

20 +/- Acres Chambers County, AL  
0 Highway 77  
Roanoke, AL 36274

**\$135,000**  
20± Acres  
Randolph County





**20 +/- Acres Chambers County, AL**  
**Roanoke, AL / Randolph County**

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**SUMMARY**

**Address**

0 Highway 77

**City, State Zip**

Roanoke, AL 36274

**County**

Randolph County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

33.07066 / -85.50162

**Acreage**

20

**Price**

\$135,000

**Property Website**

<https://farmandforestbrokers.com/property/20-acres-chambers-county-al/randolph/alabama/97034/>



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**PROPERTY DESCRIPTION**

**20± Acres For Sale - Chambers County, AL**  
**Minutes from Wadley & Roanoke, AL**

Great opportunity to own **20± acres** in the heart of Chambers County with **Hwy 77 frontage** and easy access. This tract features a mix of **mature pine timber** and a **large hardwood bottom**, offering both timber value and excellent wildlife habitat.

**Property Highlights:**

- **20 +/- acres** in a prime rural location
- **Convenient access** off **HWY 77**
- **Mature pine timber** - good for hunting and future timber management
- **Large hardwood bottom** with a **scenic creek**, excellent for wildlife and recreation
- **Existing food plot** and **shooting house** in place
- **Power available** at the paved road
- Known area for **quality deer and turkey hunting**

Whether you're looking for a hunting tract with established improvements, recreational land with creek frontage, or an investment in timberland, this property is worth a look!





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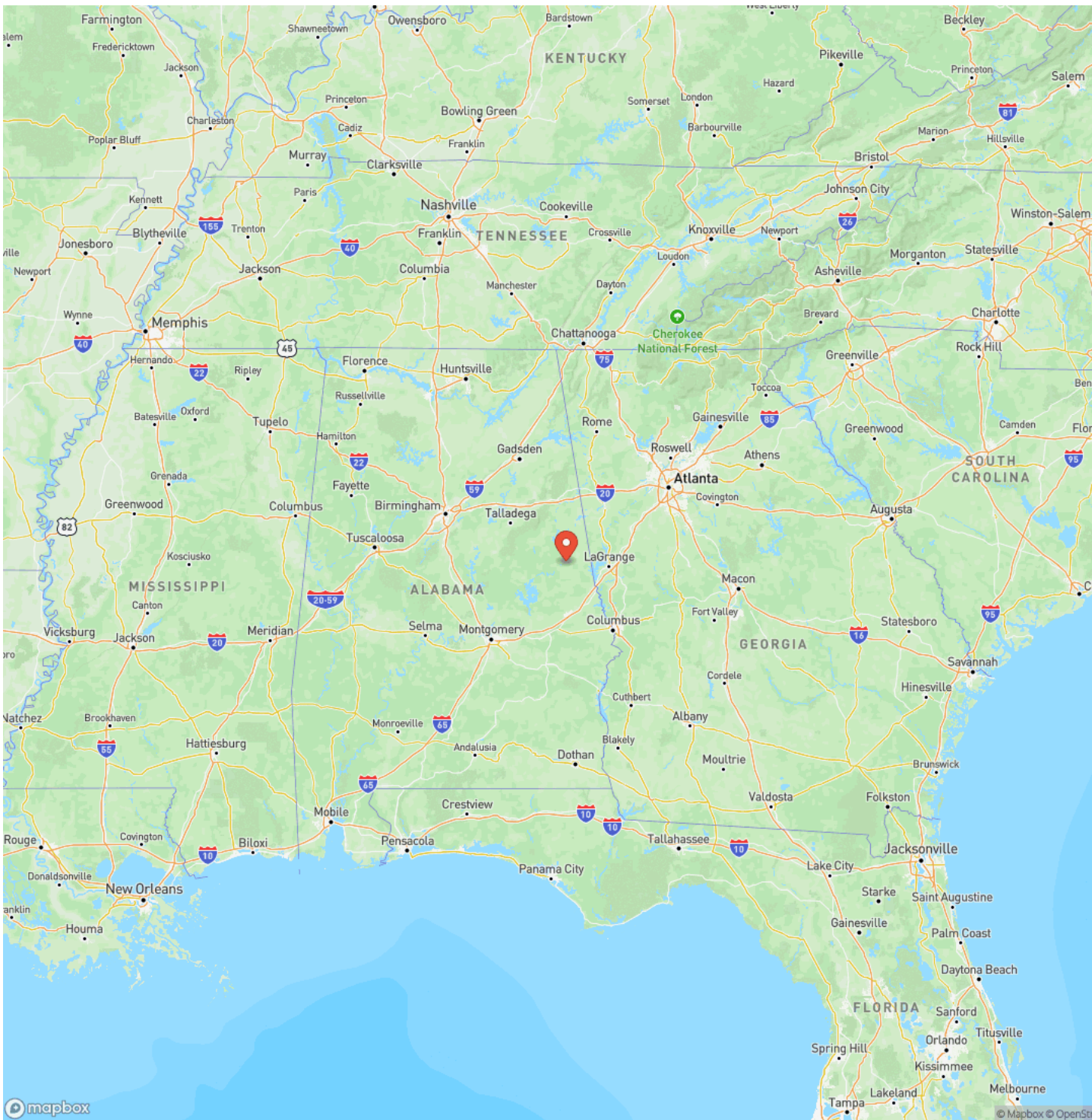




