



GREAT SOUTHERN *Land*



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 North Tract offers an excellent timberland investment tract, hunting tract, or just a weekend get-away.

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 North Tract is split by Alabama State Highway 183 which runs from Maplesville, AL to Marion, AL. There are excellent homesites along this Highway, some with great views. There are approximately 52 acres on the north side of Hwy. 183 and 266 acres on the south side.

180 acres of pines were planted in 2008 and have been treated with a herbicide control. Approximately 6 acres of pines planted in 2002 are on the south line. 13 acres of 33 year old merchantable planted pines and 119 acres of natural hardwoods make up the balance of this tract.

Note: Adjoining property available.

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

The South Tract of 288+/- acres is offered for \$550,000.



**Talladega Forest North Tract
318+/- Acres in Chilton County, AL
Offered for \$700,000**



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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



STATE HIGHWAY 188

**Talladega Forest North +/- 318 Ac.
Offered for \$700,000 (\$2,201/ac)**
Sec. 9, 10, 15; T21N, R11E; Chilton Co.

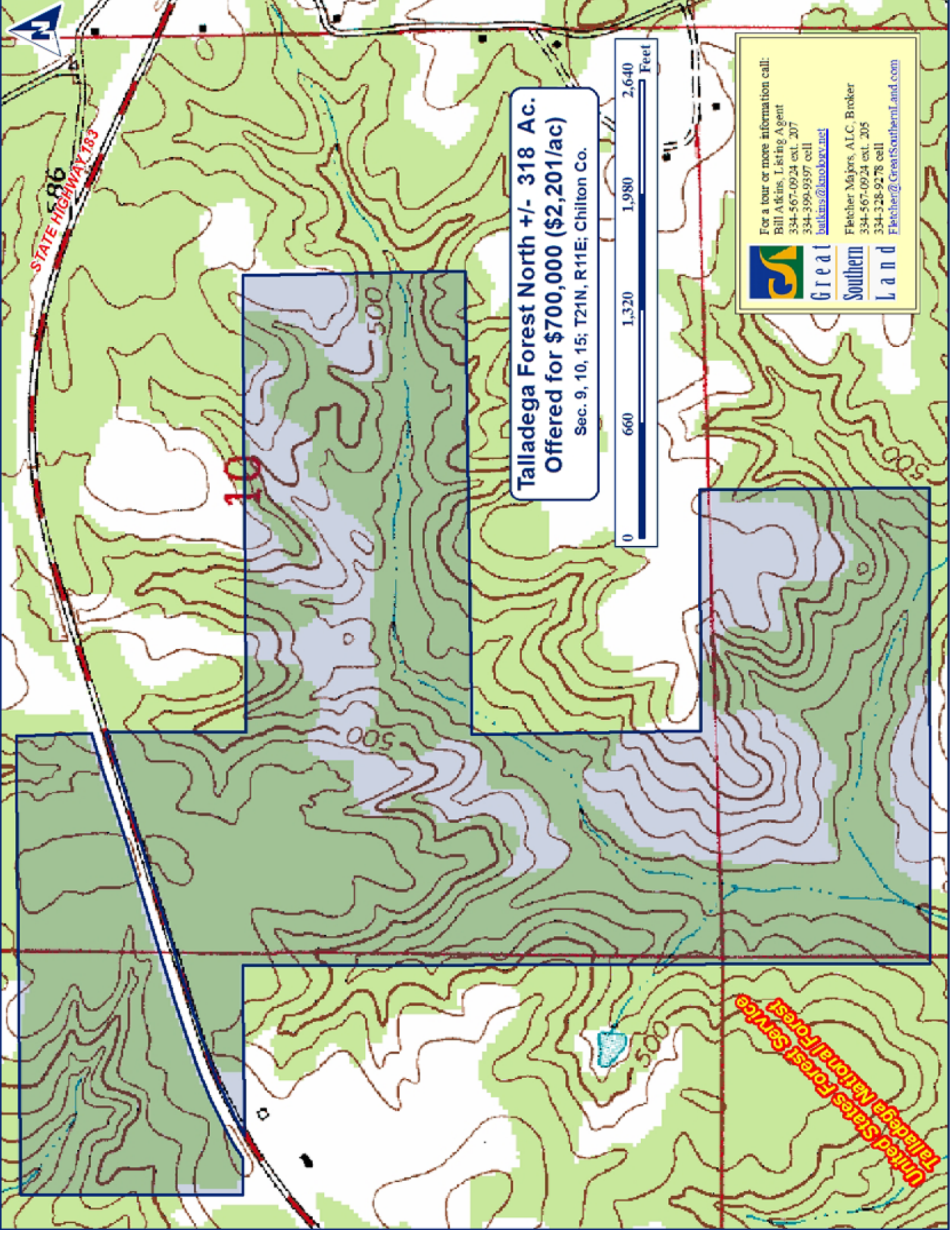


United States Forest Service
Talladega National Forest



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10

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Top Left & Right: Hardwood on North Tract

Middle Left: Great crossing on main creek

Middle Right: Gated entrance from Hwy 183

Bottom Left: Camp on Hwy 183



Bottom Right: Another creek on North Tract

