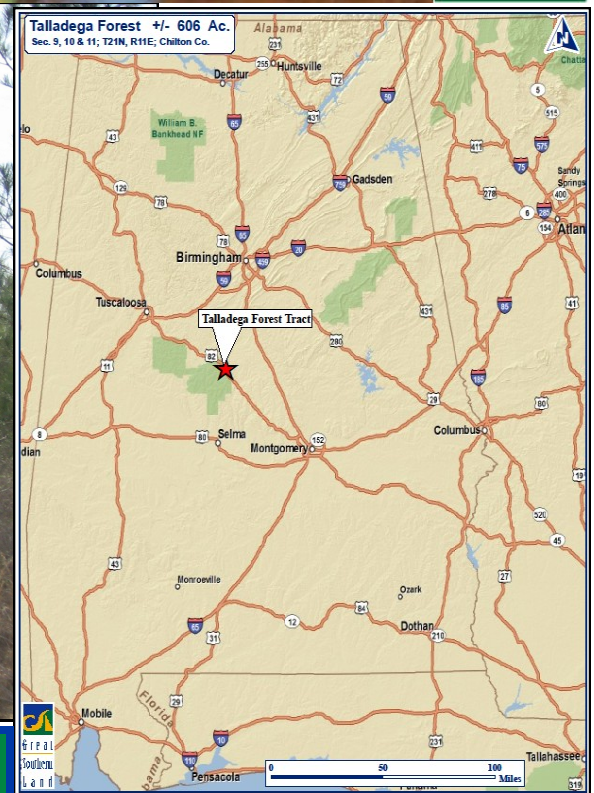




# GREAT SOUTHERN *Land*



2002 planted pines on South Tract are taller than elevated shooting house



**Talladega Forest South Tract**  
**288+/- Acres in Chilton County, AL**  
**Offered for \$550,000**

[www.GreatSouthernLand.com](http://www.GreatSouthernLand.com)



View from shooting house with Talladega Forest on left and 2002 planted pines on right

acres of pines planted in 2002 and 48 acres of natural hardwood on the south tract. There are several game plots established on the south tract.

**Note: Adjoining property available.**

**This is part of a larger 606+/- acre tract offered for \$1,250,000.**

**The North Tract of 318+/- acres is offered for \$700,000.**

If you are looking for hunting land for sale in Chilton County, this is it! Only a short drive south of Birmingham, Alabama, the Talladega Forest South Tract offers an excellent timberland investment tract, hunting tract, or just a weekend getaway.

Deer and Turkey are abundant in the area and this tract is no exception. Numerous game plots across the property have been planted for years.

The South Tract is accessed from County Road 307. This tract joins the USFS Talladega National Forest, which provides even greater hunting opportunities once a National Forest Hunting Permit is obtained.

There are 16 acres of 33 year old planted pines, 224



**Great  
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Land**

For a tour or more information call:

Bill Atkins, Listing Agent  
334-567-0924 ext. 207  
334-399-9397 cell  
[batkins@knology.net](mailto:batkins@knology.net)

Fletcher Majors, ALC, Broker  
334-567-0924 ext. 205  
334-328-9278 cell

[Fletcher@GreatSouthernLand.com](mailto:Fletcher@GreatSouthernLand.com)



**Talladega Forest South +/- 288 Ac.  
Offered for \$550,000 (\$1,910/ac)**

Sec. 15; T21N, R11E; Chilton Co.



**United States Forest Service - Talladega National Forest**

**COUNTY ROAD 307**



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Feet

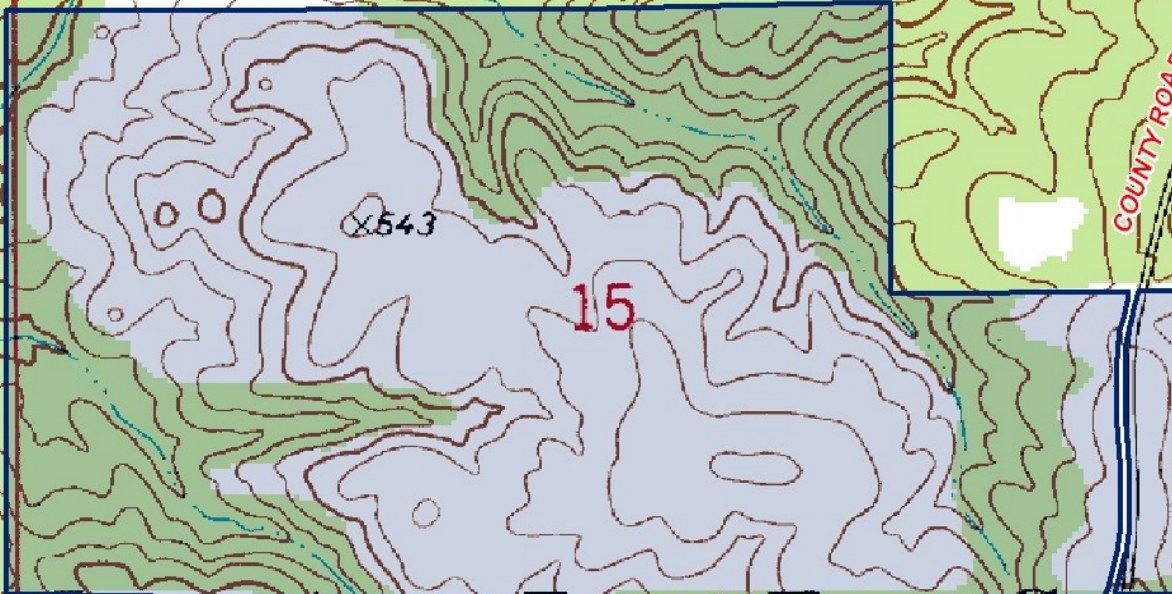


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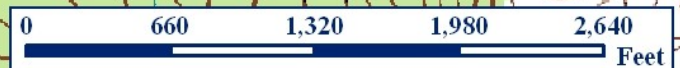
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**Top Right:** Game plot on southwest corner of the tract with USFS Talladega Forest on right and 2002 planted pines on left. Shooting house at the far end of the game plot is where the photo on the cover was taken.



**Bottom Right:** Another game plot on south line of South Tract in 2002 pines.

**Top Left:** Very good stand of healthy planted pines planted in 2002 make up 224 acres of this tract. (There are also 16 acres of 33 year old planted pines on the South Tract).

**Middle Left:** Several game plots are established on the South Tract to bring those deer out of the pines.

With approximately 83% of the acreage of the South Tract in planted pines and interspersed game plots, this tract offers an excellent timber investment with lots of timber income to be generated in the not to distant future.

