

76 acres +/- in Chilton County, Alabama
Chilton County Road 324
Maplesville, AL 36750

\$273,600
76± Acres
Chilton County



76 acres +/- in Chilton County, Alabama
Maplesville, AL / Chilton County

SUMMARY

Address

Chilton County Road 324

City, State Zip

Maplesville, AL 36750

County

Chilton County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

32.765992 / -86.841991

Acreage

76

Price

\$273,600

Property Website

<https://farmandforestbrokers.com/property/76-acres-in-chilton-county-alabama-chilton-alabama/96846/>



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PROPERTY DESCRIPTION

76 acres +/- of good hunting and recreational land for sale near Maplesville in Chilton County, Alabama. This property is in a great location and offers lots of potential for a hunting tract or a rural home site. The land has frontage on Chilton County Road 324, with approximately 12 acres on the east side and the remaining 64 acres on the west side of the road. A good network of internal roads and trails leads throughout the tract. It was covered with game sign when I was out taking pictures- seeing 22 scrapes as I walked through the tract. A flock of turkeys flew off from the area near the cleaning rack. There are 4-5 areas with planted food plots, and several other good ladder stands throughout. The shooting houses on the fields will remain with the property. The timber is a mixture of larger pines and natural hardwoods. The tract has nice diversity for offering deer cover for bedding, and also food plots and mast bearing trees. Power is available along the county road, if you are considering building a home or getaway cabin or barndo. A nice creek flows near the northwest boundary, alongside one of the foodplots. The terrain is rolling, but not severe, with only about 100' of elevation change over the entire property. This is a great size for a family or friends hunting tract, and has the upside of timber value as well. You will want to take a look at this special property.

Legal Description- 76 acres +/- located in the South 1/2 of the Southwest 1/4 of Township 21N, Range 12E, Section 26, also described as Chilton County Tax Assessor Parcel ID# 1507260000004000. Property taxes were approximately \$200. There is a very old gravestone (>100 years) on the property, which will show up on some maps as Foshee Cemetery. The owner says no one has tried to visit the site during his ownership.

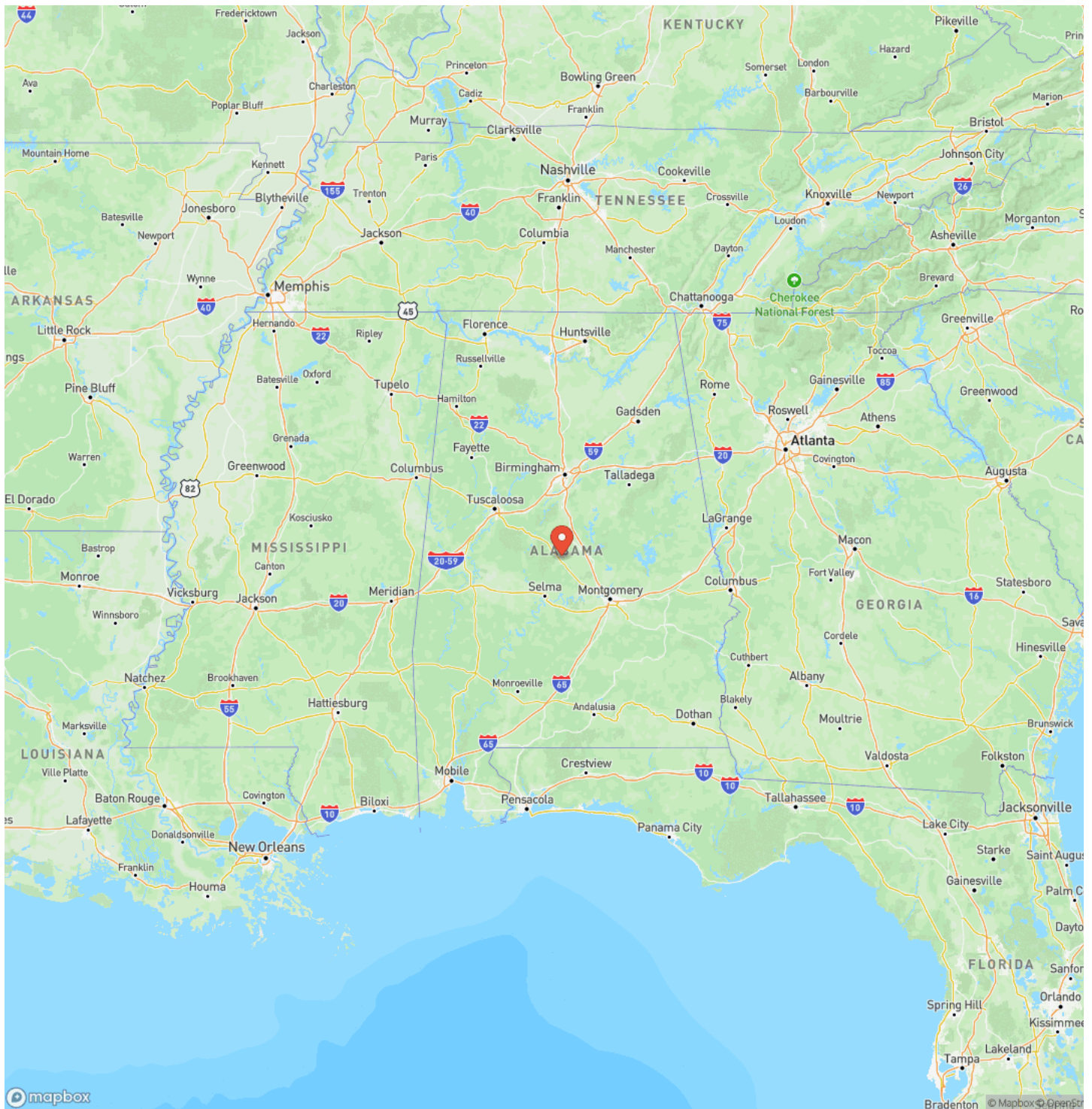
Location- The property is located on Chilton County Road 324, just southeast of Maplesville in Chilton County, Alabama. The property is easy to get to, conveniently located 4 miles southeast of Maplesville, 16 miles from Clanton, 34 miles from Prattville, 47 miles to Montgomery, 25 miles to Centreville, 27 miles to Montevallo, 58 miles to Tuscaloosa, and 75 miles to Birmingham. This property is shown by appointment only please, so contact Jonathan Goode today to schedule your visit to the property.



