

SPEAKS

Land Company

CHILTON COUNTY 114+/- ACRES WITH FURNISHED HUNTING CABIN

Location: Chilton County just Northwest of Maplesville, Alabama
(located within 60 miles of Birmingham)

Size: 114+/- acres

Land:

Timber is made up of older pine plantation with hardwood drains. These areas have been thinned to maximize growth and potential of the pines. The property has been professionally managed for optimum growth of timber and wildlife. Land has a written management plan in place and is a Certified Tree Farm. 21 acres were recently clear cut, site prepped, and will be replanted in long leaf pine. 8+ acres was prepped and replanted with long leaf pines 4 yrs ago.

Water:

Year-round natural springs (artesian wells) are the source for several streams which funnel into the center of the property. 2+ acre pond site already surveyed with plans. (Seller has drawings, measurements and requirements to complete the pond).

Wildlife:

The management plan was developed with wildlife as the main objective. Since its implementation, there has been a greater increase in numbers and size of deer, abundance of turkey, and coveys of wild quail.

Special Features:

- The turnkey 2 bedroom fully-equipped & furnished cabin features several improvements: wiring, plumbed with pex, water heater 5 yrs old, tile floor in the kitchen 2 yrs old, siding, paint and new windows installed in Jan 2013. Perfect for hosting family & friends and year-round gatherings.
- Outdoor entertaining area with TV and a stereo system.
- Property is served with city water, electricity, natural gas.
- Barn and workshop constructed 4 yrs ago has electricity, hot & cold running water. The workshop portion could be converted into a bunk house.
- 11 well built heated shooting houses, tripod stands, & ladder stands in place.
- All roads are in excellent condition and are gated with 16 foot gates for heavy equipment access.
- Additionally, the option to continue leasing contiguous land (93+/- acres) is available. The leased land supports 4 food plots with shooting houses, two tripods, and 2 ladder stands.

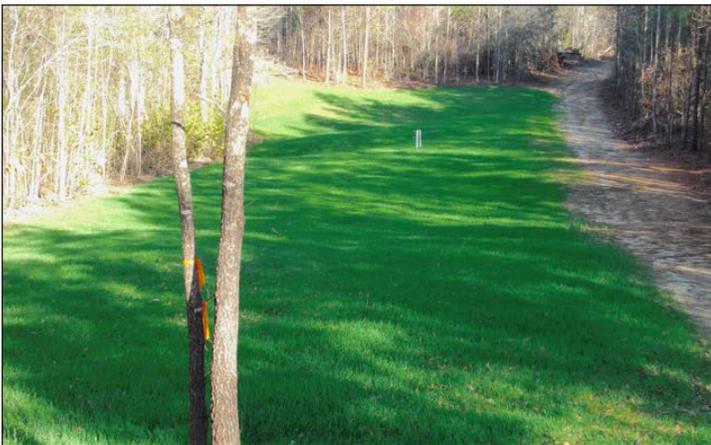
Price: \$320,000



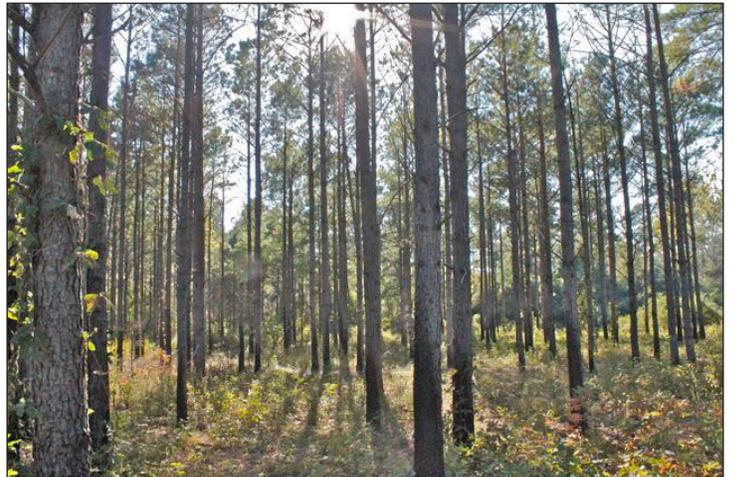
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Forest Management Plan developed with wildlife as main objective.



