

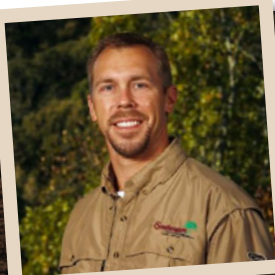
72+/- acres in Chilton County, Alabama

72 acres +/- of land for sale near Clanton, in Chilton County, Alabama. This parcel lays well, with a gentle slope over the whole tract. The property has paved road frontage on CR 753, and has dirt road frontage on Chilton County Road 402. There is a young stand of mixed loblolly and longleaf pines on the property. Portions of the property could be cleared to make a great homesite or you could make food plots for hunting. The northeast portion of the property is predominantly open pasture land, offering an ideal canvas for agricultural or residential use. It is situated between Thorsby, Alabama, and Clanton, Alabama, with convenient access. This accessibility ensures that the property is easily reachable and connected to nearby towns and amenities. The property is located outside the city limits in the county.

The presence of power and water utilities adds to the property's appeal, making it ready for development and facilitating various land-use possibilities. The availability of utilities simplifies the process of establishing multiple home sites on the land, making it suitable for residential purposes. With several nice farms in the vicinity, this parcel benefits from a rural, agricultural setting, fostering a serene and picturesque environment for potential buyers.

Ag/Pasture Land • \$331,200

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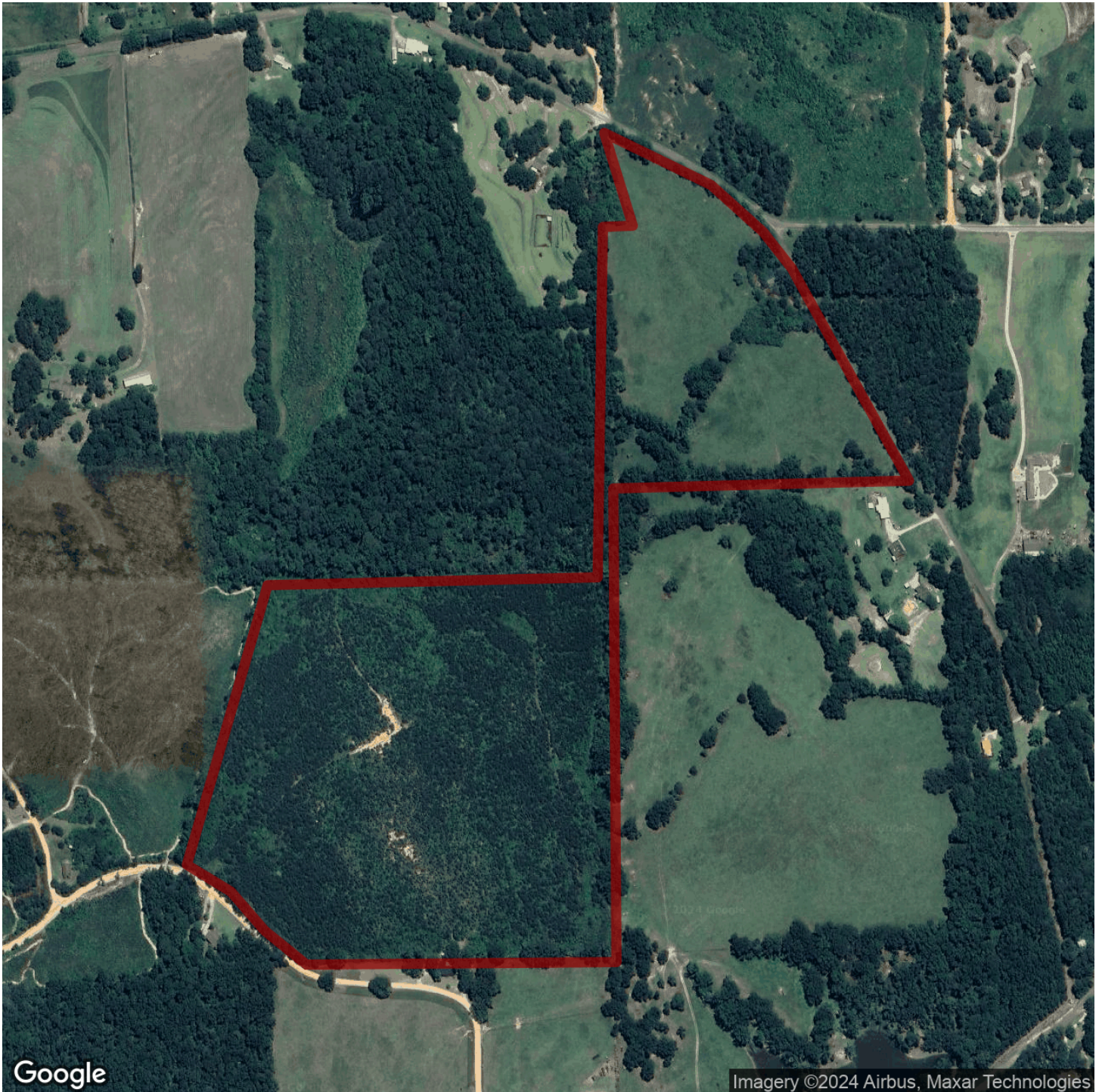
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