



## Chaney Branch Lot 13

10.54 +/- Acres | Cullman County, AL | \$260,000



### ADDRESS

719 Co Rd 1171  
Cullman, AL 35057

### LOCATION

Take exit 308 to Double Spring Hwy 278, go 3.3 miles, turn right on Co Rd 1147, go 0.4 miles, take right on Co Rd 1141, go 1.3 turn right on 1191. The property is 0.6 on your right.

### PROPERTY SUMMARY

Chaney Branch Farms offers a unique opportunity to own a mini farm in the beautiful countryside of Cullman County, Alabama. This breathtaking development features 14 build-ready lots, ranging in size from 2.5 acres to 13 acres, with each lot offering a blend of pasture, beautiful mature hardwood trees, and the gorgeous Chaney Branch Creek. Designed with the buyer in mind, all lots are build-ready from day one, with access to essential utilities including power, water, and high-speed fiber internet. The development is located just 3 miles from I-65, providing easy access to nearby cities and services. Additionally, Chaney Branch Farms falls within the highly desired West Point School Zone, making it an ideal location for families. With great county road frontage and a peaceful, rural atmosphere, Chaney Branch Farms offers the perfect balance of privacy and accessibility, making it an excellent choice for anyone seeking to enjoy the best of both country living and modern conveniences.

[nationalland.com/listing/chaney-branch-lot-13](https://nationalland.com/listing/chaney-branch-lot-13)



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