

Howell Creek 472
0 Gilchrist Road
Clayton, AL 36016

\$1,463,200
472± Acres
Barbour County



Howell Creek 472
Clayton, AL / Barbour County

SUMMARY

Address

0 Gilchrist Road

City, State Zip

Clayton, AL 36016

County

Barbour County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

31.875074 / -85.305778

Acreage

472

Price

\$1,463,200

Property Website

<https://farmandforestbrokers.com/property/howell-creek-472-barbour-alabama/102183/>



Howell Creek 472 Clayton, AL / Barbour County

PROPERTY DESCRIPTION

472± Acres - Private Hunting Retreat - Barbour County, AL

This is your opportunity to own quality hunting land in one of Alabama's top deer harvest counties. Barbour County consistently ranks in the top ten among the best for deer harvest and placed third in the state for turkey during the 2023-2024 season.

Located west of Eufaula just off of County Road 30, this 472± acre property offers the privacy and seclusion sought after by hunters and recreational enthusiasts. Gilchrest Road ends at the entrance, ensuring exclusive access-no through traffic. Public power and water are already on-site, making it an ideal setting for a secluded, custom hunting cabin. Also featured is a large barn and a historic home dating back to 1837.

Land composition includes:

- 271± acres of improved pine (planted 2019), offering a future timber revenue potential
- 161± acres of natural timber along Streamside Management Zones
- 40± acres of natural regeneration south of Howell Creek
- LiDAR map shows existing terraces from previous agriculture and cattle operation offering the potential for conversion back to cattle/hay production

Howell Creek flows through the property with 6,600± feet of frontage, creating diversity and an excellent habitat for wildlife. Well-maintained internal roads provide easy access throughout the land.

This tract is perfectly suited for private deer and turkey hunting and/or developing a hunting preserve. Also, the property had been in agricultural and cattle production in the past as the terraces are visible on the LiDAR imagery, making it suitable for conversion back to agriculture/pasture if desired.

Convenient to major cities:

- 85 miles to Montgomery, AL
- 60 miles to Columbus, GA
- 168 miles to Atlanta, GA
- 138 miles to Panama City, FL

Rare opportunity to purchase this property that has been off the market for decades.

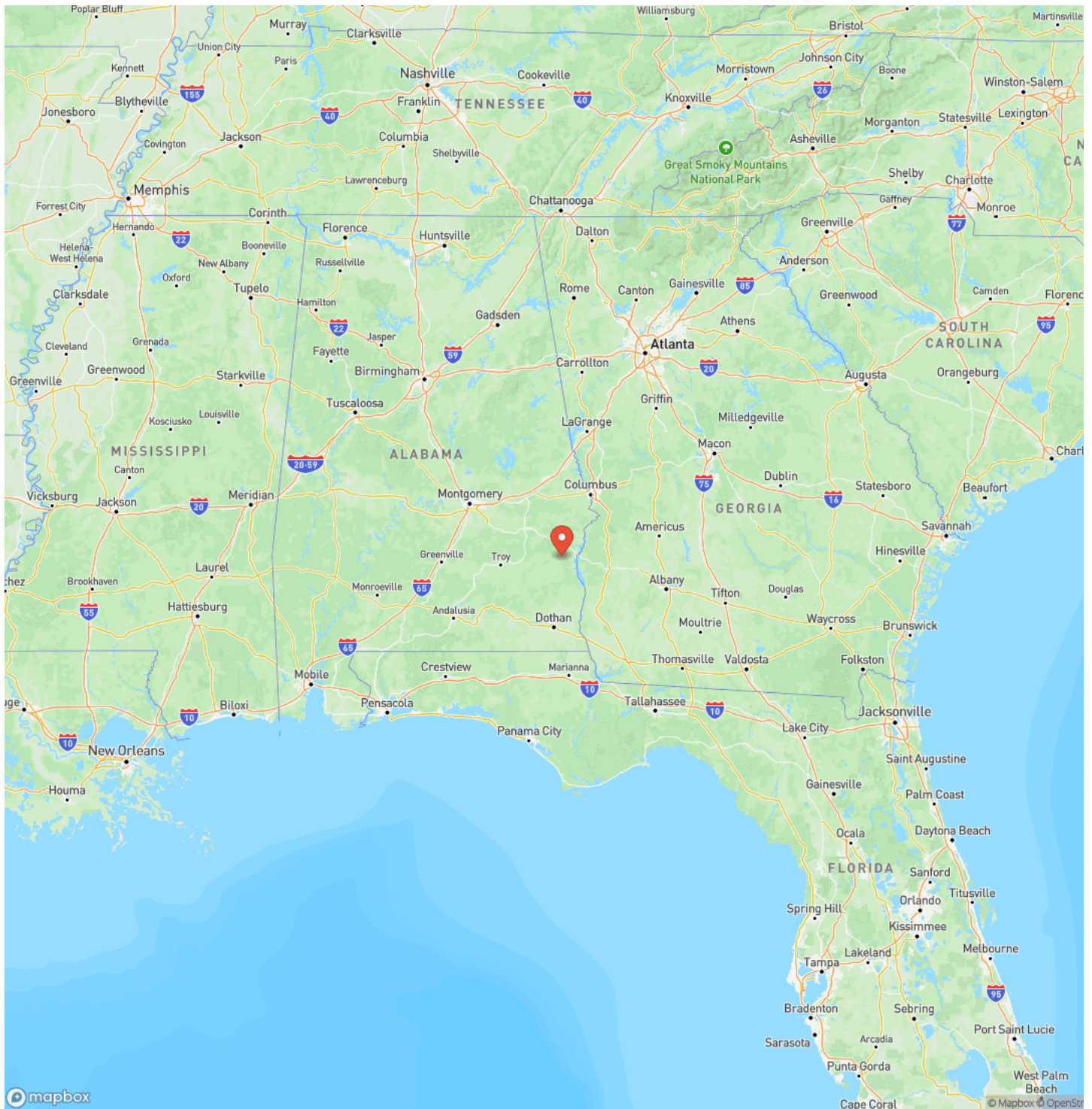
Property is gated and locked. Please call to schedule your appointment.



