

Cave Mountain Branch Tract
Cave Mountain Branch Road
Centreville, AL 35042

\$276,500
79± Acres
Bibb County



Cave Mountain Branch Tract Centreville, AL / Bibb County

SUMMARY

Address

Cave Mountain Branch Road

City, State Zip

Centreville, AL 35042

County

Bibb County

Type

Hunting Land, Timberland

Latitude / Longitude

32.85988 / -87.285971

Acreage

79

Price

\$276,500

Property Website

<https://farmandforestbrokers.com/property/cave-mountain-branch-tract-bibb-alabama/85007/>



Cave Mountain Branch Tract Centreville, AL / Bibb County

PROPERTY DESCRIPTION

The Cave Mountain Branch Tract is 79 acres +/- of land for sale near Centreville in Bibb County, Alabama. The property adjoins the Talladega National Forest on 3 sides, giving you access to thousands of more acres of public land to hunt. One of the great features of having land adjoining the National Forest is that you can plant food plots and provide supplemental feed that entices the deer and turkeys to come visit your property. The property has 3 or 4 food plots or wildlife openings currently, and a good internal road system. The timber on the property consists of approximately 67 acres of good looking pine timber that has been thinned once, and about 12 acres of larger hardwoods in a small creek drain. A small creek branch flows along the east side of the property, providing water for the wildlife. The property has gravel / dirt road frontage along the east side. The property is pretty remote, and no utilities are currently available. However this could make a good set up if you want to try to have an off-grid property. This tract is located only 11 miles south of the Super Walmart in Brent, where other restaurants, a hospital, hardware store, and other amenities are available.

Owner Financing is Available- The owners will consider providing owner financing to qualified buyers. The terms of the financing are available upon request.

Legal Description- The property consists of two tax parcels, located in Township 22N, Range 8E, Sections 28 and 29. The Bibb County Tax Assessor Parcel ID#'s are 23-09-29-0- [000-001-0000](#) and 23-09-29-0- [000-001-0000](#) , those portions lying west and south of Cave Mountain Branch Road (National Forest Road 743). Property taxes for 2024 were approximately \$145.

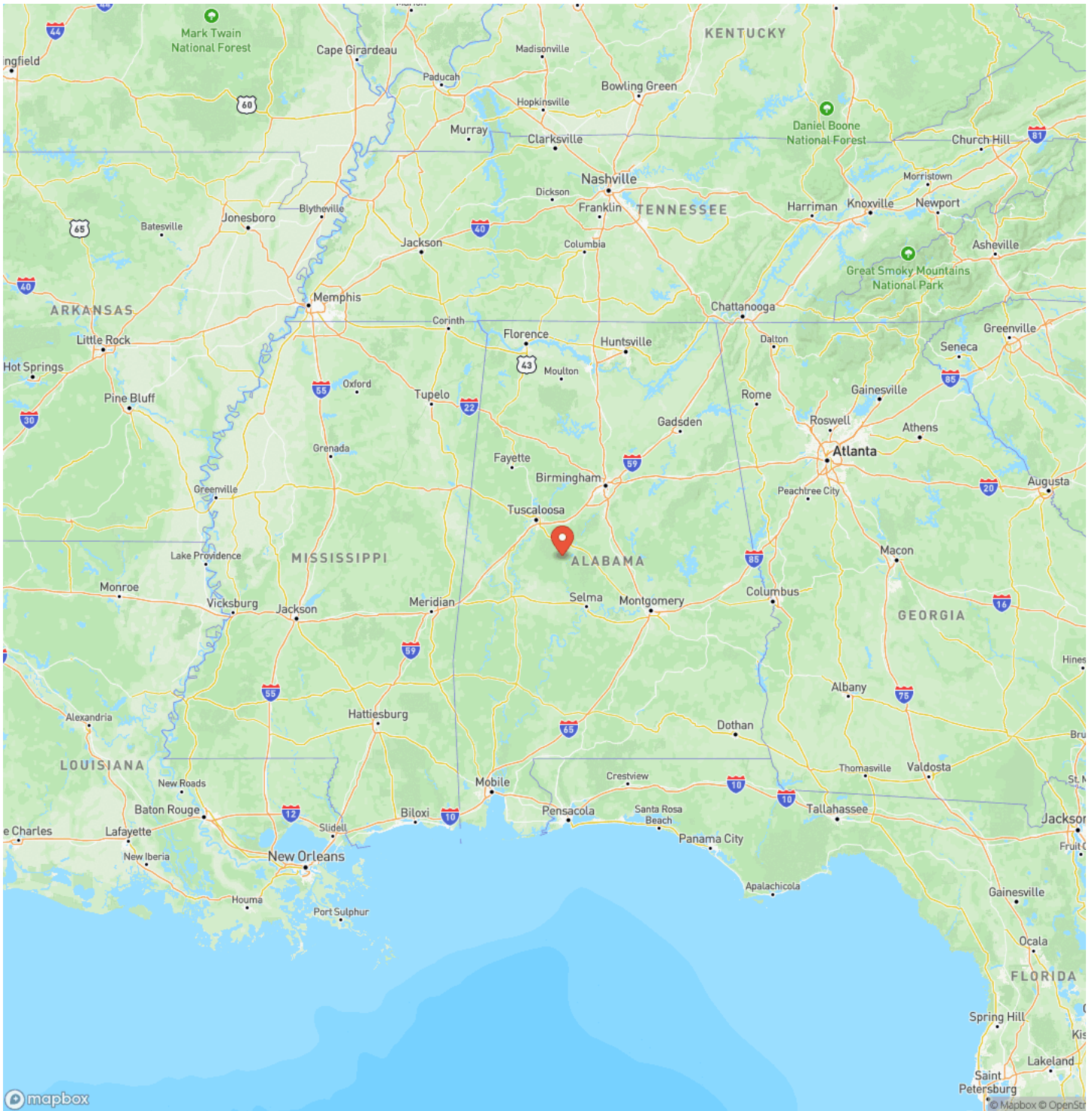
Location- The property fronts along Cave Mountain Branch Road (National Forest Road 743), south of Centreville. The property is located 11 miles south of Brent, 13 miles to Centreville, 37 miles to Tuscaloosa, and 63 miles to Birmingham. Contact Jonathan Goode with Farm and Forest Brokers to schedule your visit to this property at [334-247-2005](tel:334-247-2005) .



