

84 acres +/- near West Blocton  
Old Highway 5  
West Blocton, AL 35184

**\$294,000**  
84± Acres  
Bibb County





**84 acres +/- near West Blocton**  
**West Blocton, AL / Bibb County**

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**SUMMARY**

**Address**

Old Highway 5

**City, State Zip**

West Blocton, AL 35184

**County**

Bibb County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

33.024347 / -87.139292

**Acreage**

84

**Price**

\$294,000

**Property Website**

<https://farmandforestbrokers.com/property/84-acres-near-west-blocton-bibb-alabama/80915/>



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**PROPERTY DESCRIPTION**

**84 acres +/- of land for sale between Centreville and West Blocton in Bibb County, Alabama.** This property has a lot of potential as either a rural homesite or would also make a good hunting and recreational property. The land is conveniently located between West Blocton and Centreville, and is convenient to Tuscaloosa and Vance. The property is mostly covered in timber, which is predominantly pines that are approximately 20-25 year old. The owners recently pushed in a woods road that allows you to access the land. Other than that, the landscape is mostly covered in timber. There is a small watering hole for wildlife on the southwest side of the property. The land adjoins a couple of small private owners, a large timber company on the east side, and The Cahaba Biodiversity Center owned by the University of West Alabama on the south and east sides. The land is located slightly over a mile from the Cahaba River, and is only about 1/4 mile from Alabama Highway 5. There is a lot to like about this property. The portion of the property on the north end has some older, more mature hardwoods that would make a nice setting for a home or cabin. The land has paved road frontage and power is available to the property.

**Legal Description-** The property consists of 3 tax parcels. The two on the north end of the property were recently surveyed. Those two parcels were acquired to make sure the property has road frontage and legal access to the larger 69 acre parcel on the south end. The Bibb County Tax Assessor Parcel ID#'s are 11-07-36-0- [000-002-0000](#) , 11-07-26-0- [000-008-0000](#) , and 11-07-25-0- [000-010-0000](#) . Property taxes for 2024 were approximately \$161.

**Location-** The property is located along Old Highway 5 (Schultz Creek Road), between Centreville and West Blocton. The property is easily accessible from AL Highway 5. The property is 7 miles north of Centreville, 8 miles south of West Blocton, 16 miles to Vance, 37 miles to Tuscaloosa, 34 miles to Bessemer, and 46 miles to Birmingham. Showings are by appointment only please, so contact Jonathan Goode today to schedule your showing.





