

NEW



Broad Branch Farm & Timber Tract

310 +/- Acres (\$2,540/acre) | Mobile County, AL | \$787,500



ADDRESS

0 Broad Branch Rd.
Chunchula, AL 36521

LOCATION

From I65, take Celeste Rd. North to Henry Davis Rd. Take right on to Henry Davis Rd. Approximately 3 miles on the left is Broad Branch Rd. Proceed down Broad Branch Rd. until the asphalt hits dirt road. Gated entrance on left hand side.

PROPERTY SUMMARY

The Broad Branch Farm & Timber tract offers a rare opportunity to own 310 contiguous acres situated near Mobile, Saraland and Citronelle. Conveniently located a short drive from the Hwy 43 corridor, it combines accessibility with the privacy of a farm. The property features an established road system throughout, complemented by multiple food plots for wildlife. A creek runs through the property presenting excellent potential for lake sites. Turkey, deer and ducks are abundant and have been managed to increase game populations. Timber includes longleaf pine plantations, hardwood, and oak ridges, which enhances the property's aesthetics and biological diversity. This tract represents an exceptional chance to own a legacy property within the desirable Mobile/Baldwin region. This tract is protected by a Conservation Easement aimed at protecting this resource for years to come, while allowing hunting, recreation and homesite construction.

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