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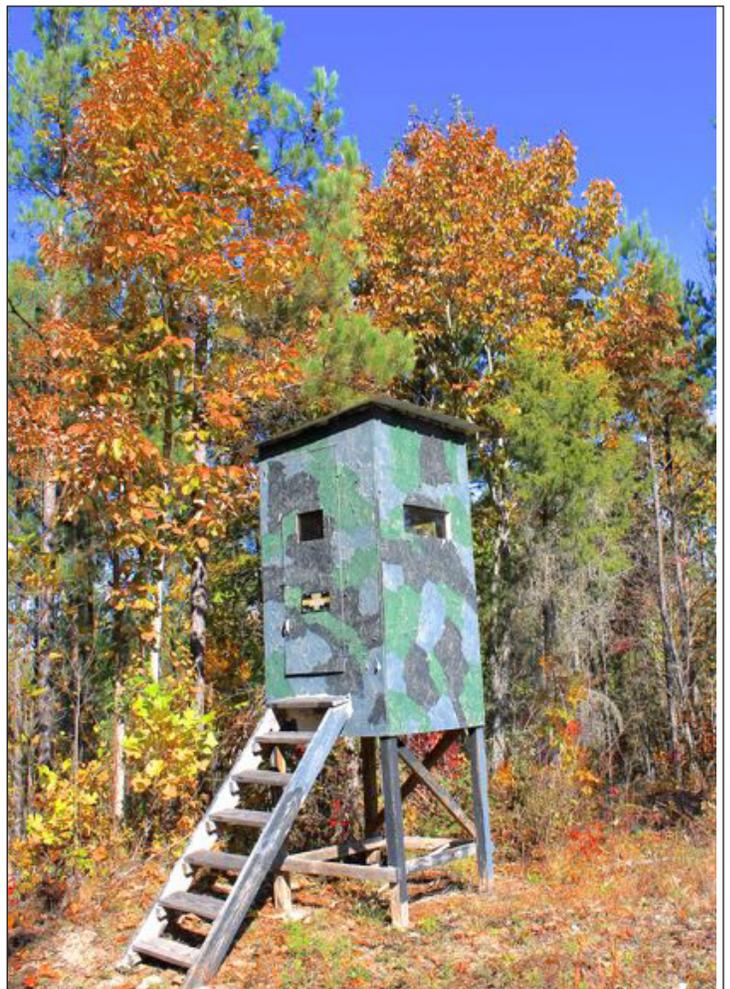
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Certified Tree Farm



8 acres of longleaf pine



11 well built heated shooting houses, tripod stands, & ladder stands in place



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Fully furnished 2 bedroom hunting cabin



Well maintained grounds around home site.



