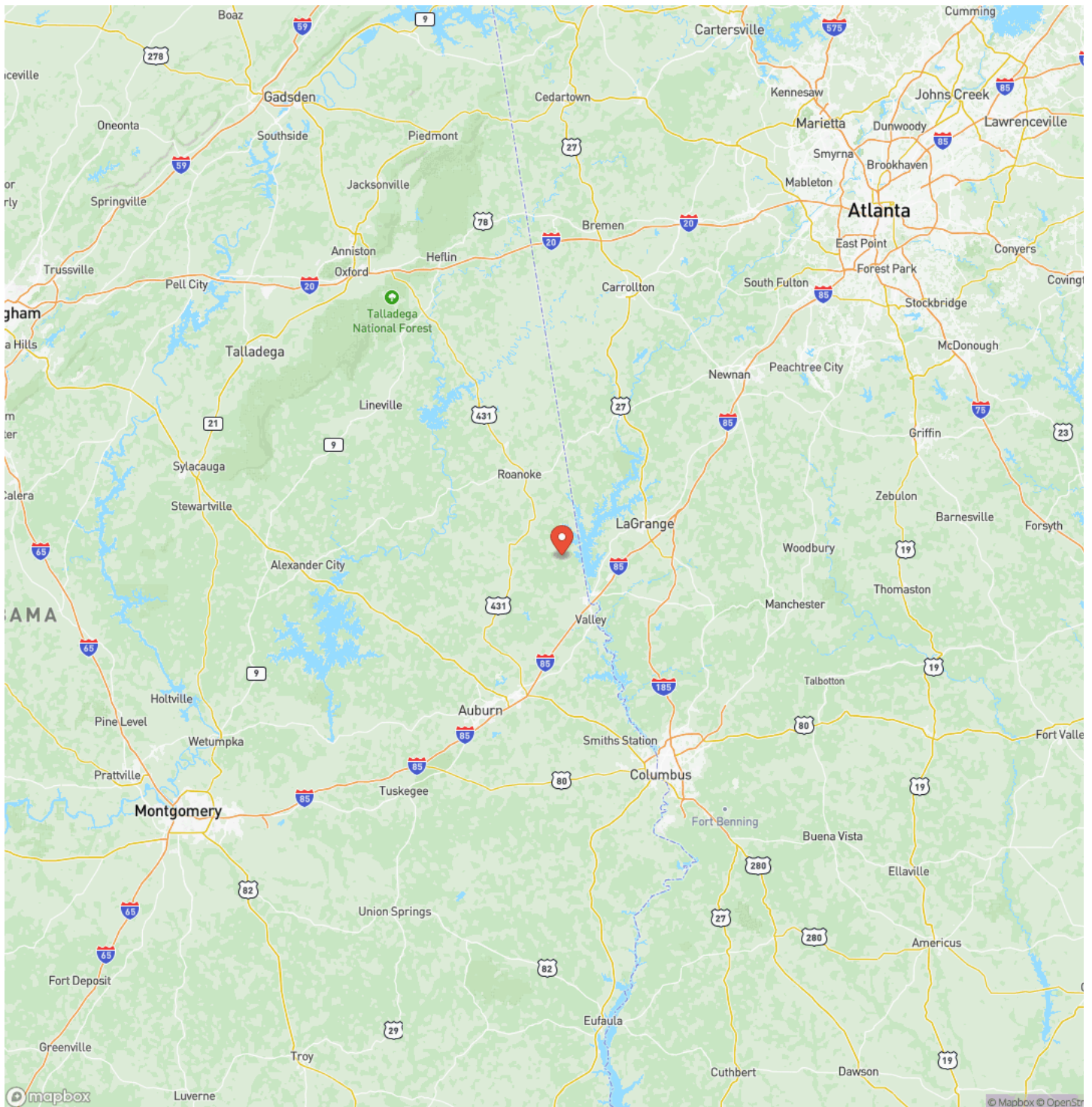
**18 +/- Acres Chambers  
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## Locator Map



**18 +/- Acres Chambers  
Lanett, AL / Chambers County**

## Locator Map





## Satellite Map



**18 +/- Acres Chambers  
Lanett, AL / Chambers County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Tyler Briggs

## Mobile

(706) 593-3639

## Email

tyler@farmandforestbrokers.com

### Address

## City / State / Zip

Centreville, AL 35042

## NOTES

[illegible]



## NOTES

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent is licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are derived from sources believed to be accurate, but are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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