

50.25 Ac ± Geneva Co - Beaverdam Creek Tract
0 county road 75
Chancellor, AL 36316

\$210,000
50.250± Acres
Geneva County



50.25 Ac ± Geneva Co - Beaverdam Creek Tract
Chancellor, AL / Geneva County

SUMMARY

Address

0 county road 75

City, State Zip

Chancellor, AL 36316

County

Geneva County

Type

Hunting Land, Recreational Land

Latitude / Longitude

31.192769 / -85.896076

Taxes (Annually)

106

Acreage

50.250

Price

\$210,000

Property Website

<https://farmandforestbrokers.com/property/50-25-ac-geneva-co-beaverdam-creek-tract-geneva-alabama/92096/>



50.25 Ac ± Geneva Co - Beaverdam Creek Tract Chancellor, AL / Geneva County

PROPERTY DESCRIPTION

50.25 ± Acres | Geneva County, Alabama

Located along recently paved County Road 75, this 50.25-acre property offers a great mix of natural timber, wildlife habitat, and homesite potential in a quiet rural setting.

The tract features approximately 31 acres of natural timber and bottomland hardwood, 12 acres of planted loblolly pine, 5 acres of natural regeneration, and a 2-acre wildlife opening. A powerline right-of-way runs through the property, providing excellent locations for additional food plots or shooting lanes.

The eastern two-thirds of the property is fairly level, while the western side slopes gently down toward Beaverdam Creek—a year-round creek with a series of beaver dams. The surrounding bottomland hardwoods and beaver ponds create ideal habitat for deer, turkeys, and wood ducks, making this property a great recreational and hunting tract.

With paved county road frontage, power access nearby, and multiple potential homesites, this property offers the opportunity to build a country home and enjoy hunting and outdoor recreation right out your back door.

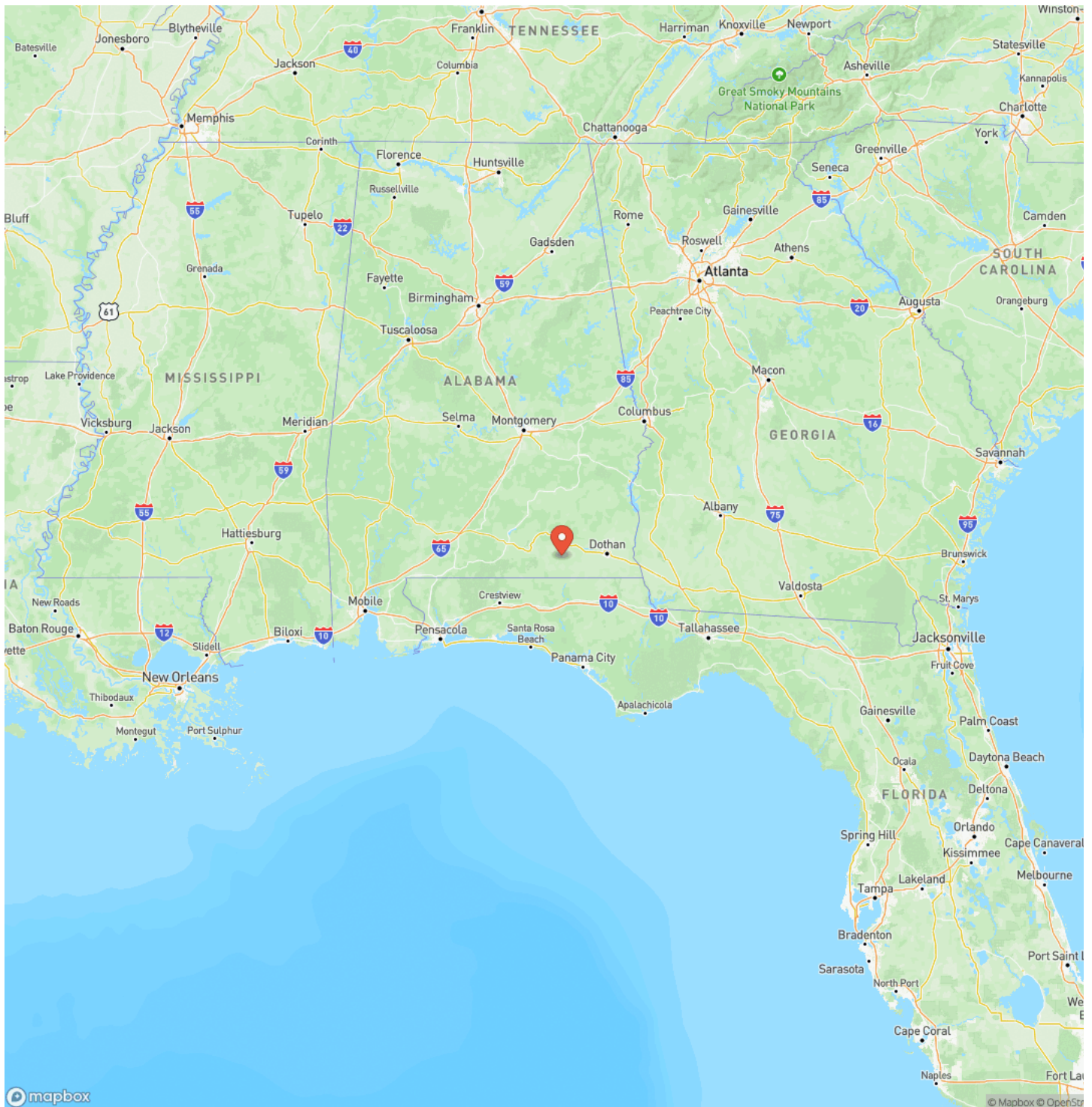
This property is shown by appointment only. For more information or to schedule an appointment to see this property contact Dalton Dalrymple at [334-447-5600](tel:334-447-5600) with Farm & Forest Brokers.