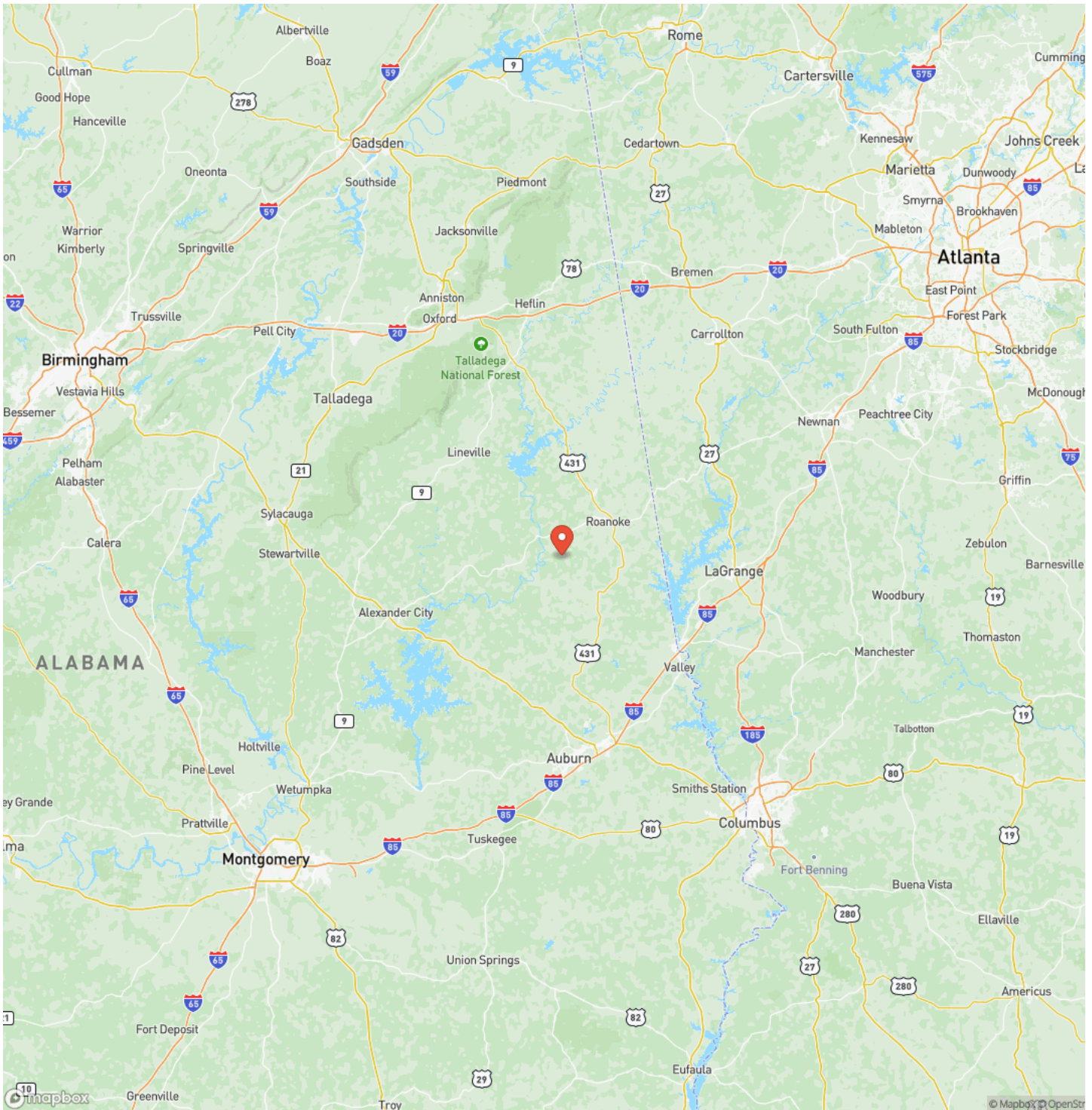
## 20 +/- Acres Chambers County, AL

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# Locator Map

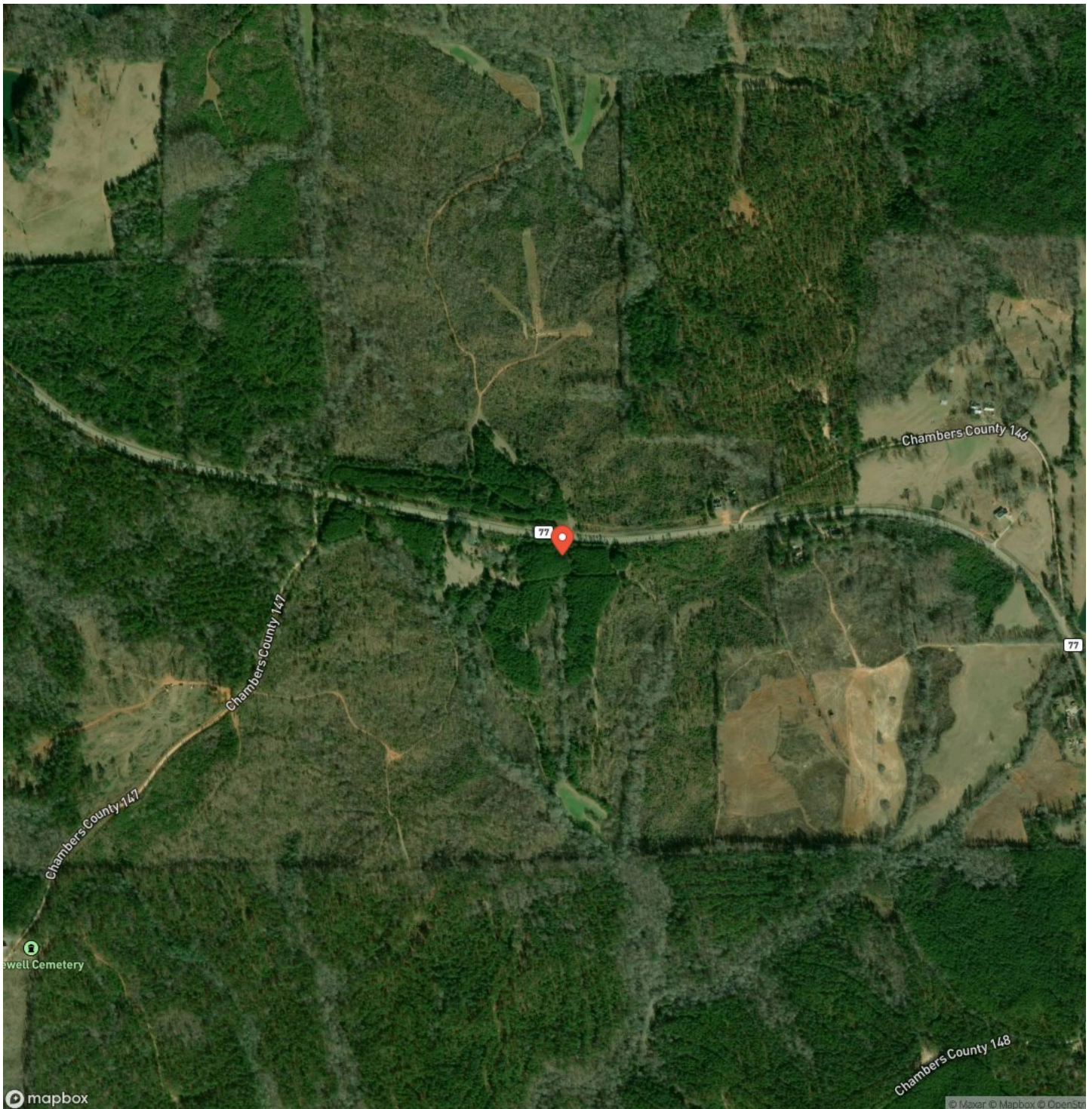


## Locator Map





## Satellite Map



**20 +/- Acres Chambers County, AL**  
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## 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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