

183 Ac ± Geneva Co - County Line Farm
2024 county road 75
Chancellor, AL 36316

\$795,000
183± Acres
Geneva County



183 Ac ± Geneva Co - County Line Farm
Chancellor, AL / Geneva County

SUMMARY

Address

2024 county road 75

City, State Zip

Chancellor, AL 36316

County

Geneva County

Type

Farms, Hunting Land, Timberland

Latitude / Longitude

31.191854 / -85.896125

Taxes (Annually)

845

Acreage

183

Price

\$795,000

Property Website

<https://farmandforestbrokers.com/property/183-ac-geneva-co-county-line-farm-geneva-alabama/92087/>



183 Ac ± Geneva Co - County Line Farm Chancellor, AL / Geneva County

PROPERTY DESCRIPTION

183 ± Acres – Geneva County - County Line Tract

Located along County Road 75, this 183± acre property offers a diverse mix of timber, wildlife habitat, and improvements in a highly desirable area of southeast Alabama. The land is high and dry throughout, with over 2,300 feet of newly repaved county road frontage providing excellent access.

The tract includes:

- 56± acres of merchantable planted loblolly pine
- 32± acres of merchantable planted longleaf pine
- 70± acres of pre-merchantable planted longleaf pine
- 9± acres of natural timber and bottomland hardwood
- 20± acres of wildlife openings and firebreaks

Several mature sawtooth oak groves provide a strong seasonal acorn crop—a prime food source for deer and turkey. The pine plantations have been actively managed with prescribed fire, maintaining open understory and native groundcover ideal for quail, deer, and turkey habitat. A well-developed network of internal roads and firebreaks provides easy access throughout the property.

This tract offers high-quality wildlife habitat and would make an excellent hunting or recreational property.

Improvements include a home, an older farmhouse, and an old barn. The main home, built by the previous owner, features a metal roof and open floor plan. It is being sold as-is and needs updates, but with some work would make an excellent hunting camp or weekend retreat. The older farmhouse and barn has been vacant for several years and is currently used for storage.

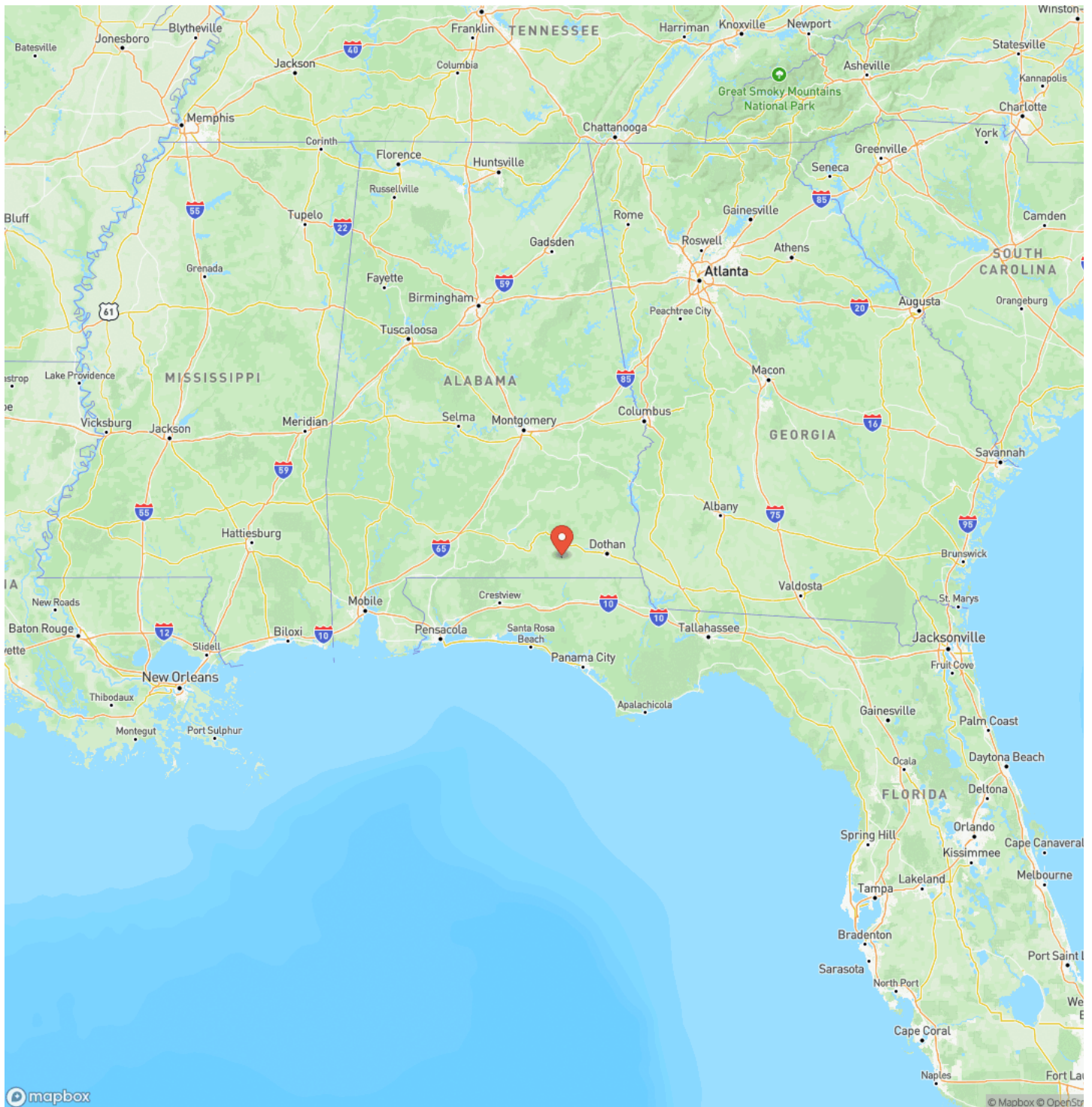
This property is shown by appointment only. For more information or to schedule an appointment to see this property contact Dalton Dalrymple at [334-447-5600](tel:334-447-5600) with Farm & Forest Brokers.



