

**SOLD**



# Katala Hills Timber, Hunting, and Recreational Tract

80 +/- Acres | Talladega County, AL



## ADDRESS

0 McGowans Ferry Rd  
Childersburg, AL 35044

## LOCATION

From HWY 280 E:

Turn right onto Co Rd 8/  
Childersburg Fayetteville Hwy  
and go 3.5 miles

Turn right onto McGowans  
Ferry Rd and go 4.8 miles. The  
deeded access entrance is on  
the left through the double  
gate.

## PROPERTY SUMMARY

Comprised of marketable hardwood and pine timber, the Katala Hills tract is perfectly suited as a recreational tract or timber investment. It is conveniently located only 7+/- miles from Hwy 280 and 45 minutes from Birmingham. From a hunting perspective, it offers quality deer and turkey hunting opportunities.

The topography consists of 30+/- acres of flat, fertile bottomland with an ideal lake/pond site. The timber on the tract is marketable and offers income potential in the form of a timber sale if the new owner chose to do so. 25+/- acres consist of ridge with relatively mild slopes that runs at a diagonal through the property. This provides good diversity in habitat and timber type to go along with the bottom land section.

A good central is already in place and runs through the tract. It is accessed via deeded easement on an existing road.

[nationalland.com/listing/katala-hills-timber-hunting-and-recreational-tract](http://nationalland.com/listing/katala-hills-timber-hunting-and-recreational-tract)



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