

41+/- acres in Bibb County, Alabama

Horse Branch Creek Ranch is a beautiful farm for sale in Bibb County, Alabama. The farm is 41 acres +/- with a lovely, newer 2 bedroom / 2 bath home. Much of the property is fenced and cross-fenced, and is currently used for raising proven pedigree Texas longhorn cattle. This farm offers the peaceful feel of rural privacy, yet is only minutes from Centreville, and 25 miles to Tuscaloosa. Located in Eoline, the farm is less than 1 mile from Highway 82, which is a major thoroughfare between Tuscaloosa and Montgomery. Horse Branch Creek runs through the center of the land, offering water for the wildlife and livestock.

Home- The home is a lovely two level, 2 bedroom home with 2 full bathrooms. On the main level is the kitchen, living room, laundry, and master bedroom with master bathroom. Upstairs has a private bedroom and full bathroom. A wrap around porch offers a comfortable place to visit and entertain friends and family. You can sit in the hot tub and soak in the peaceful surroundings of the farm. The home was begun in 2017, and was completed in 2019. The kitchen is well-suited for preparing those home cooked meals that everyone loves in the South. Appliances in the kitchen include a refrigerator, dish washer, electric stove/ oven, and a built in microwave. The countertops are well-constructed. The kitchen sink is positioned beneath a window, allowing lots of natural light to flood the cooking area. The home has wood floors throughout. Both showers are tiled. The farm has a peaceful, rural feel, but offers fiber internet for those who work from home or homeschool their children or grandchildren. Utilities to the home are provided by Alabama Power, City of Brent public water, and AT&T fiber internet.

Land- The property consists of 41 acres +/- . One of the most desirable aspects of the property is a beautiful homesite, situated on a hill that overlooks the farm. You could build your dream home on this elevated area, that already has large oak trees ready to frame your forever home. There are currently 6 different paddocks (pastures), for separating your livestock or rotational grazing. Much of the fencing has been constructed since 2017, with perimeter and cross-fencing, and is well-built with net wire and round posts. A large section of the property that is currently in young timber will soon be enclosed in net wire fencing to allow the cattle more grazing options. The round fence posts and net wire are already on site for this project. A small spring-fed pond, approximately 1/2 acre in size, is brimming with catfish and inviting you to wet a hook. It's a great place to spend an afternoon and catch your supper. A small pier serves as a good fishing platform, and the automatic fish feeder keeps the fish well-fed. The farm is set up well for deer and turkey hunting with a food plot in the center of the land, and it is visible from the porch. Several nice deer have been taken on the



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property. A barn in the center of the property can be used for storing equipment and hay. A GSI feed bin was recently added for storage for the livestock. A small chicken coop is under the barn, and there is nothing better than farm fresh eggs from your own chickens. The entrance to the property is gated to help ensure your privacy. The farm has both paved and dirt county road frontage.

Nearby Points of Interest- The farm is situated in a great area, in the Eoline community, that makes it easily accessible to modern conveniences of town, and also lots of rural attractions nearby. The property is located less than 6 miles from Wal-Mart, 25 miles to Mercedes-Benz, 29 miles to The University of Alabama, 8 miles to Bibb County High School, 19 miles to Payne Lake Park, and just over 1 mile to tens of thousands of acres of public hunting in the Talladega National Forest and Oakmulgee Wildlife Management Area.

Horse Branch Creek Ranch presents a range of potential uses, making it an ideal investment for various lifestyles. Whether you envision constructing your dream home, indulging in equestrian activities, hunting the abundant wild game, or engaging in farm endeavors, this property offers it all. This farm offers many recreational opportunities including, hunting (deer, dove, or turkey), horseback riding, hiking, birdwatching, raising livestock (sheep, goats, cattle, or horses), atv riding, fishing, kayaking or paddleboarding, gardening, and homesteading. The property is the perfect size to share your time with friends and relatives, and to share the valuable life lessons that come from working side by side with young people in a farm setting.

Excluded from the sale: All livestock, tractors, implements, equipment, furnishings, and personal property of the owners are excluded from the sale.

Legal Description- The farm consists of 41 acres +/- located in Township 23N, Range 8E, Sections 2 and 3, also described as Bibb County Tax Assessor Parcel ID# 1401020000006001 and 1402030000011002. Property taxes for 2022 were approximately \$463.

