

UNDER CONTRACT



Athens Development and Recreation

121.6 +/- Acres | Limestone County, AL | \$969,900



ADDRESS

22770 Billy Walker Road
Athens, AL 35613

LOCATION

From Hwy 72 X I65 intersection, drive W on Hwy 72 for 0.5 mi. Left onto Lindsey Ln in 2.2 mi., right onto Hwy 251. In 2.3 mi., left onto Hold Rd. 3.7 mi., right onto Bain Rd. 0.4 mi. left onto Billy Walker Road. Property is 0.2 mi. on the right.

PROPERTY SUMMARY

The Athens Development and Recreation Property is located near Athens in the rapidly growing Huntsville Metro Area. With flat, easily developable terrain and access to electricity and water, it's perfectly suited for residential or commercial ventures. The property's natural appeal is unmatched. Its expansive forests and peaceful streams support thriving habitats for deer and turkey, making it ideal for outdoor enthusiasts. The mature pine timber offers economic opportunities through thinning or harvesting while enriching wildlife environments. ATV trails crisscross the property, offering access for recreation, hiking, or horseback riding. The crystal-clear streams add to its allure, providing soothing sounds and opportunities for wading, swimming, and kayaking. A vibrant array of plant species enhances the property's beauty, offering endless exploration for nature lovers. Whether for development or recreation, this property promises both potential and serenity.

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