

37+/- acres in Chilton County, Alabama

37 acres +/- of land for sale near Plantersville, in Chilton County, Alabama. This property has potential to be a small recreational or hunting property, or you could have a rural home on the property. The land has dirt road frontage on two county maintained roads, Chilton County Roads 332 and 345. The property lies in Chilton County, but the southern boundary line is the Autauga County line. Lester Branch is a creek that flows through this property, and it had flowing water during some of the deepest droughts this fall. The timber on the property consists mostly of loblolly pines, that look like they will need a thinning soon. There are mixed hardwoods in the streamside management zones. The county roads divide the property up into 3 parcels: 1 acre +/-, 8 acres +/-, and approximately 28 acres +/- . A powerline runs through the property, providing electricity if you wanted to build or have a camper on the property. The terrain varies from flat around the creek, and rises the farther south you go on the property. The elevations vary from about 275' to about 440' at the highest point.

Legal: This 37 acres +/- lies in the SW 1/4 of the SW 1/4 of Township 20N, Range 12E, Section 32. The Chilton County Tax Assessor Parcel ID# is 2509320000007000. Property taxes for 2022 were \$96.31.

Location- The 37 acres +/- has county dirt road frontage on Chilton County Roads 332 and 345. This property is easily accessible from nearby towns, and from Highways 82 and 22. The 37 acres is located 12 miles from Maplesville, 24 miles to Clanton, 37 miles to Prattville, 50 miles to Montgomery, 21 miles to Selma, 65 miles to Tuscaloosa, and 70 miles to Birmingham. Showings of this property are by appointment only please, so contact Jonathan Goode or John Morris to schedule your visit.

Hunting • \$79,000

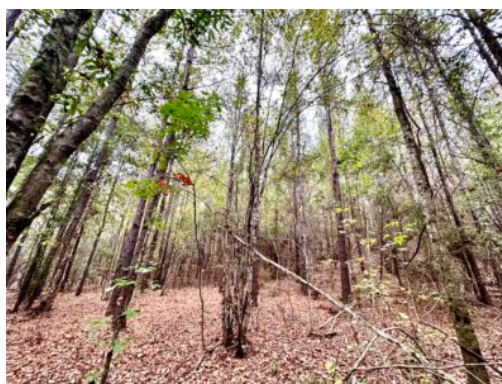
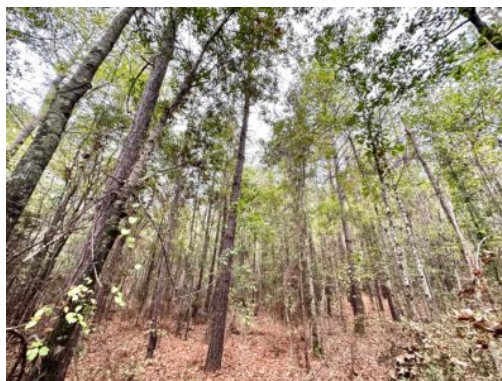
View online at <http://selg.biz/7900>



