



# 45ac Bibb County Hunting Residential Property

45 +/- Acres | Bibb County, AL | \$185,000



## ADDRESS

0 Bibb County 36 - Tract 2  
Randolph, AL 35180

## LOCATION

Co Rd 36 to tract

## PROPERTY SUMMARY

This 45+/--ac tract offers a ton of opportunity. The mostly flat tract is covered in a mix of merchantable hardwoods and pines. Besides potential income, the timber offers some great hunting and recreational opportunities. The area has been known to produce record book deer and turkey. The tract has hundreds of feet of frontage on County Road 36. Direct Co Rd access ties you into a good internal road that traverses the entire property, with old timber roads providing additional access and fire lanes. There are multiple good home sites, including one overlooking a creek with a super site for a small pond. This tract offers the perfect place for quiet, comfortable country living while still being a short drive to Birmingham, Montgomery, or Tuscaloosa. You could walk out on your porch in the morning and watch deer and turkey feeding in your front yard while you watch the kids fishing in the pond. After work, you could sit on the back deck and watch the embers from your firepit drift into the stars with only the sounds of nature surrounding you. Whether it's hunting, country living, trail riding, or a safe tax-

[nationalland.com/listing/45ac-bibb-county-hunting-residential-property](https://nationalland.com/listing/45ac-bibb-county-hunting-residential-property)



**National Land Realty**  
2633 Valleydale Rd.  
Suite 150  
Birmingham, AL 35244  
[NationalLand.com](https://NationalLand.com)



**Heath Fant**  
Office: 205-438-6733  
Cell: 205-240-3982  
Fax: 864-331-1610  
[Hfant@NationalLand.com](mailto:Hfant@NationalLand.com)

The above information is from sources deemed reliable, however the accuracy is not guaranteed. National Land Realty assumes no liability for error, omissions or investment results.