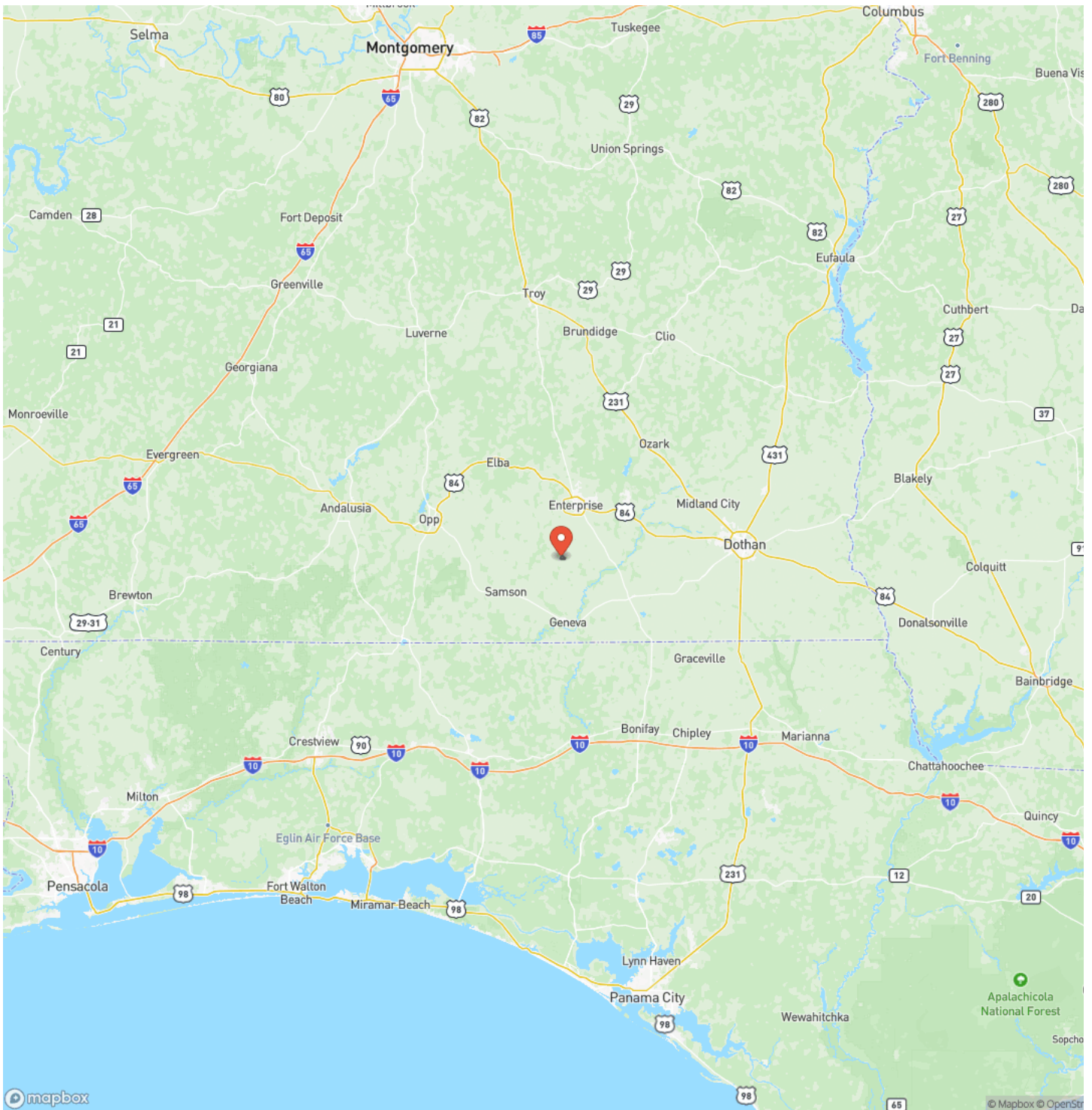
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Dalton Dalrymple

Mobile

(334) 447-5600

Email

dalton@farmandforestbrokers.com

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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.

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