

297+/- acres in Clay County, Alabama

Mountain View Farm- A rare opportunity to own a spectacular 297+/- acre turnkey farm of rolling green pastures in Clay County, AL. This farm boasts one of the most breathtaking vistas of Cheaha Mountain that you will ever see. Mount Cheaha is the highest point in the state of Alabama and is considered to be the Southernmost point of the Appalachian Mountain Chain.

This property has approximately 220+/- acres of green rolling hills that are fenced for pasture land, perfect for grazing your cattle. There is an excellent stand of permanent pasture grass and forage for maintaining a healthy cattle operation. Additionally, there are about 77+/- acres of pine plantation, ready to be thinned. To add to its diversity there's also a 12-acre Dunstan Chesnutt orchard that's about 5 years old and nearing a productive age. You'll have the opportunity to harvest and market those in the future if you chose to do so.

There are 3 sources of natural water on the farm. Caldwell branch flows near the western boundary of the property along a beautiful wooded creek bottom where you can also find a small, secluded, unfinished cabin. There's also a stocked fish pond that doubles as a water source for livestock and a smaller pond near the backside of the property.

For all of your farm equipment and storage needs there's an enclosed 50x100 equipment/hay barn with a lean-to shed. The attached cattle working pen and squeeze chute makes it convenient for managing your livestock.

The center piece of the spectacular views mentioned above is a beautiful custom built 2 bed 1 bath tiny home. It is off grid and connected to a water well and ran by a propane generator. You'll love relaxing on the back porch gazebo and enjoying the fire pit while taking in the breathtaking 360° Mountain View's. If you don't plan to make this your permanent residence the tiny home/cabin would be an excellent source of extra income as a short term rental property, Airbnb/Vrbo/Etc.

The following equipment can be included in a full price offer.



Southeastern
LAND GROUP



Kubota M4 4x4 Cab Tractor/ front end loader
Land Pride 15' batwing cutter
Land Pride 8' 3 point hitch cutter
UTV tow behind disc
20ft water tight shipping container for storage inside the barn.

This farm has double paved road frontage on County Road 31 and Caldwell Road in the Bowden Grove/Highland community of Clay County. It is in close proximity to the Talladega National Forest and Cheaha State Park. it is about 1.5 hours to Birmingham, 1.5 hours to Atlanta, GA, or 30 minutes to the nearest shopping in Oxford, AL. It's truly a dream property for anyone looking for a turnkey livestock farm with so many wonderful additional attributes. Don't miss out on this fantastic opportunity to own a beautifully diverse property.

This property is shown by appointment only! Please contact a listing agent for more info or to schedule a time to view the property.

\$1mil+ Estate/Rec. • \$1,499,000
View online at <http://selg.biz/1965>

selandgroup.com | 1-866-751-LAND