Location- The address to the property is 4150 Little Hope Road, Centreville, Alabama 35042. The property is located less than one mile from US Highway 82, on Bibb County Road 16 (paved) and Little Hope Road (gravel). One of the major appeals of this property is the close proximity to Centreville and Tuscaloosa. The property is only 8 miles to Centreville, 25 miles to Tuscaloosa, 19 miles to Vance, 55 miles to Birmingham, 28 miles to Montevallo, 63 miles to Prattville, 77 miles to Montgomery, 191 miles to Mobile, 90 miles to Columbus, MS, and 155 miles to Huntsville. Showings of this fine property are by appointment only to qualified buyers, with advance notice please. For more information or to schedule your visit to this farm, please contact Jonathan Goode at 334-247-2005.



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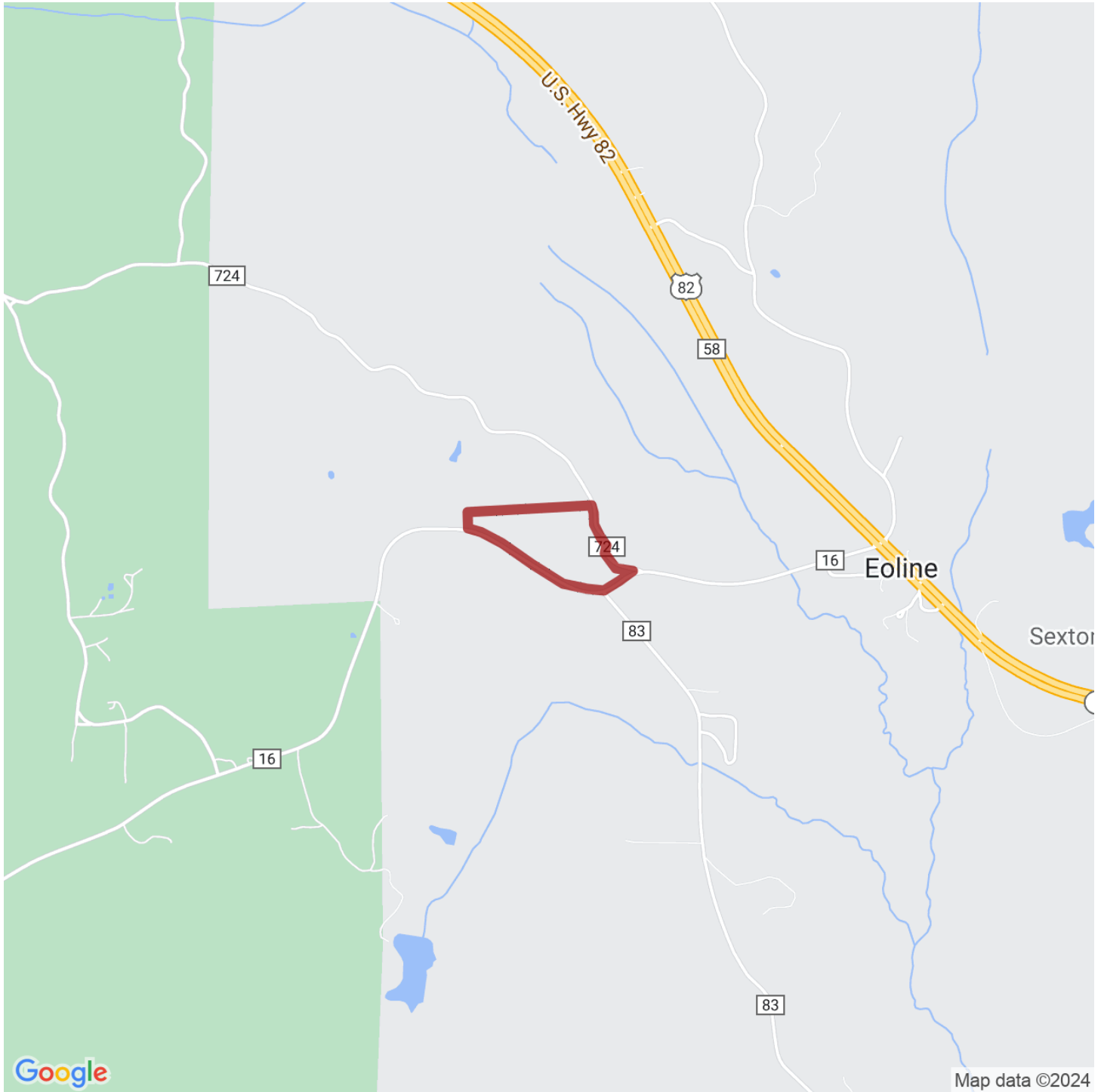




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