

Cane Creek Tract- 654 acres +/- in Bibb County, AL
Camp Branch Road
West Blocton, AL 35184

\$2,126,443
654± Acres
Bibb County



**Cane Creek Tract- 654 acres +/- in Bibb County, AL
West Blocton, AL / Bibb County**

SUMMARY

Address

Camp Branch Road

City, State Zip

West Blocton, AL 35184

County

Bibb County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.205252 / -87.075783

Taxes (Annually)

1093

Acreage

654

Price

\$2,126,443

Property Website

<https://jonathangoode.com/property/cane-creek-tract-654-acres-in-bibb-county-al-bibb-alabama/66711/>



Cane Creek Tract- 654 acres +/- in Bibb County, AL West Blocton, AL / Bibb County

PROPERTY DESCRIPTION

The Cane Creek Tract is 654 acres +/- of land for sale near West Blocton in Bibb County, Alabama. This property has great potential for your hunting and recreational opportunities, close to Birmingham and Tuscaloosa. The property has been managed for pine timber production, with various ages of loblolly stands distributed throughout. The land is accessed from frontage along Camp Branch Road, and a good network of internal roads and trails leads throughout the property. The land has been leased for hunting, and there are established food plots for continued use as a hunting property. A large Alabama Power transmission line runs through the property, providing more open land for longer range hunting shots. Cane Creek is a rocky bottom creek that flows through the land, providing water for the wildlife. The timber on the property consists of several different age stands for diversifying the timber, and staggering when these stands will need harvesting. All of the hunting stands on the property belong to the lessees, and they will not convey with the sale.

Timber stands with ages and approximate acreages

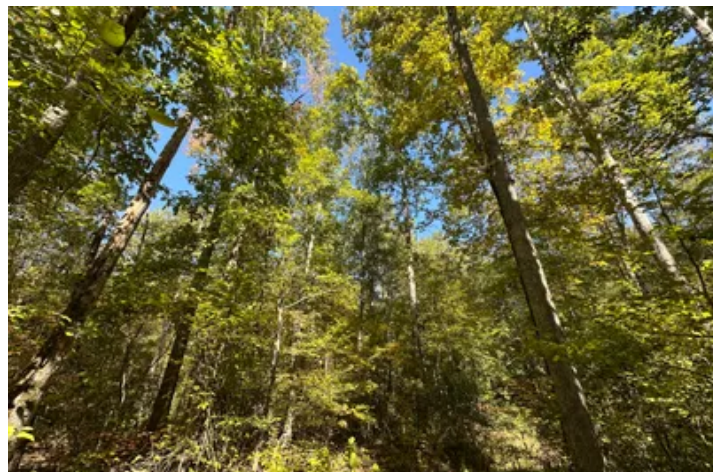
- 115.5 acres +/- of pines planted in 1991
- 85.38 acres +/- of pines planted in 1998
- 42 acres +/- of pines planted in 2002
- 32 acres +/- of pines planted 2005
- 121 acres +/- of pines planted 2014
- 120 acres +/- of pines planted in 2023
- 119 acres +/- of mixed timber in the Streamside Management Zones (SMZ's)

Legal Description- This property consists of 654 acres +/- in 6 separate tax parcels. The property is located in Tosnwhip 21S, Range 5W, Sections 19 and 20. The tax parcel #'s are 02-04-20-0- [000-009-0000](#) , 02-04-20-0- [000-008-0000](#) , 02-04-20-0- [000-010-0000](#) , 02-04-20-0- [000-007-0000](#) , 02-04-19-0- [000-002-0000](#) , 02-04-19-0- [000-006-0000](#) . Property taxes for 2023 were approximately \$1093.