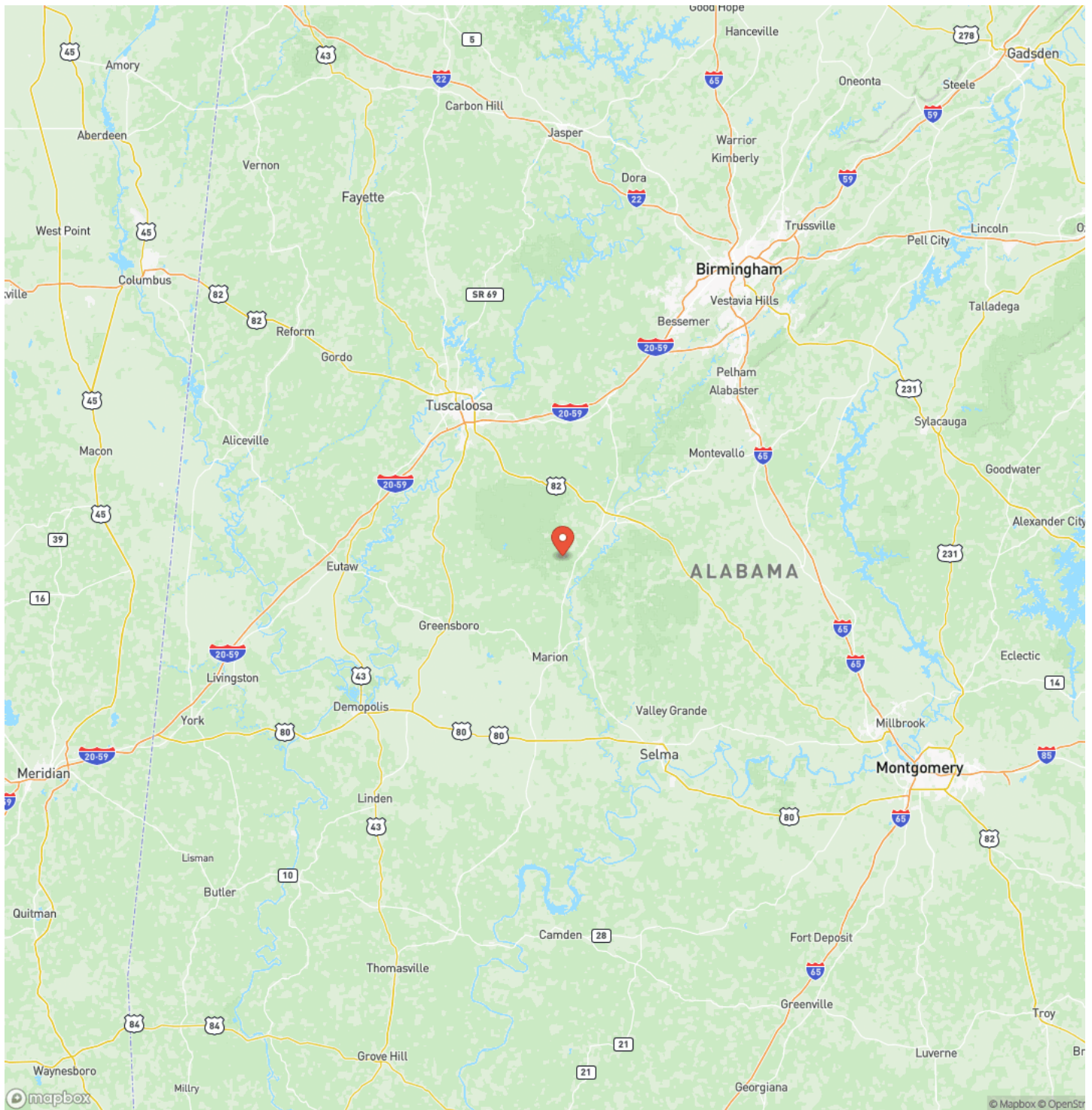
Cave Mountain Branch Tract
Centreville, AL / Bibb County



