

14.3+/- acres in Talladega County, Alabama

This minifarm property in the Winterboro Community has everything you could want. Some mature hardwoods, some fertile bottom land for pasture (with clearing) and some higher property that would make an excellent homesite. 14.3 +/- acres located 1 mile from Winterboro School. This property has road frontage on Bob White Road and Pine School Road so access is excellent. There are UTV trails that could serve as the basis for a driveway. Power and natural gas (Spire) are located on the property. Water is available at both of the roads. Located in a quiet neighborhood consisting mostly of cattle farms and cropland, you will have all the privacy you desire. Owner has partially cleared a potential homesite.

Convenient to so many things, you will find shopping and restaurants close by in Talladega (10 minutes), Sylacauga (15 minutes) and Childersburg (10 minutes). Majestic Caverns (formerly Desoto Caverns) and Selwood Plantation are less than 5 minutes away. The Talladega National Forest is 10 minutes away and the Talladega Superspeedway is 20 minutes away. Property is approximately a 30 minute drive to Chelsea in Shelby County. A one hour drive has you in downtown Birmingham and a 1.5 hour drive has you in the Atlanta metro area.

This tract is to be divided from a larger parcel. Exact acreage and legal description shall be determined by a final survey before closing.

Acreage with Homesite • \$199,000

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