JONATHAN GOODE

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





JONATHAN GOODE

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

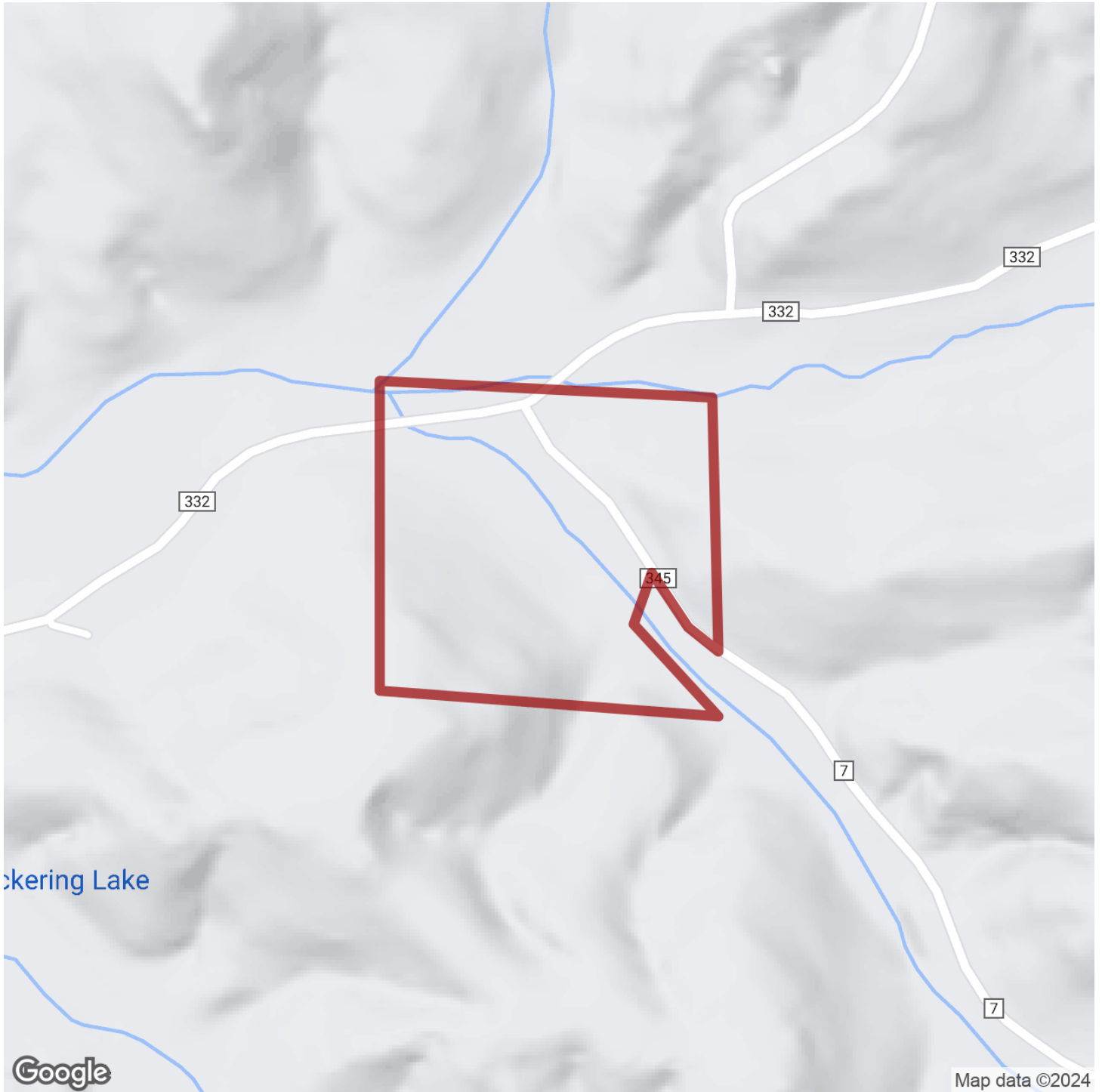




JONATHAN GOODE

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

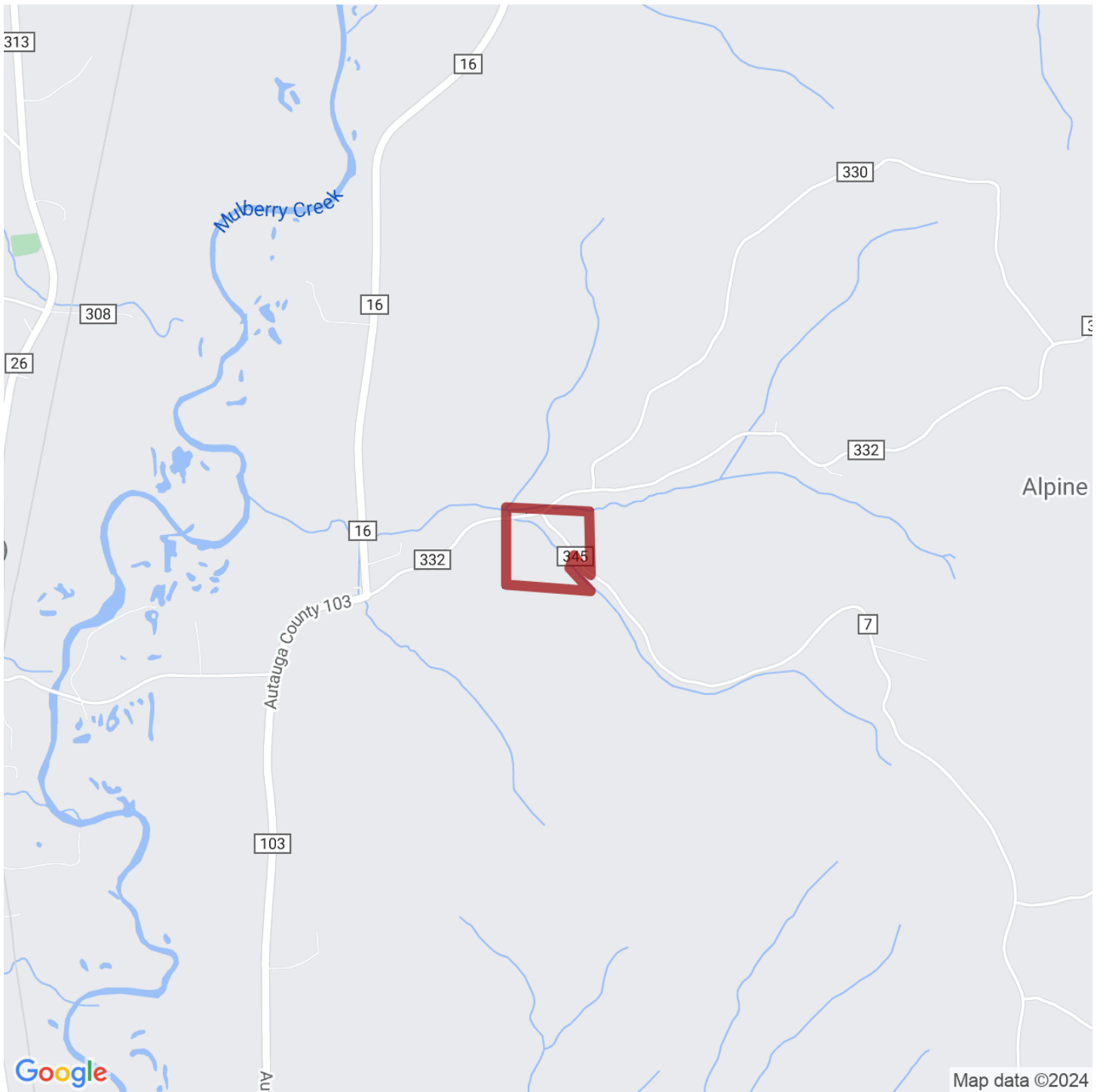




JONATHAN GOODE

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





JONATHAN GOODE

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

