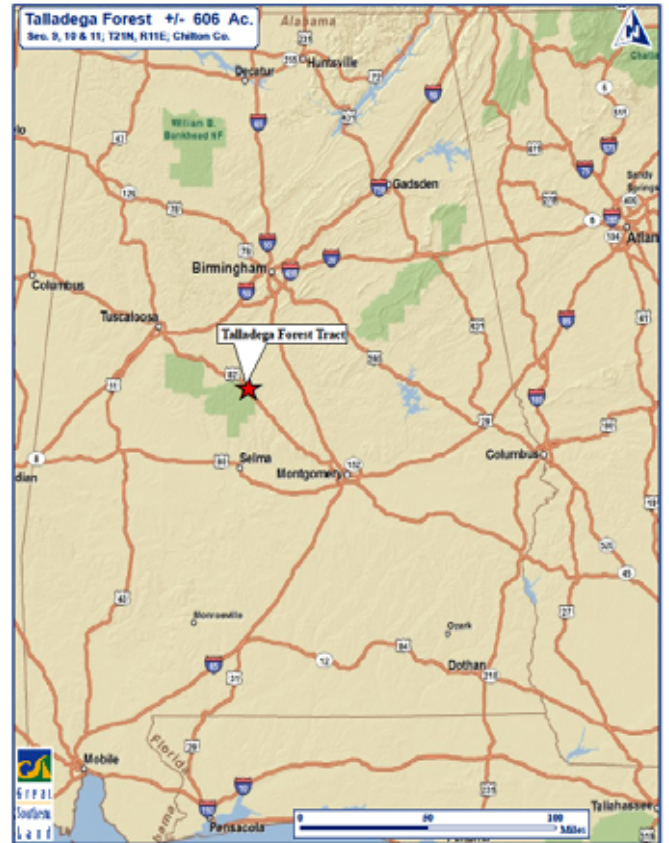




GREAT SOUTHERN Land



Talladega Forest Tract 606+/- Acres in Chilton County, AL Offered for \$1,250,000



www.GreatSouthernLand.com

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 Tract offers an excellent timberland investment tract, hunting tract, or just a weekend getaway. With +/-183 acres of pines planted in 2008 (2 years old) with herbicide control, +/-30 acres of 33 year old pine plantation, and +/-223 acres of 8 year old planted pines (2002), the potential owner can sit back and enjoy the future dividends in upcoming timber thinnings and timber harvests.

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 and +/-170 acres of mature natural hardwood surround the streams that meander through the property and provide excellent food and habitat edge for game. The tract also joins the USFS Talladega National Forest, which provides even greater hunting opportunities once a National Forest Hunting Permit is obtained.

Access to the property is provided by approximately 2,750 feet of road frontage on each side of Alabama State Highway 183 and over ¼ mile of frontage along County Road 307. Located only 7 miles from Maplesville, this tract is suitable for building one or more country homes with lots of privacy or a hunting camp.

Tract can be divided into 2 tracts:

North 318+- acres for \$700,000 (\$2,201/ac)

South 288 +- acres for \$550,000 (1,910/ac)



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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

Fletcher Majors, ALC, Broker

334-567-0924 ext. 205

334-328-9278 cell

Fletcher@GreatSouthernLand.com



Talladega Forest +/- 606 Ac.

Sec. 9, 10 & 15; T21N, R11E; Chilton Co.



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County Road 306

STATE HIGHWAY 133

COUNTY ROAD 307

United States Forest Service - Talladega National Forest



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Summer of 2006 Aerial Photo

0 1,320 2,640 3,960 5,280 Feet

Talladega Forest +/- 606 Ac.