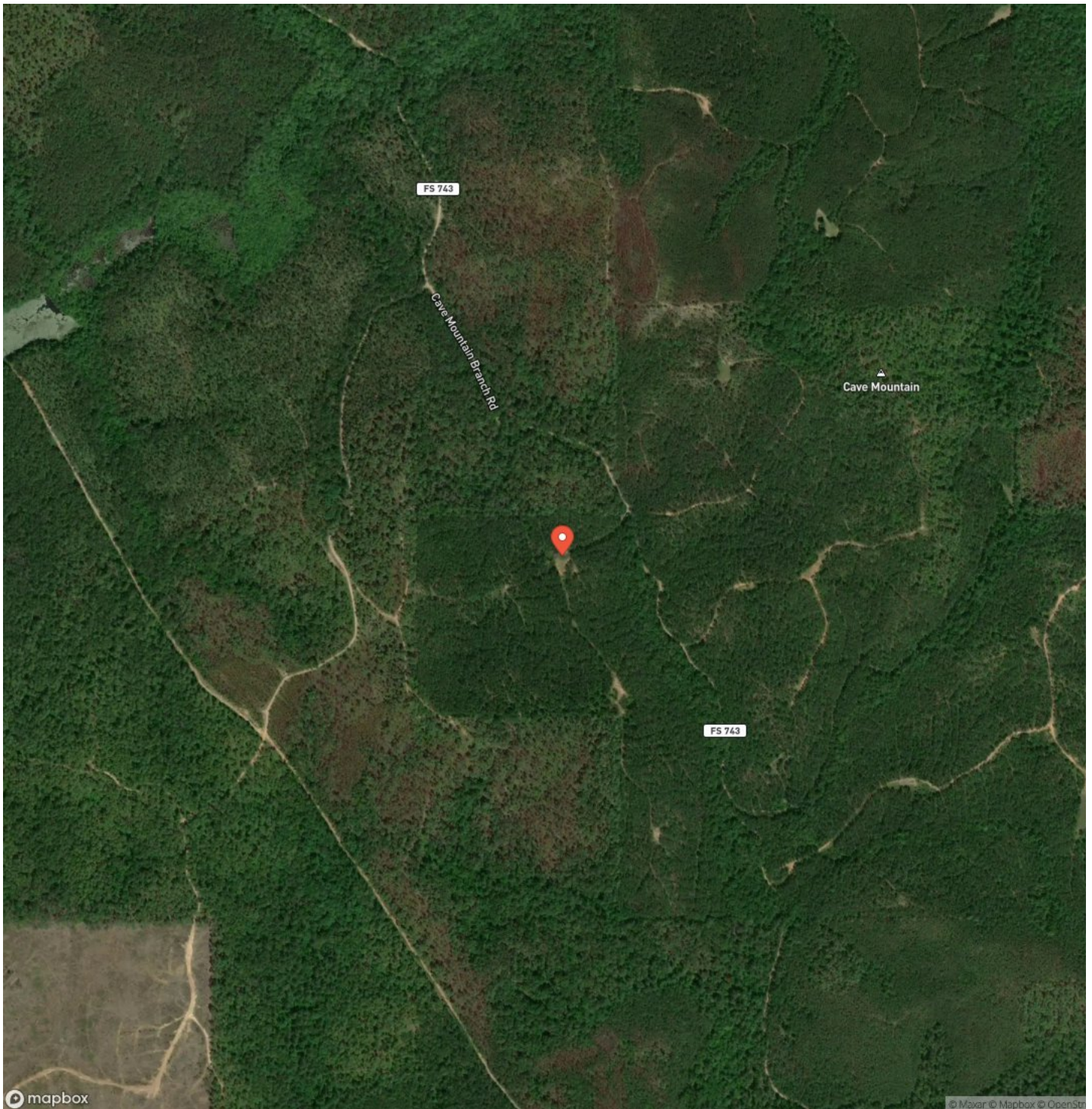
Locator Map



Locator Map



Satellite Map



**Cave Mountain Branch Tract
Centreville, 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

[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/

