

4.11 Ac ± Geneva Co - County Road 99 Tract 3
county road 99
Chancellor, AL 36316

\$49,900
4.1± Acres
Geneva County



4.11 Ac ± Geneva Co - County Road 99 Tract 3
Chancellor, AL / Geneva County

SUMMARY

Address

county road 99

City, State Zip

Chancellor, AL 36316

County

Geneva County

Type

Undeveloped Land

Latitude / Longitude

31.156903 / -85.858906

Acreage

4.1

Price

\$49,900

Property Website

<https://farmandforestbrokers.com/property/4-11-ac-geneva-co-county-road-99-tract-3/geneva/alabama/84401/>



4.11 Ac ± Geneva Co - County Road 99 Tract 3

Chancellor, AL / Geneva County

PROPERTY DESCRIPTION

County Road 99 Tract 2

This beautiful ±4 acre property is located in North Geneva County in Chancellor on county road 99. Approximately 1 acre of the property has been recently cleared for a homesite. This tract is high & dry and has a long list of desirable features to include:

- ± 1 acre clearing for homesite, with an established driveway & culvert in place.
- 386' paved road frontage on county road 99 (repaved in 2024)
- Three-phase power, and fiber internet available at the road.
- Beautiful buffer of oaks and pines line the road frontage.
- The balance of the acreage is a stand of natural loblolly pines, a new owner could leave the woods for outdoor recreation, develop atv trails, or even clear additional acreage for a food plot, garden, or small pasture.
- Located in a quiet rural setting, surrounded by large agriculture and timber tracts.
- 10 miles south of Enterprise
- 8.5 miles north of Geneva
- 90 ± miles from the Gulf of America

This tract would make an excellent home place with plenty of room to build a home, barn/shop, and raise a family. There are two additional tracts available. See the map in the pictures and in the map package for location and pricing. For more information or to schedule a showing contact Dalton Dalrymple with Farm & Forest Brokers.

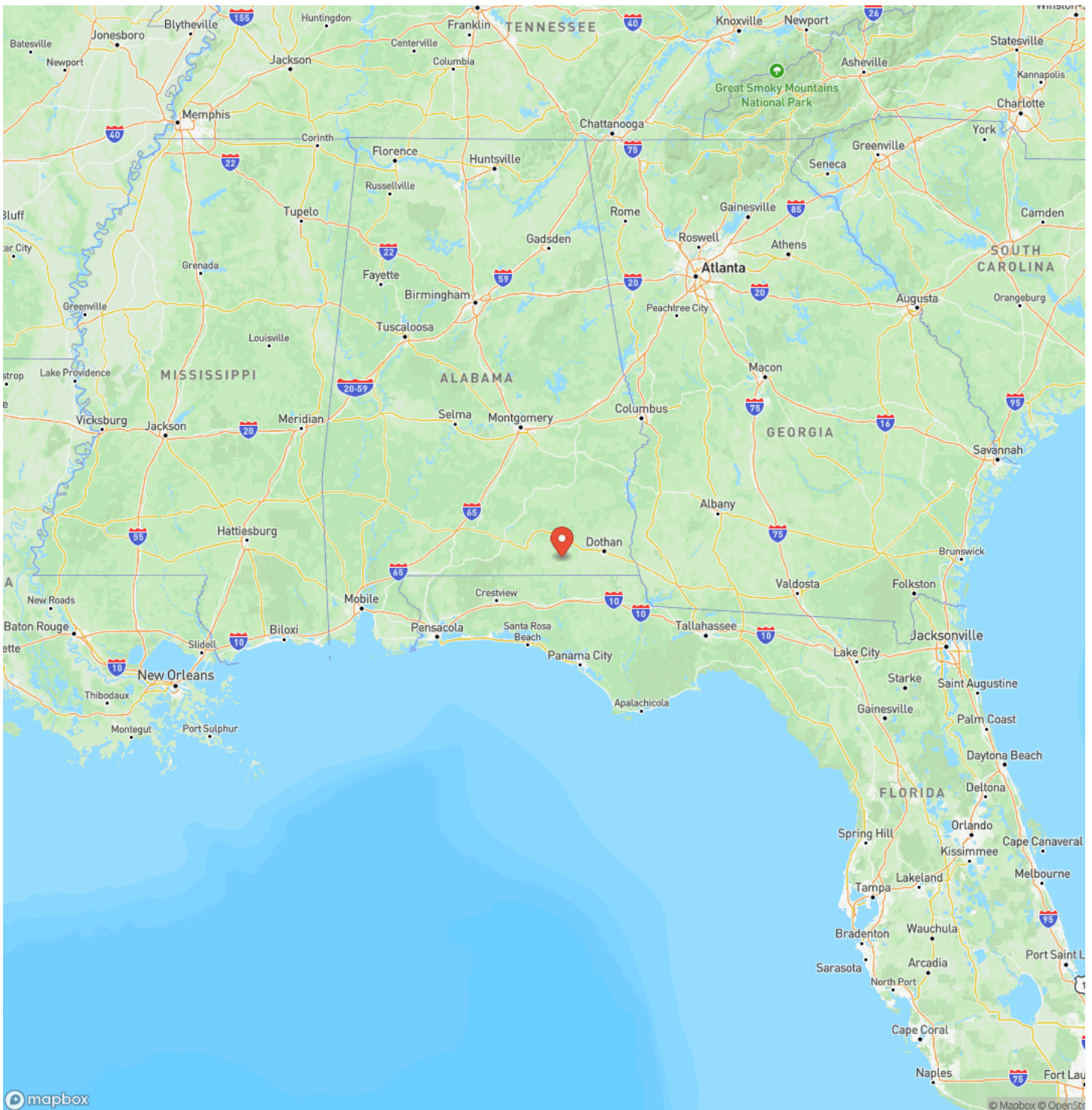
*This property is shown by appointment only. This property is being sold subject to restrictive covenants, see list of deed restrictions in the PDF in additional documents.