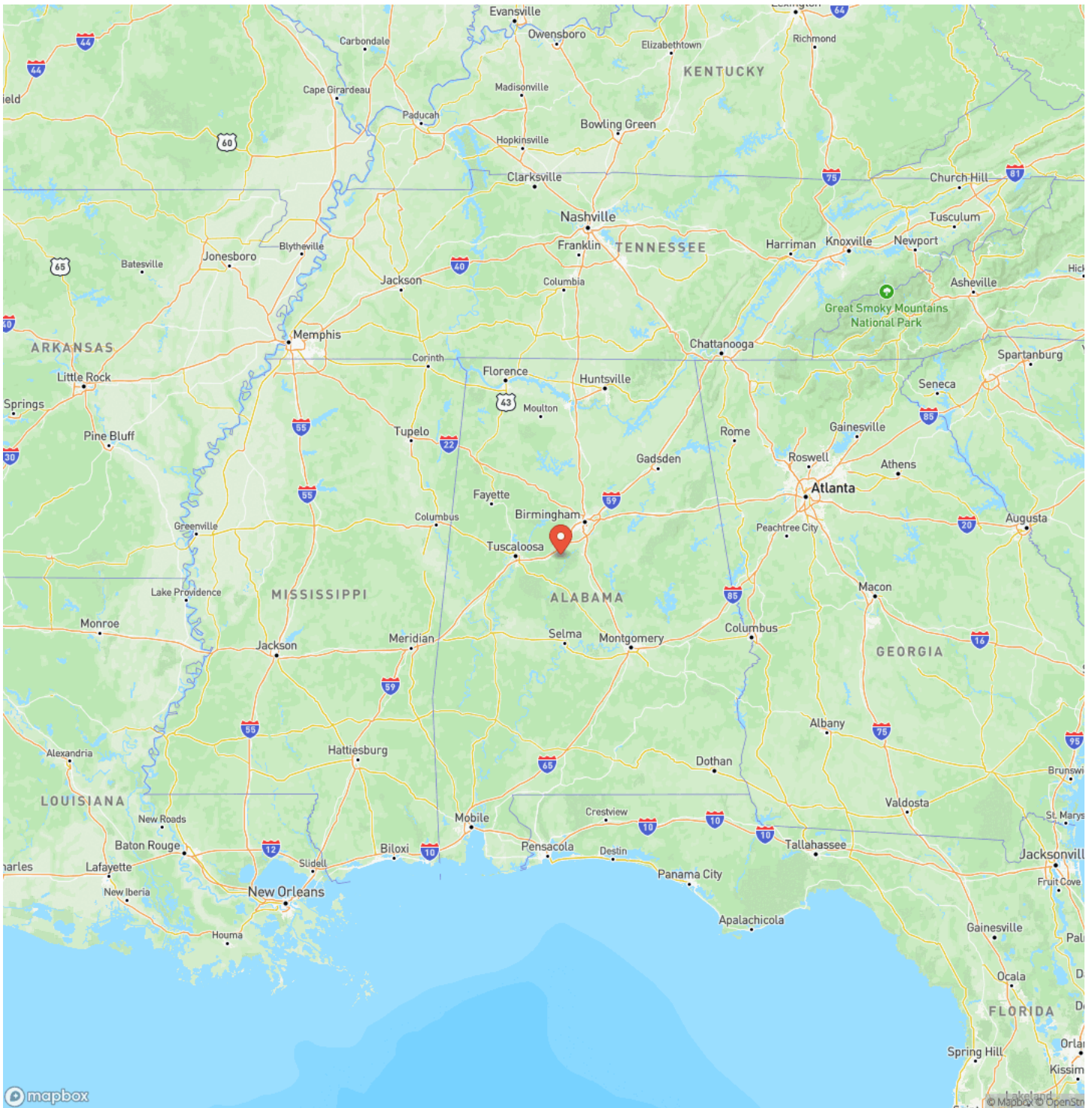
Location- The property is located off Camp Branch Road near West Blocton, Alabama. This place is conveniently located between Tuscaloosa and Birmingham. Tannehill Historic Ironworks are only a few miles north. The land is located 35 miles to Birmingham, 32 miles to Bryant Denny Stadium in Tuscaloosa, 92 miles to Montgomery, and 134 miles to Huntsville. Showings are by appointment only please, so contact Jonathan Goode or Rick Bourne to schedule your visit to this property.