Spacious workshop, barn, & outdoor entertaining area with TV and a stereo system



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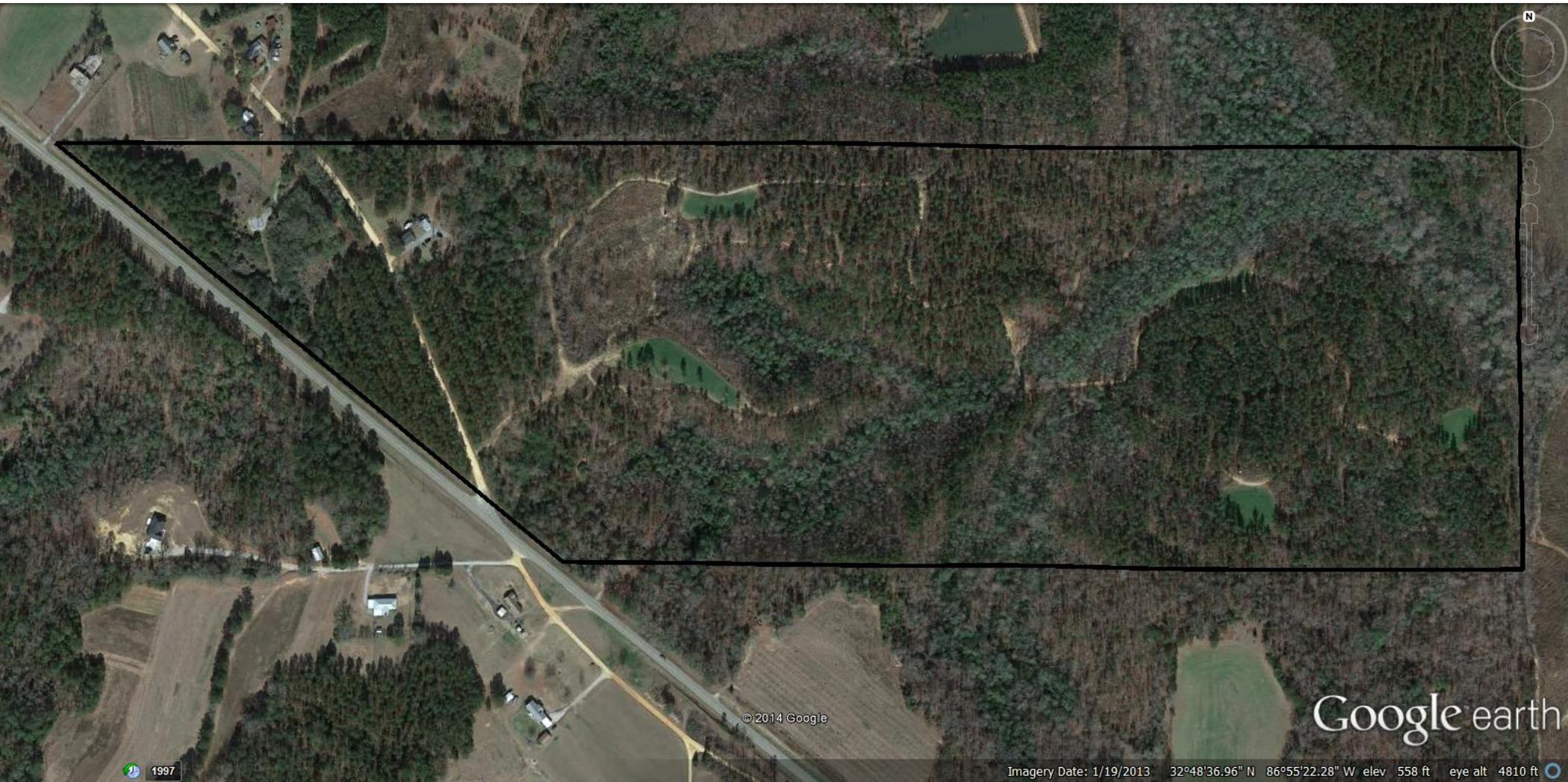
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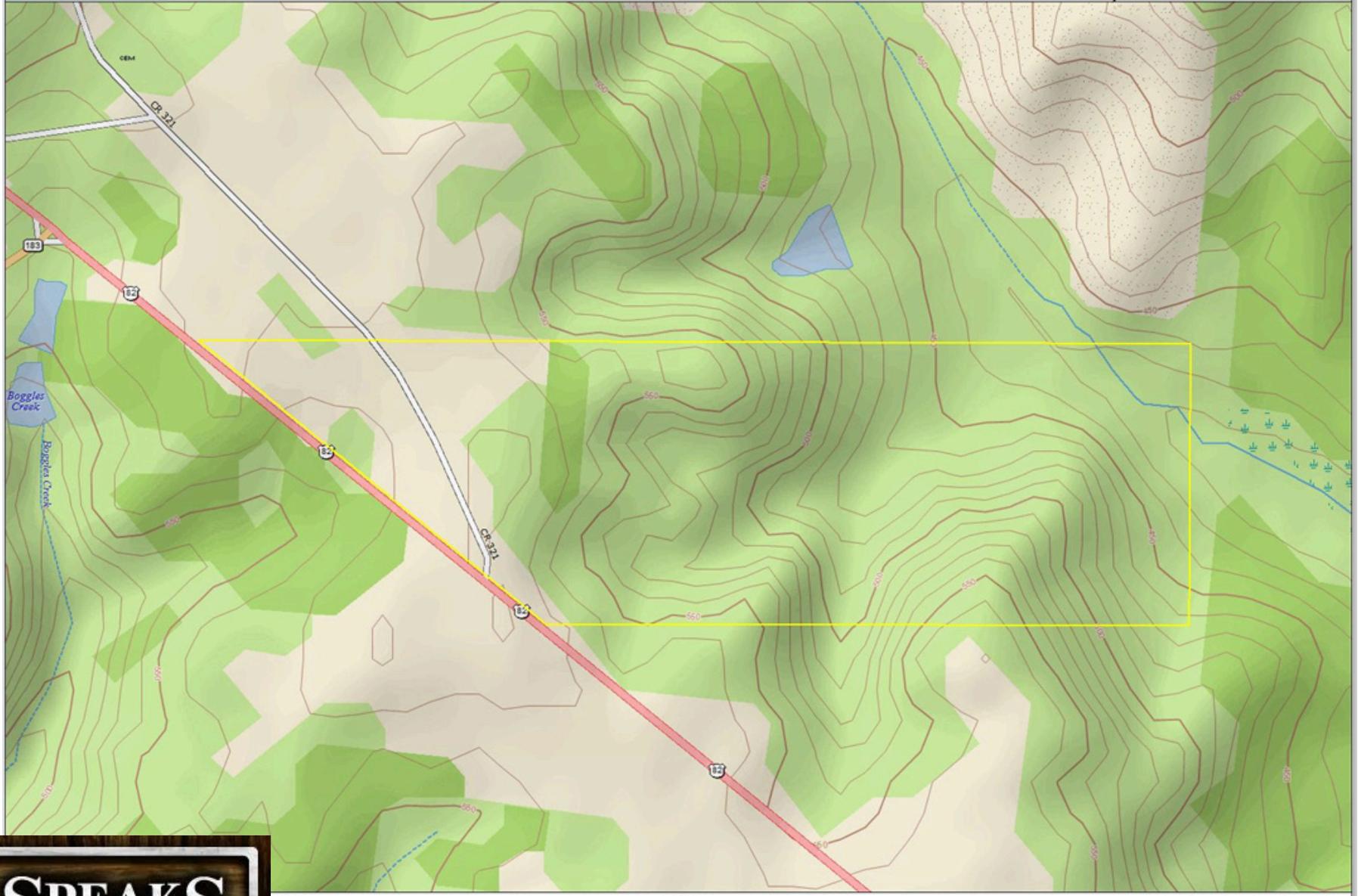
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