

76+/- acres in Chilton County, Alabama

76 acres +/- of land for sale in Clanton, Chilton County, Alabama. This property has a prime location that would potentially make it suitable for development. The northern parcel lies inside the city limits of Clanton, and southern portion lies outside the city. Access to the property is from the southern end along Industrial Park Drive. The land adjoins the Stella Jones mill facility, and is very near to the Clanton Industrial Park. Alabama Highway 31 and the Louisville and Nashville Rail Road lie just to the northeast of the property. The land lays well, with gently rolling topography. A small creek flows through the west side of the property. There are two older homes on the property that have no value.

Legal Description- The property is located along Industrial Park Drive in Clanton, Alabama. The land lies in Township 22N, Range 14E, Sections 16 and 21. The northern parcel is approximately 38 acres, and lies within the City Limits of Clanton. The southern parcel is approximately 38 acres, and lies outside the City Limits of Clanton. Chilton County Tax Assessor Parcel ID#'s 1105210000008000 and 1105160000014000. Property taxes for 2022 were approximately \$215.

Location- The property is located on Industrial Park Drive in Clanton, Alabama. This tract is the geographic center of Alabama. The property lies 4 miles north of Clanton, 8 miles from Jemison, 52 miles to Birmingham, 71 miles to Tuscaloosa, 35 miles to Prattville, 44 miles to Montgomery, 99 miles to Auburn, 211 miles to Mobile, 191 miles to Atlanta, GA, and 144 miles to Meridian, MS. Showings are by appointment only, so please contact Jonathan Goode at 334-247-2005 to schedule your appointment.

