

209+/- acres in Perry County, Alabama

Chimney Lake Farm is a beautiful recreational and hunting property, consisting of 209 acres +/- in the Sprott community of Perry County, Alabama. This is one of those rare properties that has almost everything you could want. The farm has a nice 3 bedroom, 3 bath home that overlooks Chimney Lake. The lake was constructed over the past couple of years, and has been stocked with numerous bait fish, and 400 aggressive bass. A great road and trail system leads throughout the property to the 8-9 food plots. The largest field, sits on a hilltop, and is large enough to host a small dove field. The property has been well cared for, and is ready to walk into and hunt this season. For storage that is an enclosed barn, large enough to house tractors and implements. A separate garage with electric roll-up door provides additional storage for side by sides or gear. The home was recently remodeled to make it more comfortable for guests, and two bathrooms were added. The kitchen has plenty of room for preparing meals for friends or family. The dining area has large windows that look down from the hilltop to Chimney Lake below. A deck has been added so you can sit outside and enjoy the beautiful view and the peaceful surroundings. Chimney Lake was constructed where an old cabin was situated. The land around it was always saturated from the springs that flowed from the hillside above. So the owner removed the old cabin, but left the chimney standing. It adds a great feature to lake, and gives it a unique character. There is also a food plot alongside the lake that gives you an opportunity to hunt deer, and watch the pretty scenery during your sit. Chimney Lake is fed by several springs and a small creek flowing in from the west side. The main roads are in such good condition you could access most of the fields by truck. The property is in a good area, and is bounded by 3 large timber companies, and one smaller private owner. County Road 10 is paved all the way to the gate of the property, and turns to gravel as it continues past the land. There are lots of deer and turkey in this part of the county.

Legal Description- The property consists of approximately 209 acres in 2 tax parcels. Parcel A is 129 acres +/- located in Township 19N, Range 9E, Section 10 also described as Perry County Tax Assessor Parcel ID# 1502100000001000 Parcel B is 80 acres +/- located in Township 19N, Range 9E, Section 3 also described as Perry County Tax Assessor Parcel ID# 1502030000005000. Property taxes for 2022 were approximately \$1632.

Location- Chimney Lake is located on Perry County Road 10 in the Sprott community of Perry County,



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Alabama. The property is convenient to nearby towns and cities. The land is 13 miles to Marion, 29 miles to Brent/Centreville, 24 miles to Selma, 62 miles to Tuscaloosa, 79 miles to Birmingham, 45 miles to Montevallo, 45 miles to Clanton, 60 miles to Prattville, 70 miles to Montgomery, 172 miles to Mobile, 195 miles to Pensacola, and 303 miles to New Orleans. Showings are strictly by appointment only please, so contact Jonathan Goode at 334-247-2005 to schedule your visit to the property.

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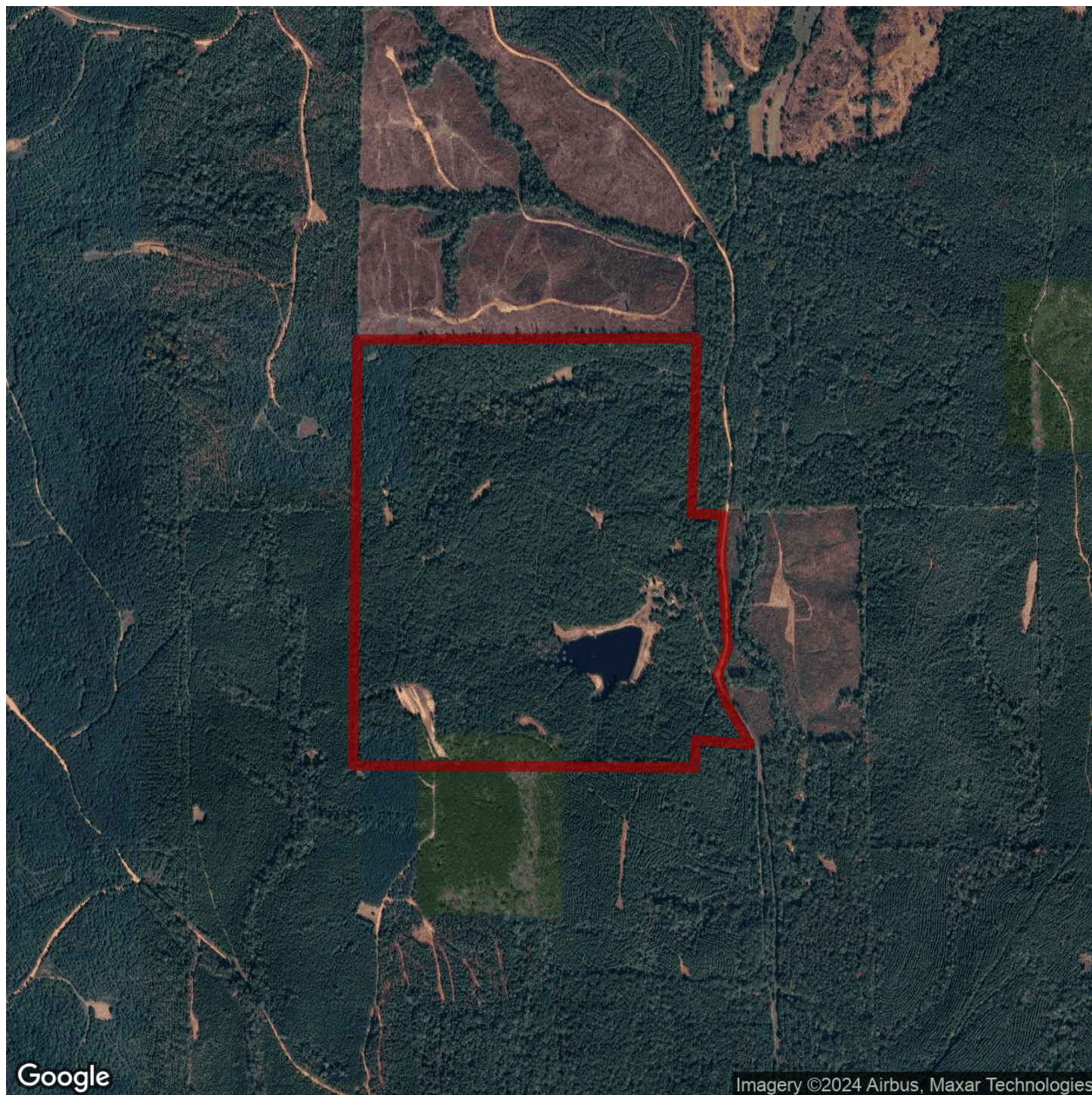