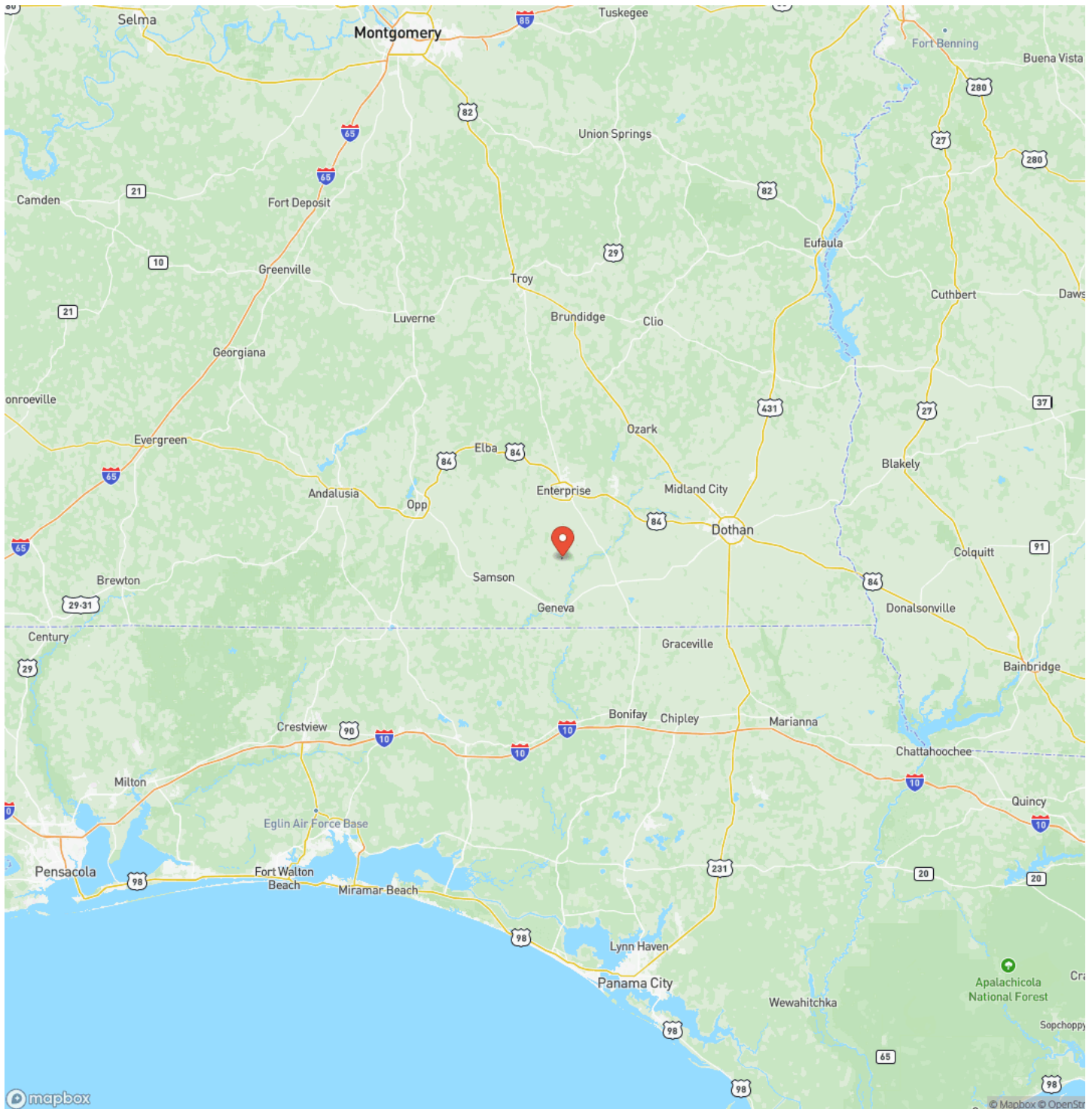
4.11 Ac ± Geneva Co - County Road 99 Tract 3
Chancellor, AL / Geneva County



Locator Map



Locator Map



Satellite Map



4.11 Ac ± Geneva Co - County Road 99 Tract 3 Chancellor, AL / Geneva County

LISTING REPRESENTATIVE

For more information contact:



Representative

Dalton Dalrymple

Mobile

(334) 447-5600

Email

dalton@farmandforestbrokers.com

Address

City / State / Zip

Enterprise, AL 36330

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.



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