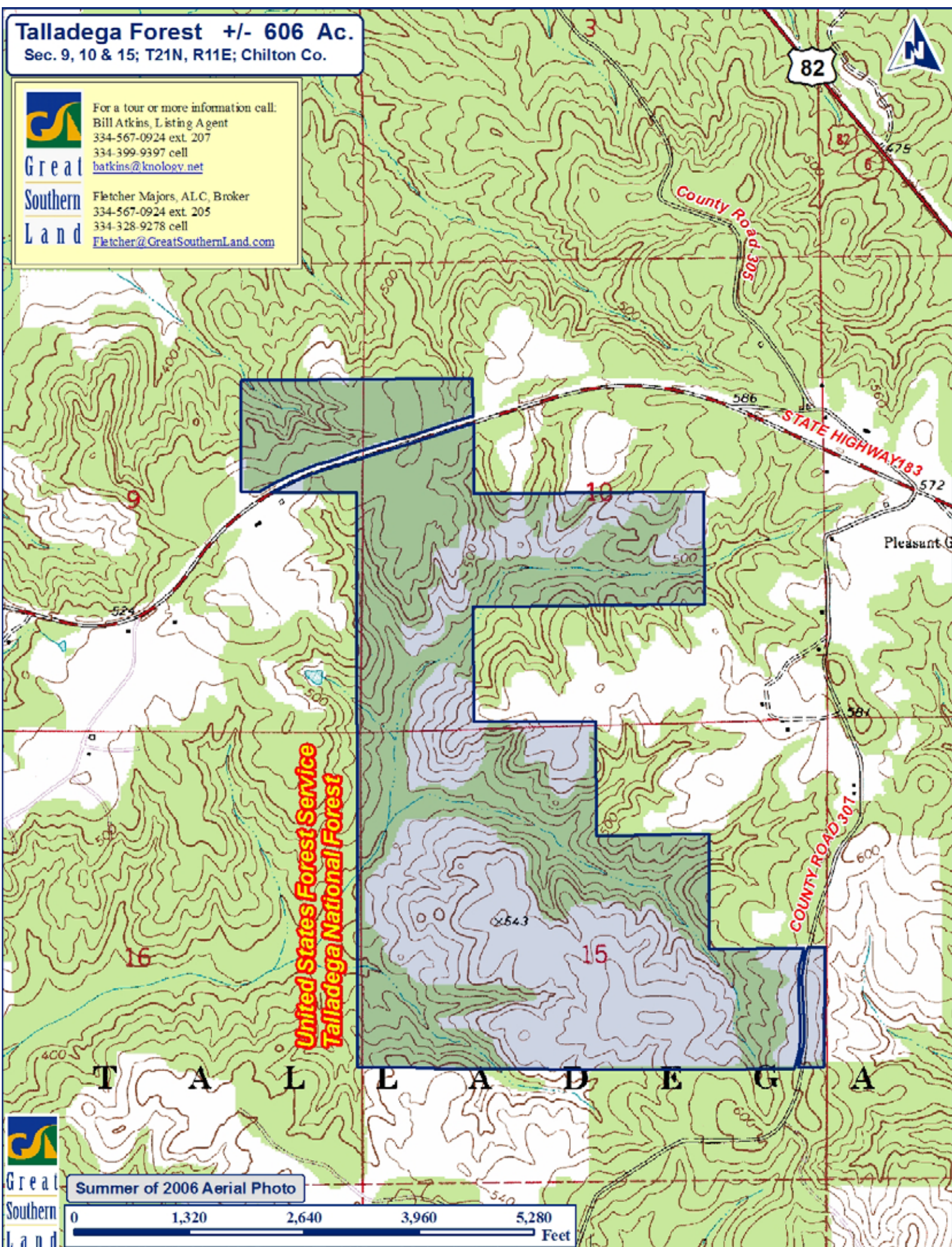
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United States Forest Service
Talladega National Forest

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Top Left & Right: Hardwood on North Tract



Middle Right: Game plot on southwest corner of the tract with USFS Talladega Forest on right and 2002 planted pines on left

Middle Left: Great crossing on main creek

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

Bottom Right: Another game plot on South Tract in 2002 pines

