Clanton Recreation Tract

157.06 +/- Acres | Chilton County, AL | $649,000







Address

0007 County Road 195
Clanton, AL 35046

Location

Going South on 65, take Exit 219, turn left onto CR 42 for 3.9 miles, turn right onto CR 195 for 1.4 miles. Property is gated and will be on your right

Property Summary

Clanton Recreation Tract consists of 157+/- acres in Chilton County. This property is very diverse for its size, with the timber makeup, water sources, terrain, and road system. Most of the mature timber is found along the creek and on the hillsides; there are great bedding habitats/ thickets scattered over the property. There is over 2,500' of year-round creek frontage and a nearly one acre pond. There are areas for 5-7 food plots that are well spaced through the tract. The topography has a general roll with a higher elevation point of 600' that offers some great views. There is a good road system that allows easy access around the property. There is great opportunity for deer, turkey, and small game, along with fishing. Multiple sites for homes or cabins; power & water are available. The property is located just 5 miles off of exit 219 on US-65.

This property is shown by appointment only. Proof of funds is required prior to scheduling a showing.

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