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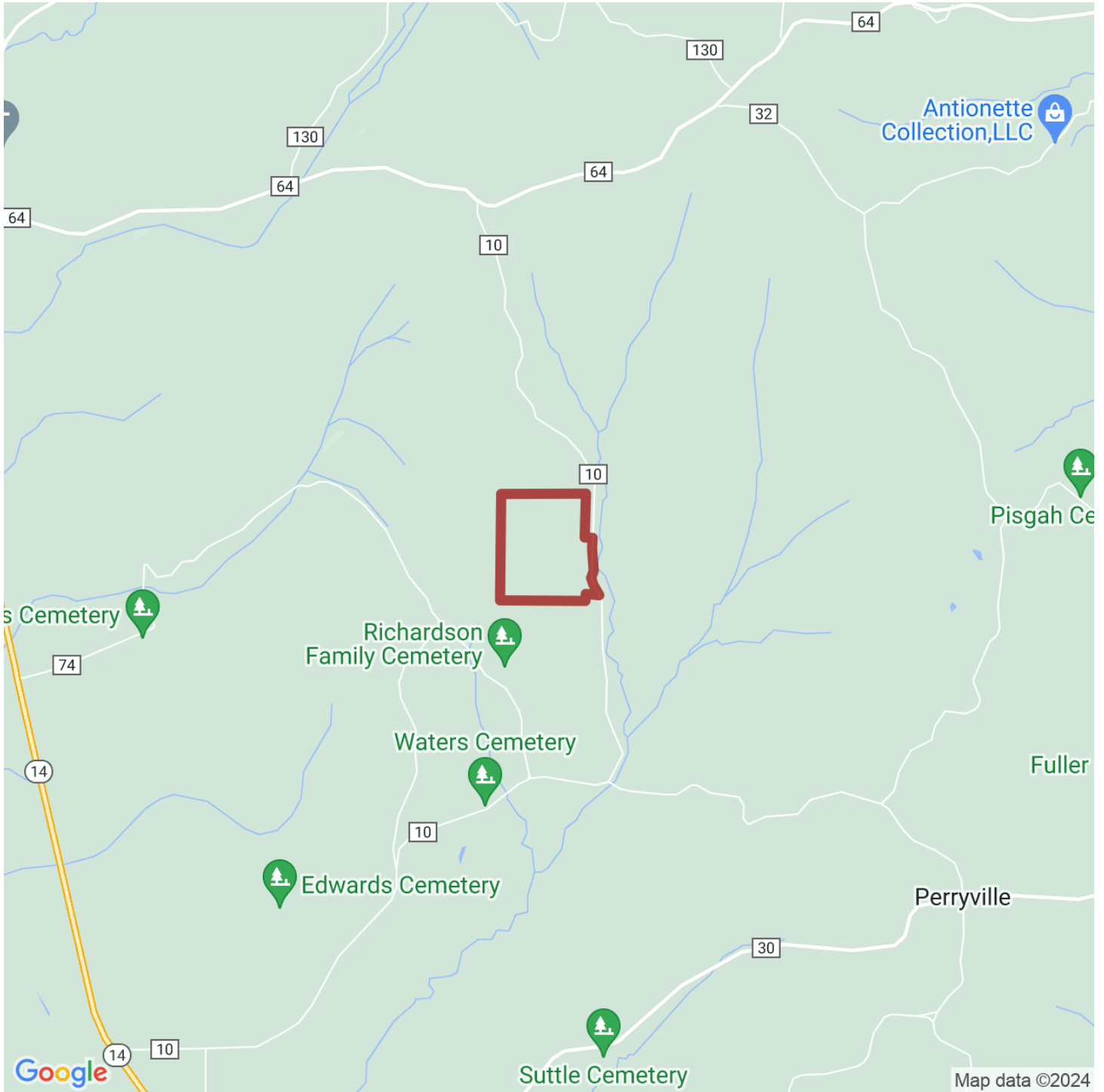




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