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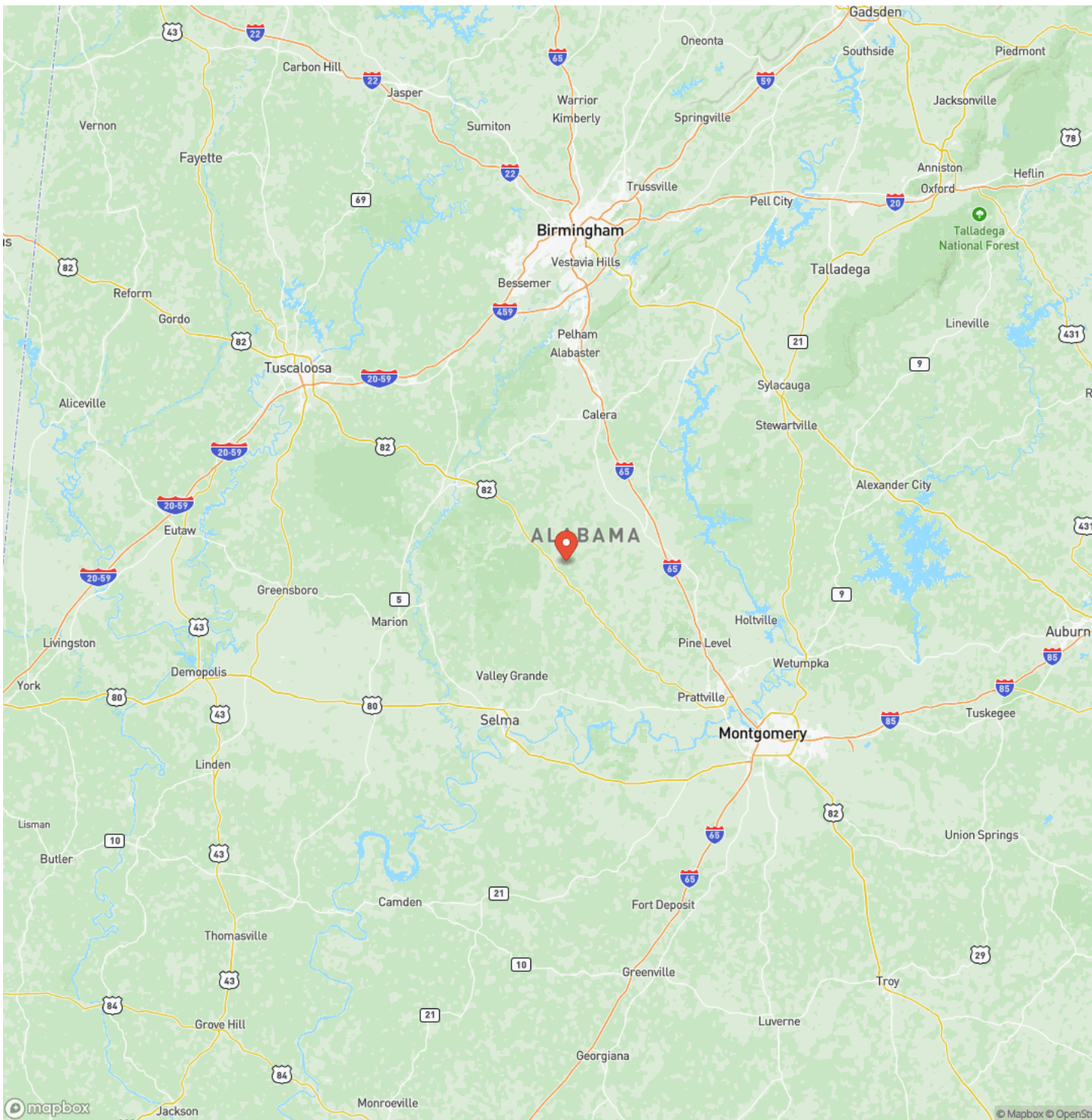


Locator Map



Maplesville, AL / Chilton County

Locator Map



76 acres +/- in Chilton County, Alabama
Maplesville, AL / Chilton County

Satellite Map



76 acres +/- in Chilton County, Alabama
Maplesville, AL / Chilton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jonathan Goode

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Office

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Address

155 Birmingham Road

City / State / Zip

NOTES

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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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