

# 41+/- acres in Chilton County, Alabama

**41 acres +/- of hunting and timberland for sale near Maplesville / Plantersville in Chilton County, Alabama.** This property has potential to be a good hunting tract, getaway property, small timberland investment, or just a good place to own land. The property has a small amount of frontage on CR 101, and then the small strip of land leads back into the 41 acres. According to information provided by the owner, the loblolly pines were planted in 2004. The land to the north of this property used to belong to this seller's family. When we helped those relatives sell their property several years ago, they had the forethought to deed a small strip of land to this parcel to connect it to the road. So this parcel actually has frontage on the road- it is owned, not merely deeded access. The land has been leased to hunters in the past, and there are two food plots. Two wet weather streams originate on the property, and flow into Buck Creek. There are streamside management zones (SMZ's) along those drainage areas, and those are made up of mixed hardwood timber. Utilities are available along CR 101. The new owner will probably want to add more internal roads to be able to access more areas of the property.

**Legal-** The property is located in Township 20N, Range 12E, Section 26, and is also described as Chilton County Tax Parcels 25 07 26 0 000 002.004 and 25 07 26 0 000 002.003. Property taxes for 2022 were approximately \$171.

**Location-** The property is located on Chilton County Road 101 in the Plantersville / Maplesville community of Chilton County. The land is located between Highways 22 and 82. The land is easily accessible, and has a great location. The property is 9 miles from Maplesville, 22 miles to Clanton, 33 miles to Montevallo, 31 miles to Prattville, 45 miles to Montgomery, 63 miles to Tuscaloosa, and 70 miles to Birmingham. Showings are by appointment only please, so contact Jonathan Goode at 334-247-2005 to arrange your visit.

**Hunting • \$103,500**



**JONATHAN GOODE**

jonathan@selandgroup.com | 1-866-751-LAND | (334) 247-2005





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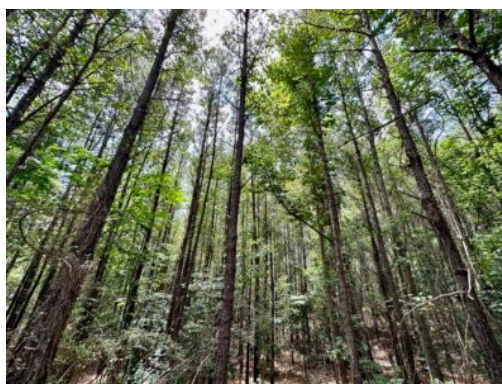
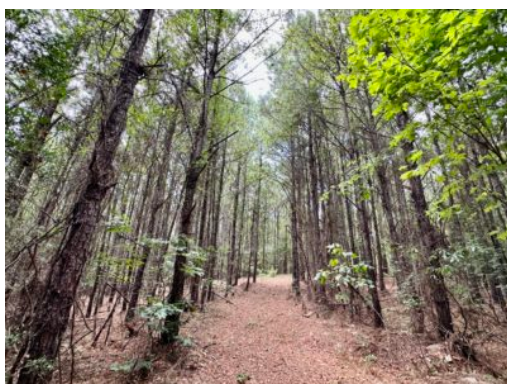
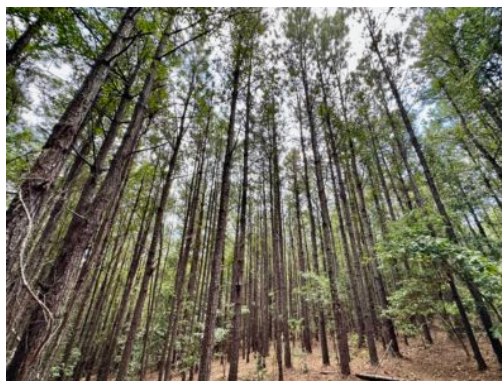


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