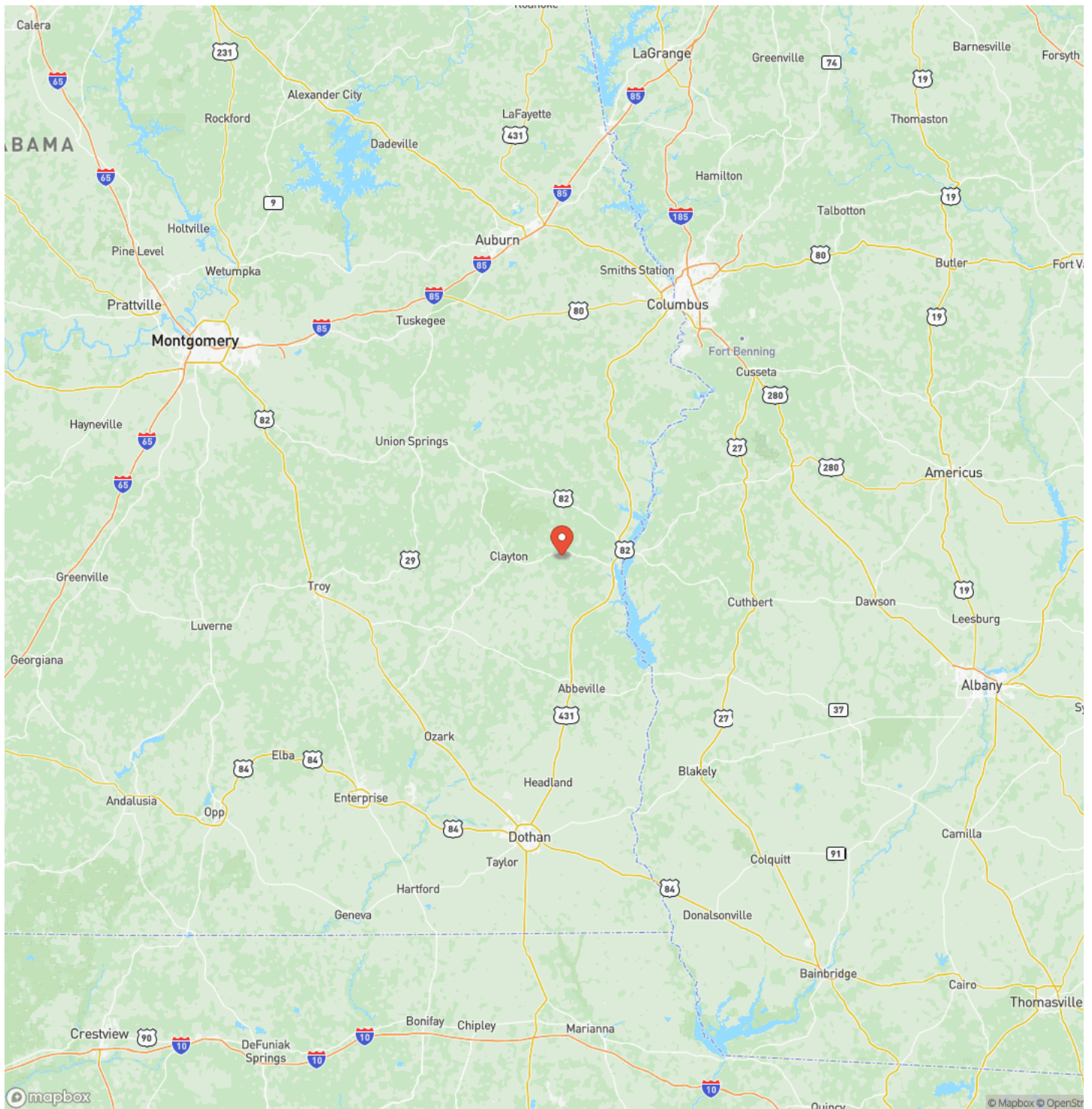
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Locator Map



Locator Map



Satellite Map



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