

Sandy Creek Tract- 168 acres Bibb County, AL
US Highway 82
Centreville, AL 35042

\$403,200
168± Acres
Bibb County



Sandy Creek Tract- 168 acres Bibb County, AL
Centreville, AL / Bibb County

SUMMARY

Address

US Highway 82

City, State Zip

Centreville, AL 35042

County

Bibb County

Type

Hunting Land, Recreational Land

Latitude / Longitude

32.918328 / -87.031388

Acreage

168

Price

\$403,200

Property Website

<https://farmandforestbrokers.com/property/sandy-creek-tract-168-acres-bibb-county-al-bibb-alabama/80037/>



Sandy Creek Tract- 168 acres Bibb County, AL Centreville, AL / Bibb County

PROPERTY DESCRIPTION

The Sandy Creek Tract is 168 acres +/- of land for sale near Centreville, in Bibb County, Alabama. The land lies approximately 6 miles east of Centreville, and fronts on US Highway 82. The land is primarily used for recreation and hunting. A natural gas pipeline runs the length of the property, providing long views, and good plots for wildlife. Sandy Creek is a large gravel bottom creek that flows through the property. An old wooden train bridge crosses Sandy Creek, giving a unique feature and charm to the property. This is an ideal location for someone wanting a recreational property close to Birmingham or Tuscaloosa. Power is available along the highway. If you wanted to construct a cabin, or have a place to bring an RV for game days in Tuscaloosa, this would be a good spot. The timber on the property was cut approximately 7 to 10 years ago. The majority of it was allowed to naturally regrow, and the owner thinks maybe 30 to 35 acres of it was replanted in pines.

Legal Description- The property consists of two tax parcels, totaling approximately 168 acres. The parcels are located in Township 22N, Range 10E, Sections 1 & 2, and are also known as Bibb County Tax Assessor Parcel ID#'s 21-01-01-0- [000-005-0010](#) and 21-01-02-0- [000-001-0020](#) . Property taxes for 2024 were approximately \$295.

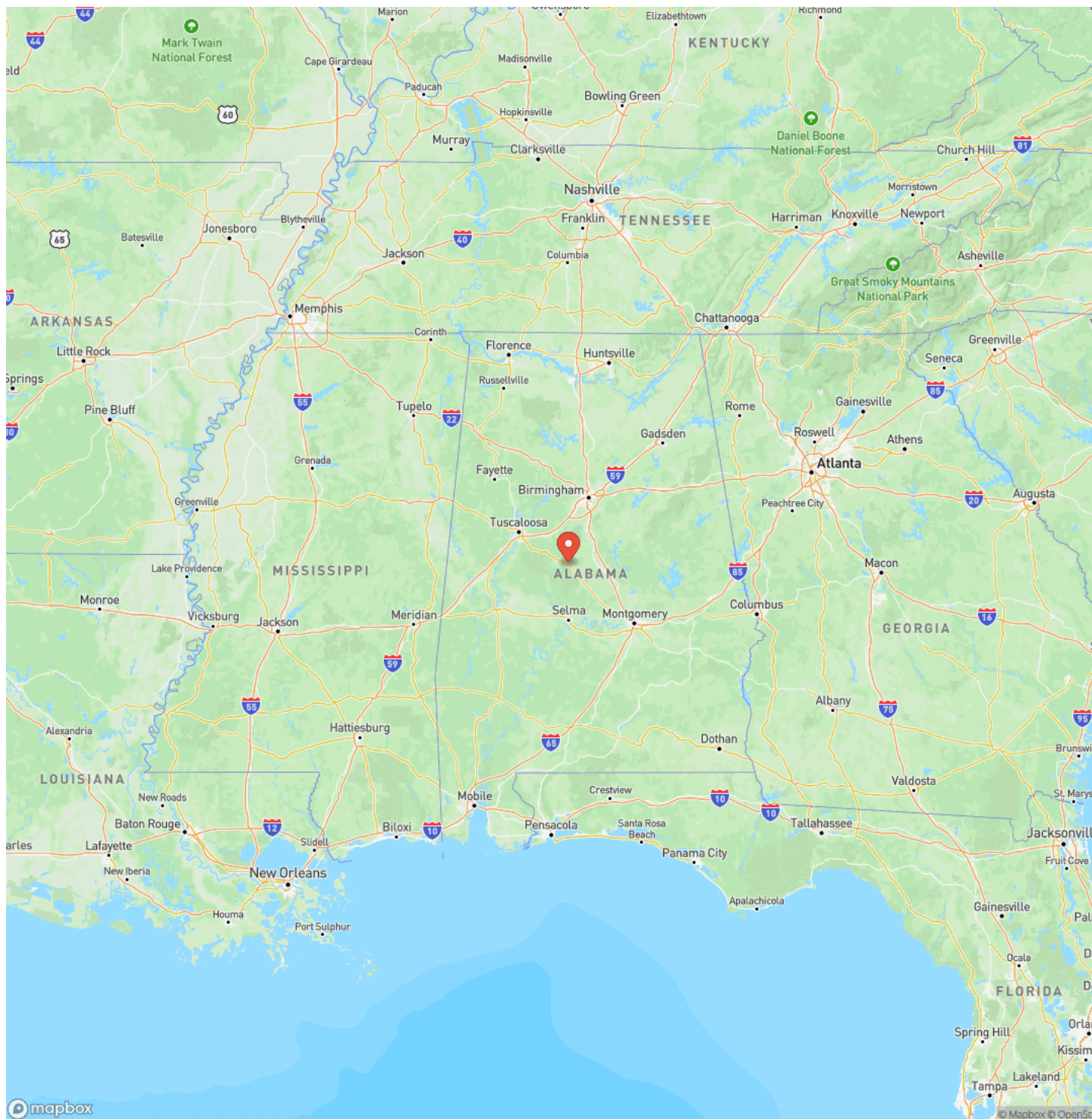
Location- The property is located on US Highway 82, approximately 6 miles east of Centreville. The property is 40 miles to Bryant Denny Stadium in Tuscaloosa, 59 miles to Birmingham, 27 miles to Montevallo, 38 miles to Alabaster, 30 miles to Clanton, 49 miles to Prattville, and 62 miles to Montgomery. Showings are by appointment only please, so contact Jonathan Goode to schedule your visit to this property today.



