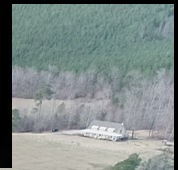




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**Chad Camp
205-478-4974**



47 to 121+/- ACRES

Ashville, AL - GPS 33.796974, -86.183425

One Seventeen Farm - A Magnificent Opportunity to own a Pleasure Farm in Shoal Creek Valley - Ashville, AL. This area is adored by many throughout St. Clair County and is known as place to enjoy a Sunday drive. There you'll see beautiful farms, horses, prairies and cattle too. Neely Henry Lake moments away, a 11,000 Acre Lake on the Coosa River, which makes this a year around outdoor enjoyment. The farm will be offered as Two Individual Tracts.

Tract 1 - 47+/- Acres will feature approximately 5 Acre manicured pastured, over 1,000+/- ft on Shoal Creek (feeder creek for Neely Henry Lake), 1.26+/- acre fishing pond and home site currently with 5 RV hookups, storage building and fixer upper camp house. \$335,000

Tract 2 - 74+/- Acres will feature approximately 3.8+/- Acres of manicured pasture, over 70 acres of woods and over 2,600+/- ft. on Shoal Creek (feeder creek for Neely Henry Lake). \$316,000

Either tract could make a great homestead or mini farm with recreational use too. Deer Hunters will find that Deer travel this property very heavily and plenty of Turkey Hunting opportunity in the Valley too. This could be the multi-generation farm you've been seeking to pass through the family for years. Call Chad 205-478-4974

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(205) 478-4974**



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