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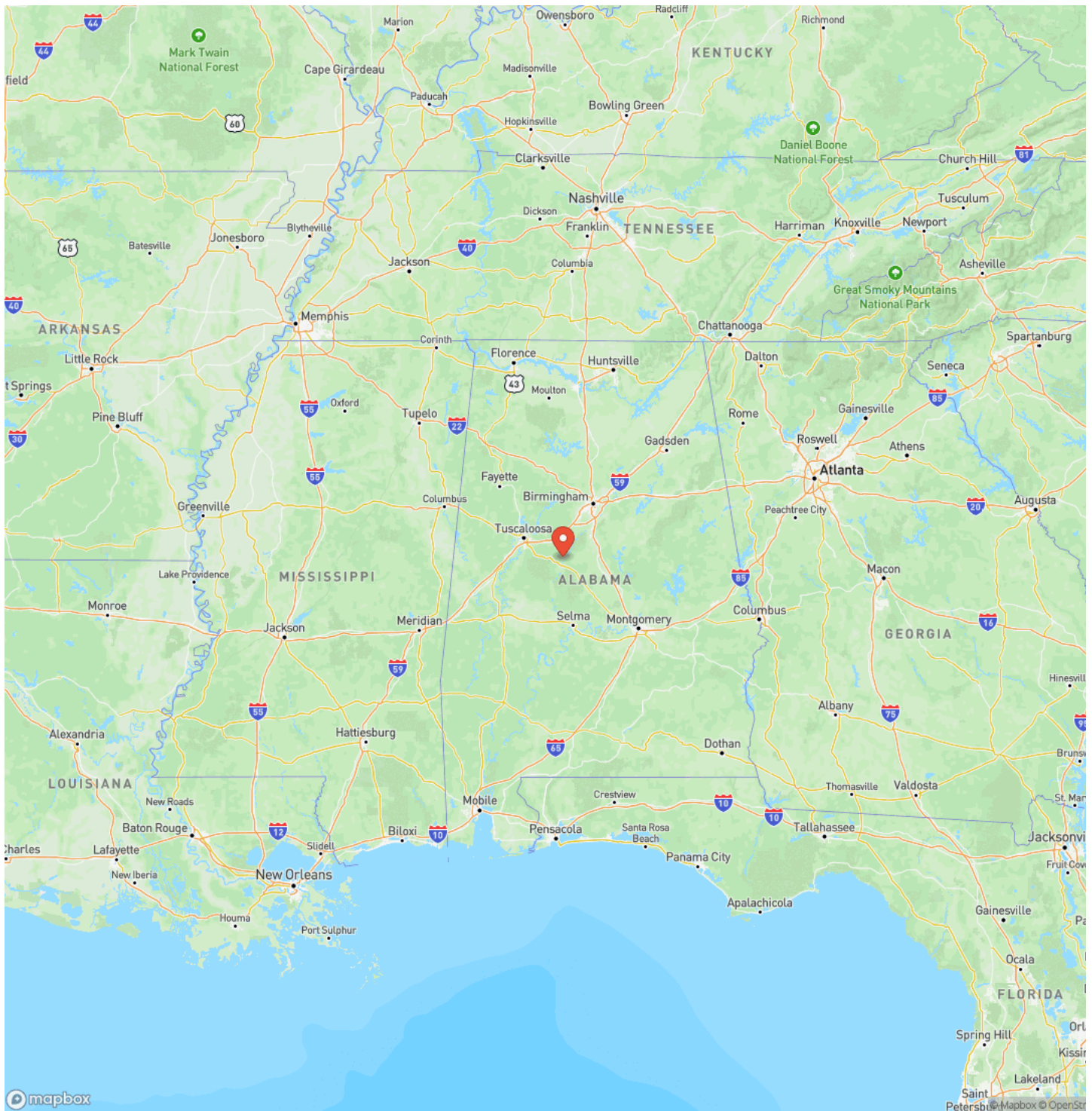
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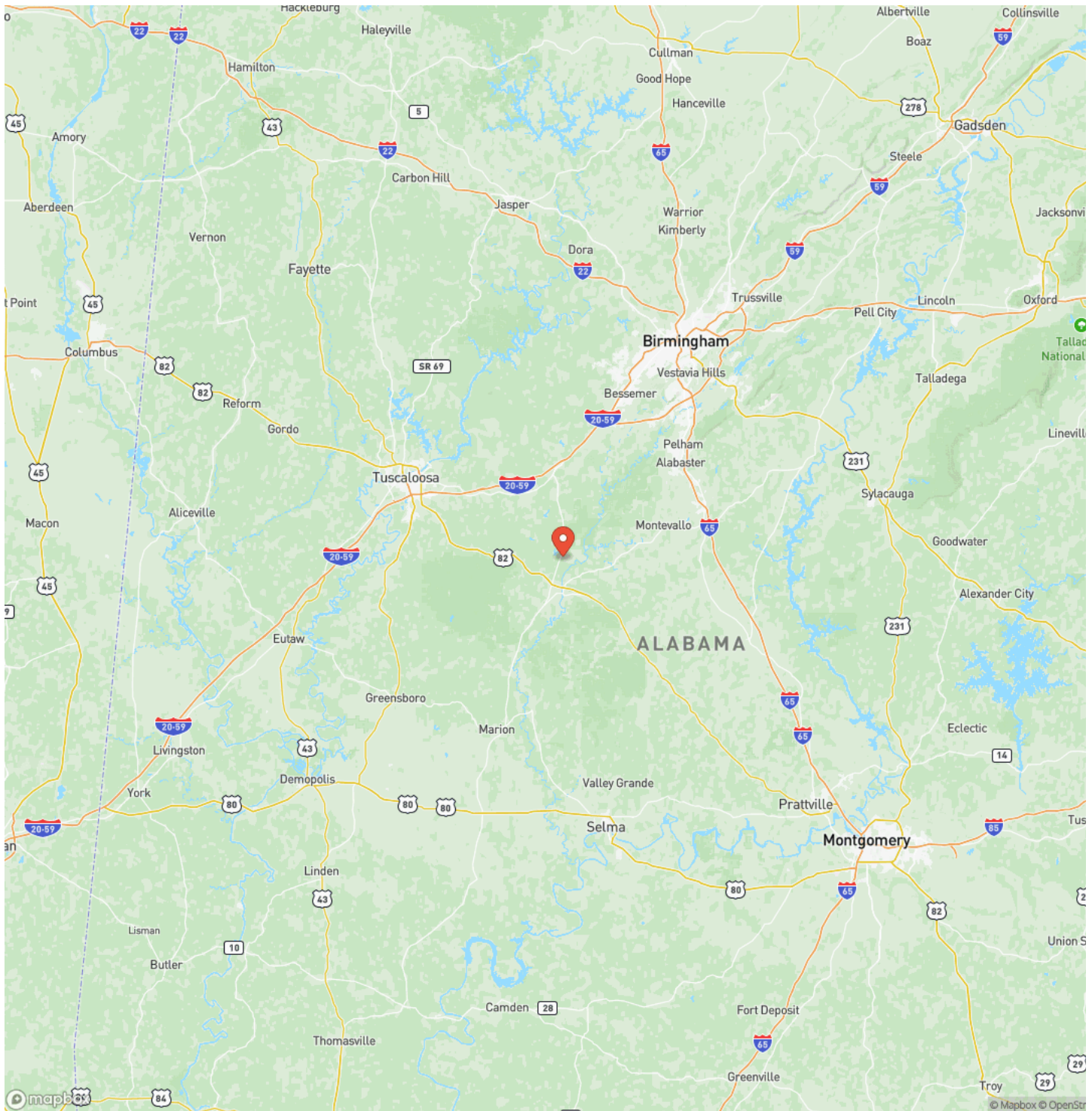
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## Locator Map



84 acres +/- near West Blocton  
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## Locator Map





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## Satellite Map



**84 acres +/- near West Blocton**  
**West Blocton, AL / Bibb County**

**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Jonathan Goode

## Mobile

(334) 247-2005

## Office

(205) 340-3946

## Email

jonathan@farmandforestbrokers.com

## Address

155 Birmingham Road

## City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal 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.



## NOTES

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## **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**  
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