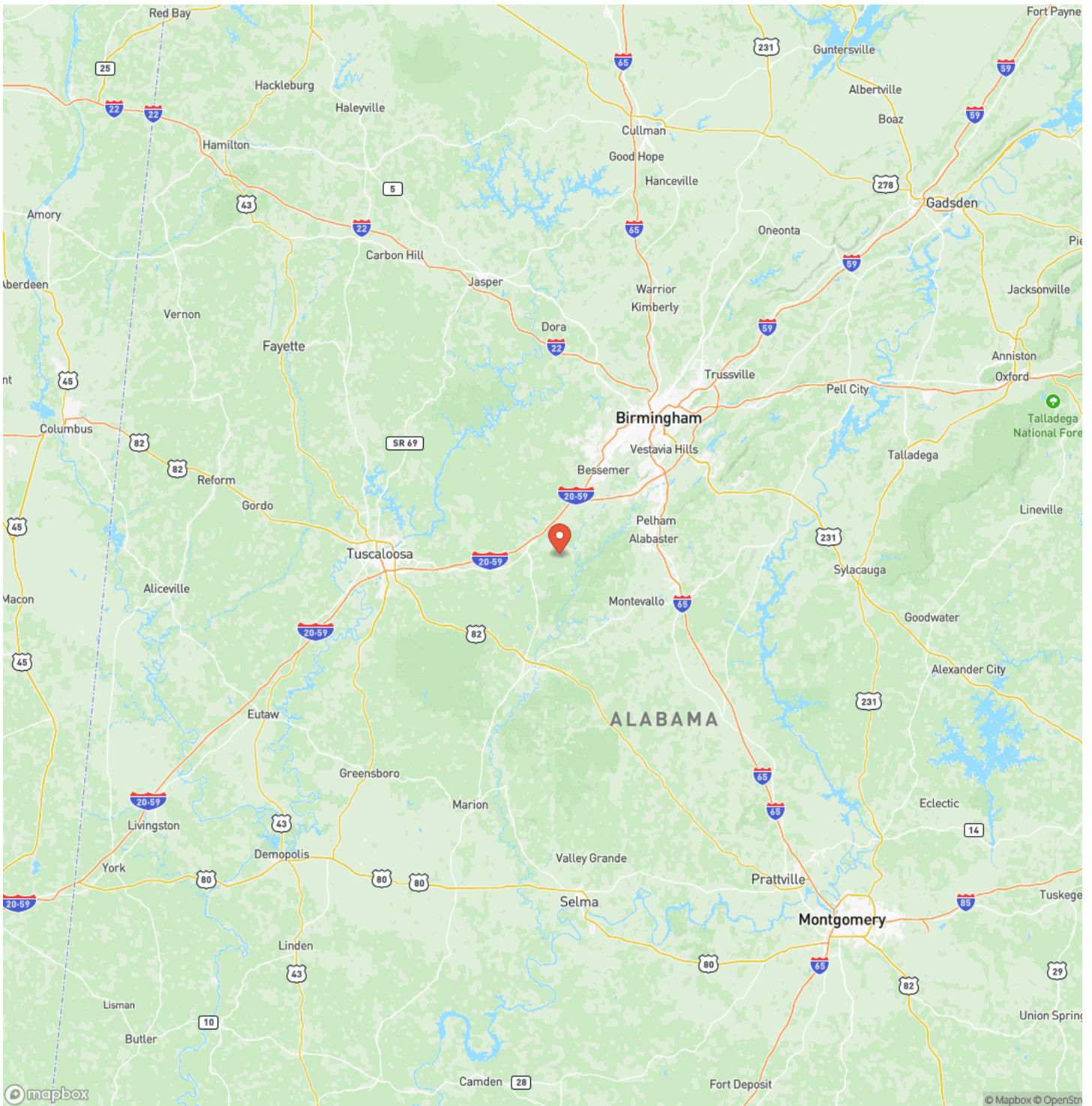
Cane Creek Tract- 654 acres +/- in Bibb County, AL
West Blocton, AL / Bibb County



Locator Map



Locator Map



Satellite Map



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 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 fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence 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.



Southeastern Land Group
2244 Sherman Huey Road
Centreville, AL 35042
(334) 247-2005
jonathangoode.com

MORE INFO ONLINE:
jonathangoode.com