Commercial • \$760,000

View online at <http://selg.biz/8760>



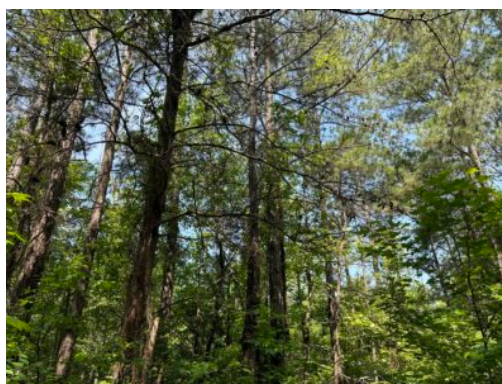
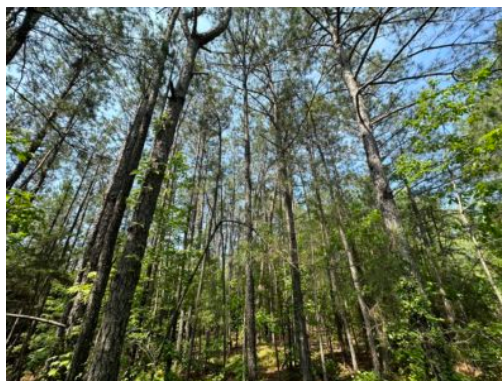
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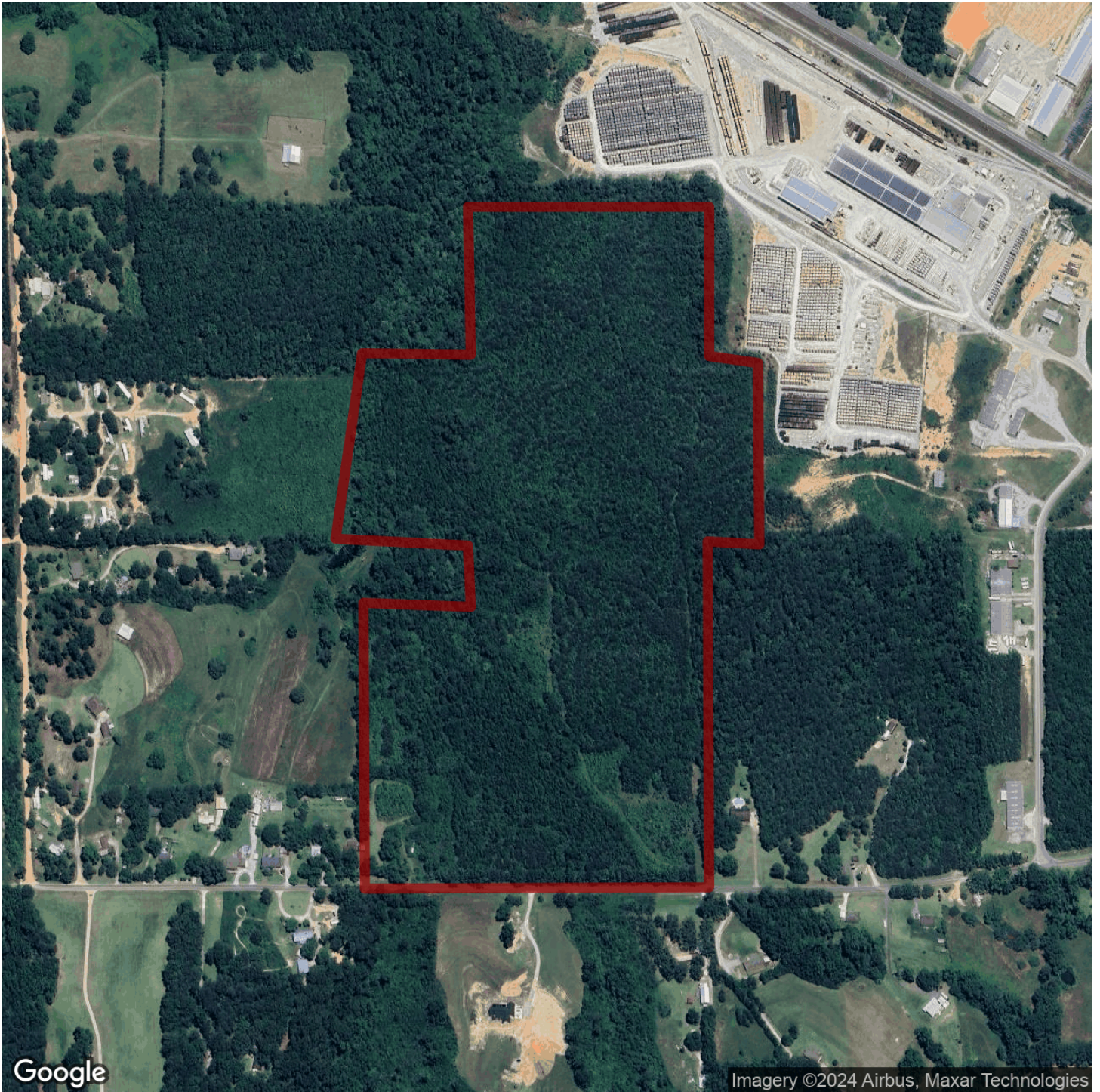
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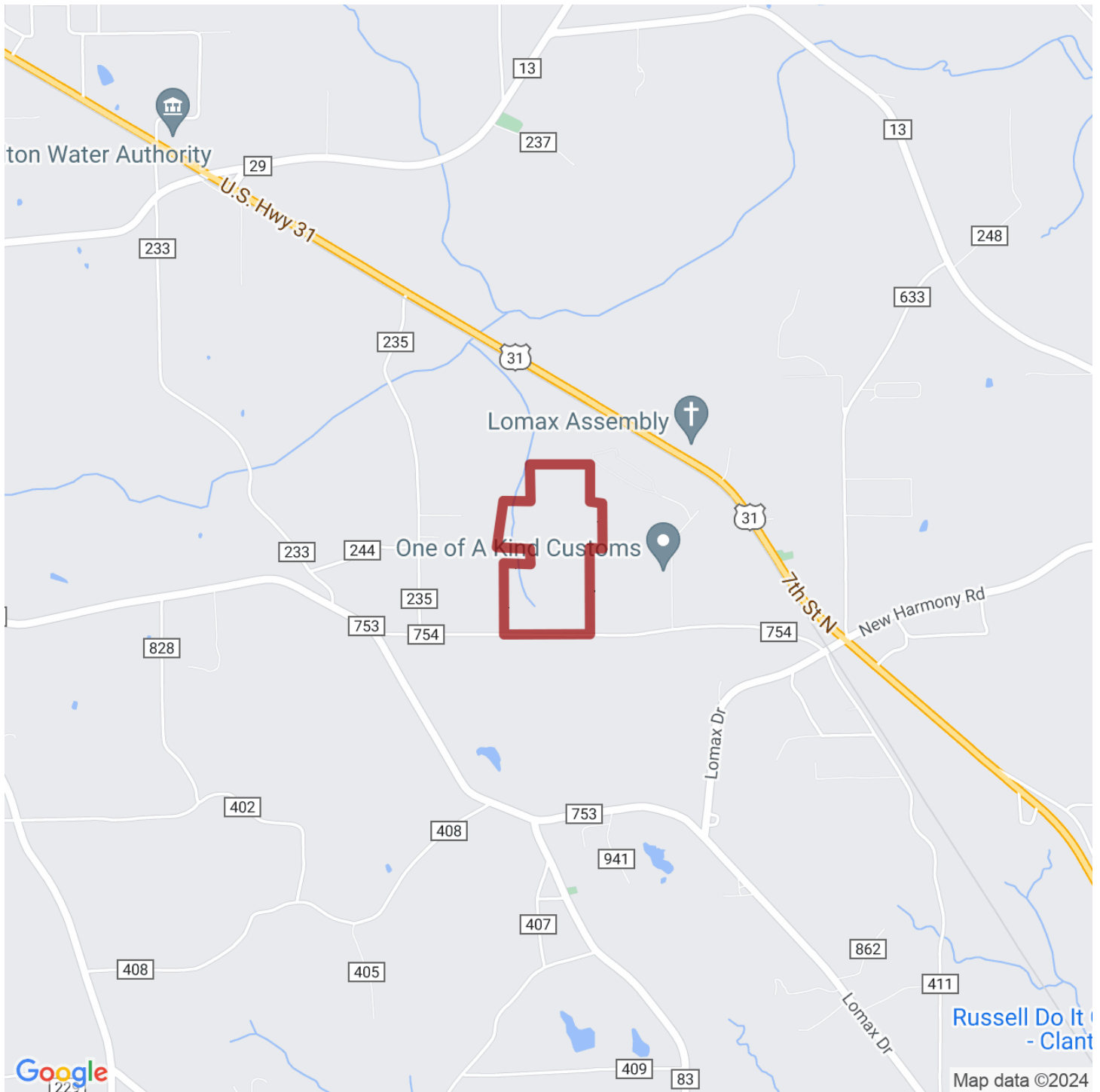




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