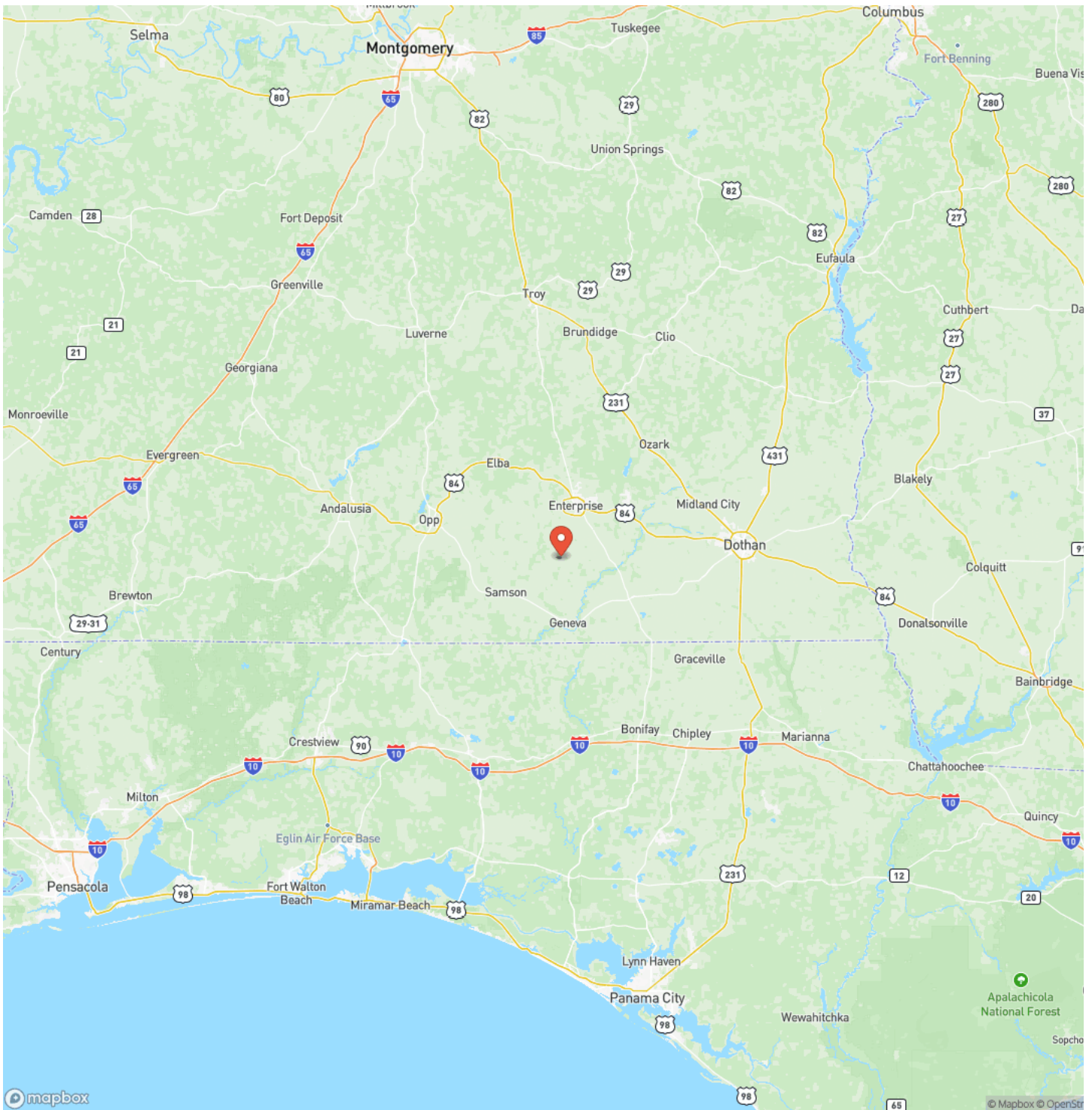
50.25 Ac ± Geneva Co - Beaverdam Creek Tract
Chancellor, AL / Geneva County



Locator Map



Locator Map



Satellite Map



50.25 Ac ± Geneva Co - Beaverdam Creek Tract
Chancellor, AL / Geneva County

LISTING REPRESENTATIVE
For more information contact:



Representative
Dalton Dalrymple
Mobile
(334) 447-5600
Email
dalton@farmandforestbrokers.com
Address
City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.



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/

