



Cagle Tract



65 Acres
Chilton County, Alabama

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LOCATION: Central Alabama, Chilton County. Clanton is 4 miles to the west, I 65 is 2.5 miles to the west. Located halfway between Birmingham and Montgomery. Exit #208 on Interstate 65.

DESCRIPTION: Tremendous timber tract, 95% mature hardwoods with 12-15 acres of beautiful mature poplar. Excellent interior road system and old house place that has been cleaned and used as a food plot. This property is Turkey heaven and offers great deer hunting. With a 2 acre pond stocked with hybrid bass (10 Lb+), bream and crappie. A year round stream funneling into a bottom would make a great lake site. There is currently an occupied mobile home on the property that will be addressed during negotiations, power, water and sewer already present and a nice driveway leading from the frontage on County Road 461. The proximity to the interstate and 2 of Alabama's largest cities makes this a very attractive property for a home place or investment property.

ACCESS: From 1-65 Exit 208, travel east for 2.7 miles and make a right on CR 461, property will be .06 mile on your right.

Price: \$279,000

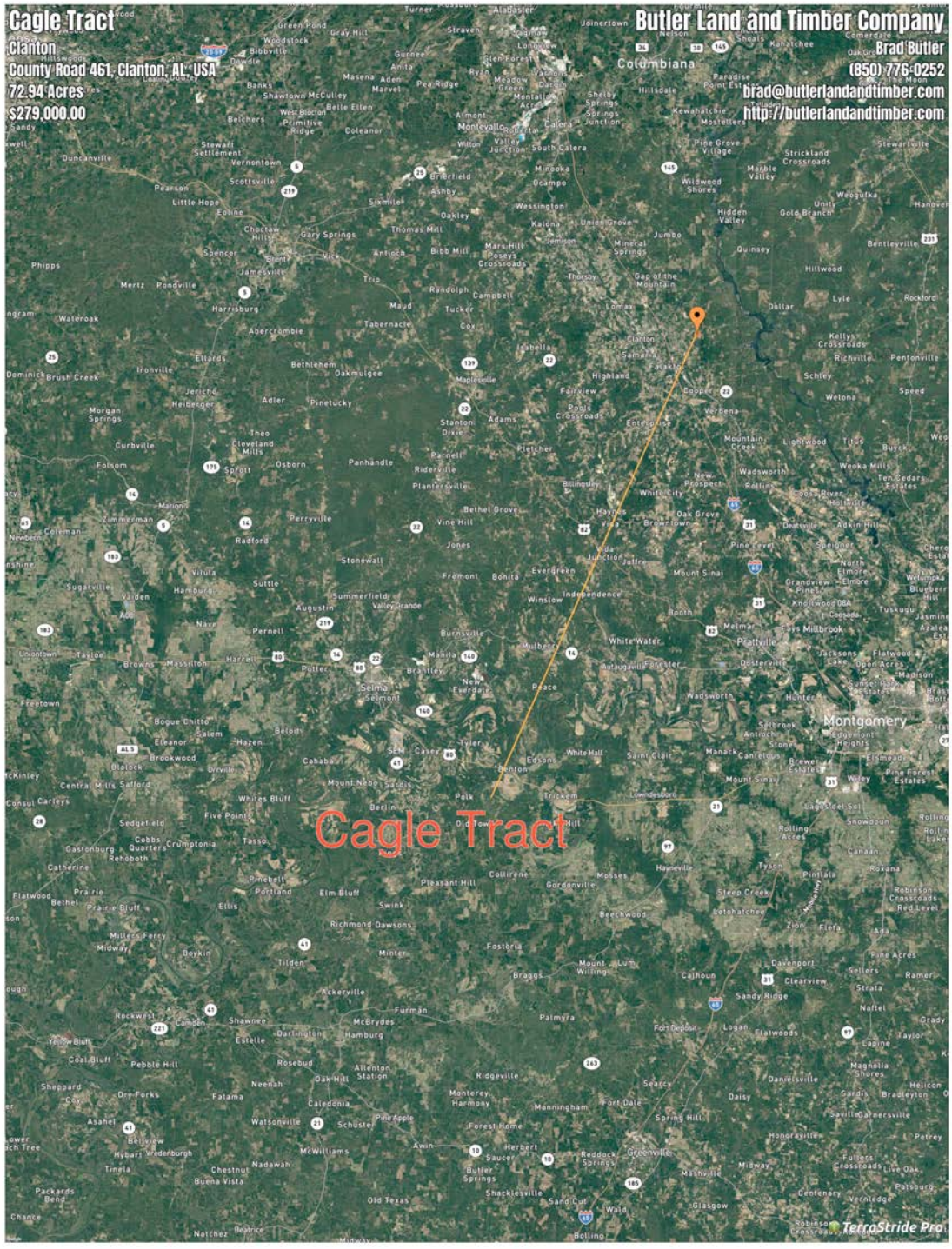
Contact Information:

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LOCATION



AERIAL



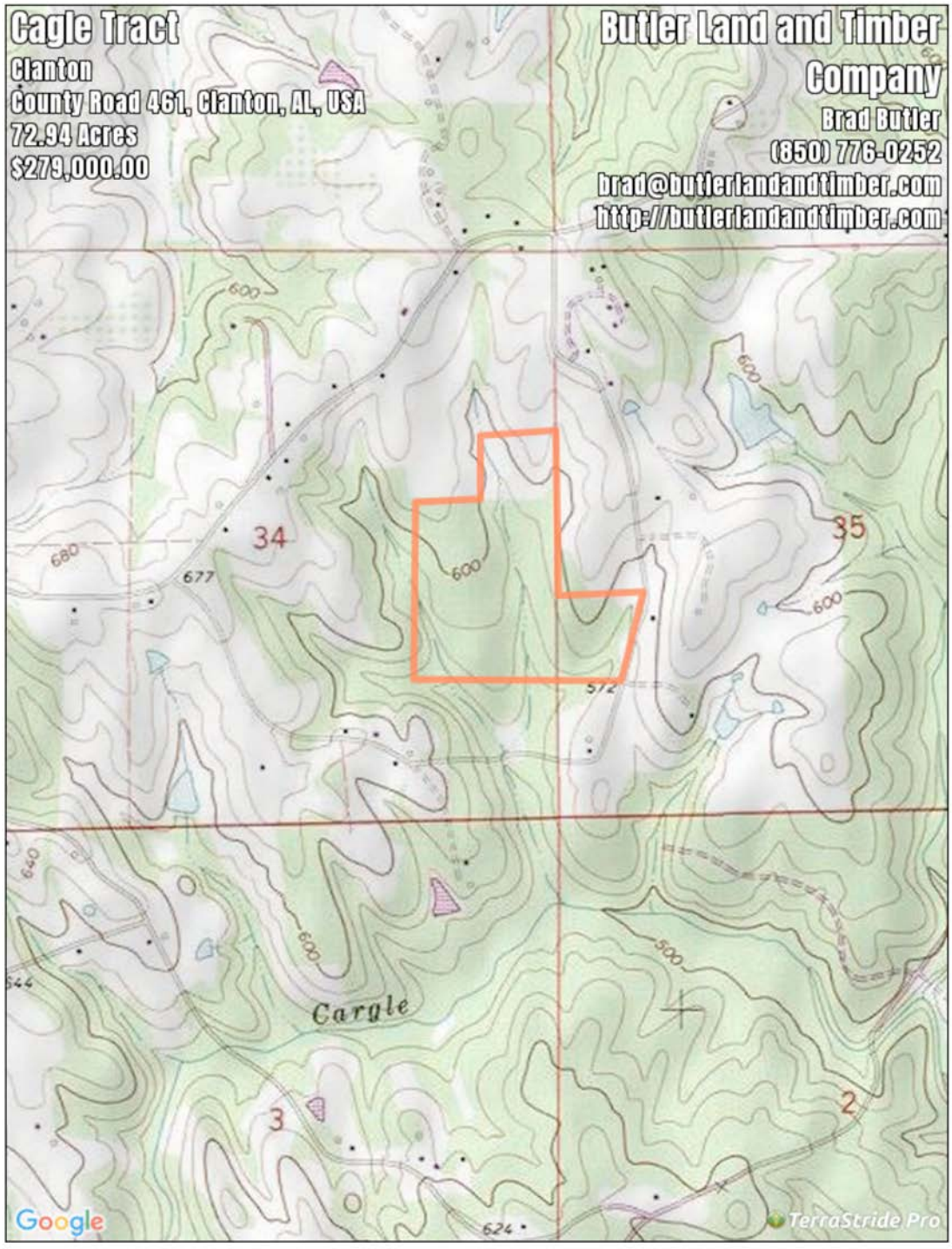
TOPOGRAPHY

Cagle Tract

Clanton
County Road 461, Clanton, AL, USA
72.94 Acres
\$279,000.00

Butler Land and Timber Company

Brad Butler
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brad@butlerlandandtimber.com
<http://butlerlandandtimber.com>





Listing Broker

Randy Allison

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