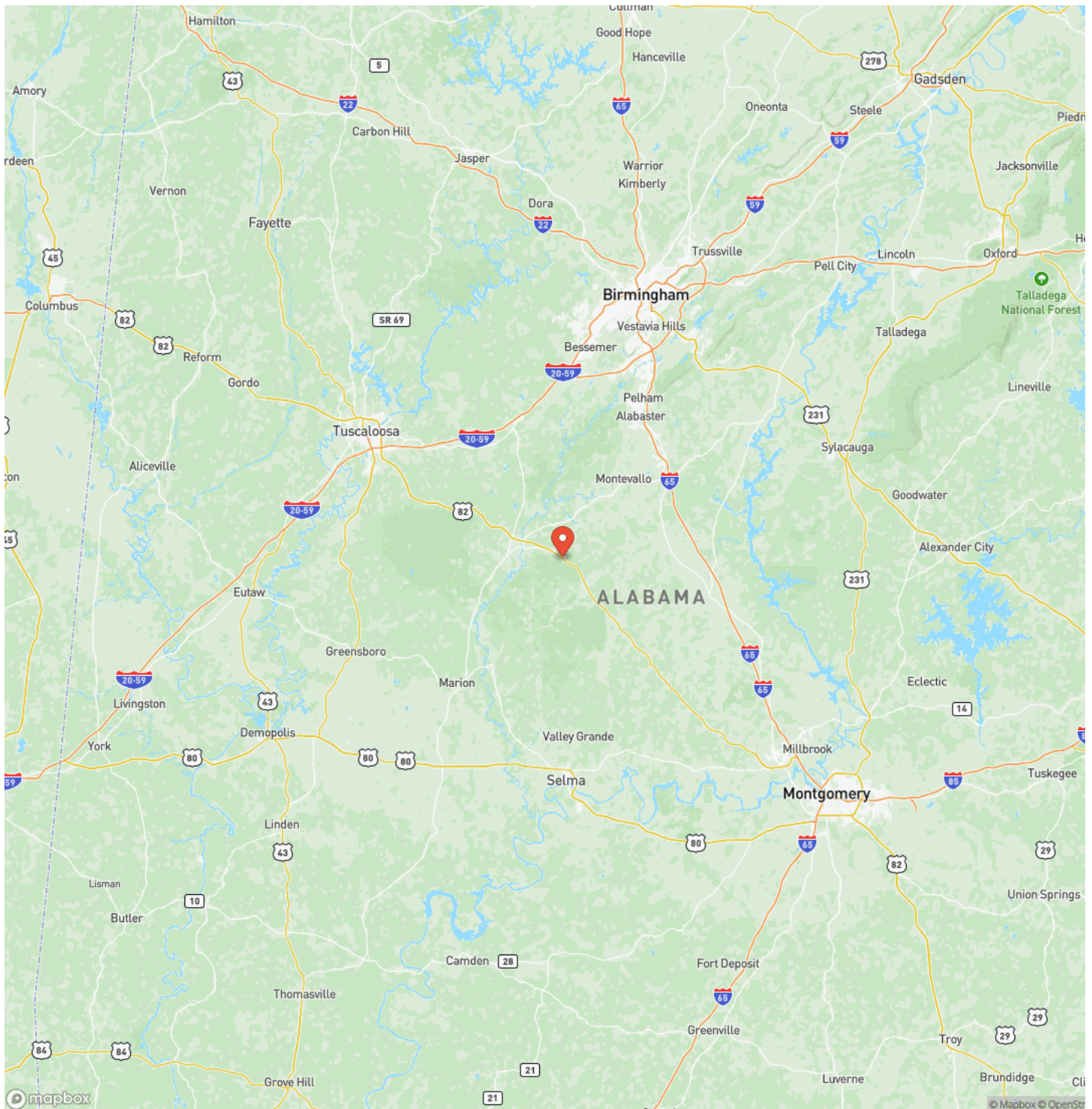
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Centreville, AL / Bibb County



Locator Map



Locator Map



Satellite Map



**Sandy Creek Tract- 168 acres Bibb County, AL
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

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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.

Farm & Forest Brokers
155 Birmingham Road
Centreville, AL 35042
(205) 340-3946
farmandforestbrokers.com/

