

92+/- acres in Chambers County, Alabama

PRICE IMPROVEMENT! This property that has plenty of diversity for wildlife habitat, timber management strategies, and fantastic recreational upside. Located in Chambers County, Alabama, this 92 acre tract has the privacy, recreational opportunity, and timber investment you are looking for. It has approximately 500 ft of frontage on the beautiful Chatahospee Creek. This is a year round flowing creek, with a sandy shoreline, that would be a nice place with your family and friends to swim, canoe, or kayak in. We even came up on a few wood ducks while previewing the property.

From a timber perspective, there is approximately 25 Acres in pine plantation that could be thinned at any time. There is approximately 20 acres in the middle of the property that has recently had the timber harvested providing great opportunity, for the new owner to convert to pastureland for cows and horses, or to replant back in pines, which will provide a return on investment in the future. The remaining acreage of the property is in a young, natural regeneration hardwood and pine stand, which offers tremendous diversity for wildlife.

Located on Chambers County Road 118, in the northern part of Camp Hill, close to Tiller Crossroads, this tract is approximately 20 minutes to downtown Lafayette, 40 minutes to Auburn, 35 minutes to Lake Martin and about an hour to LaGrange, GA.

If you are looking for a property with a very good recreational and timber investment upside, or looking to live the Land Living Lifestyle in east Alabama, give Luke or Brian a call to schedule your showing.

Hunting • \$319,900



BRIAN WATTS

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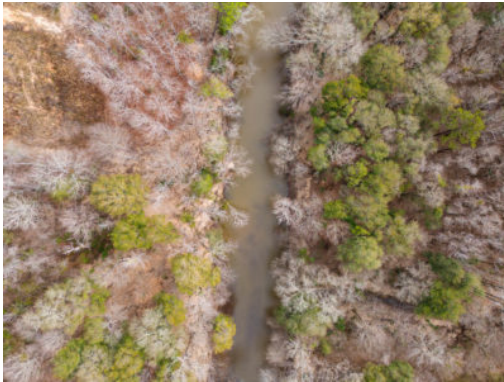
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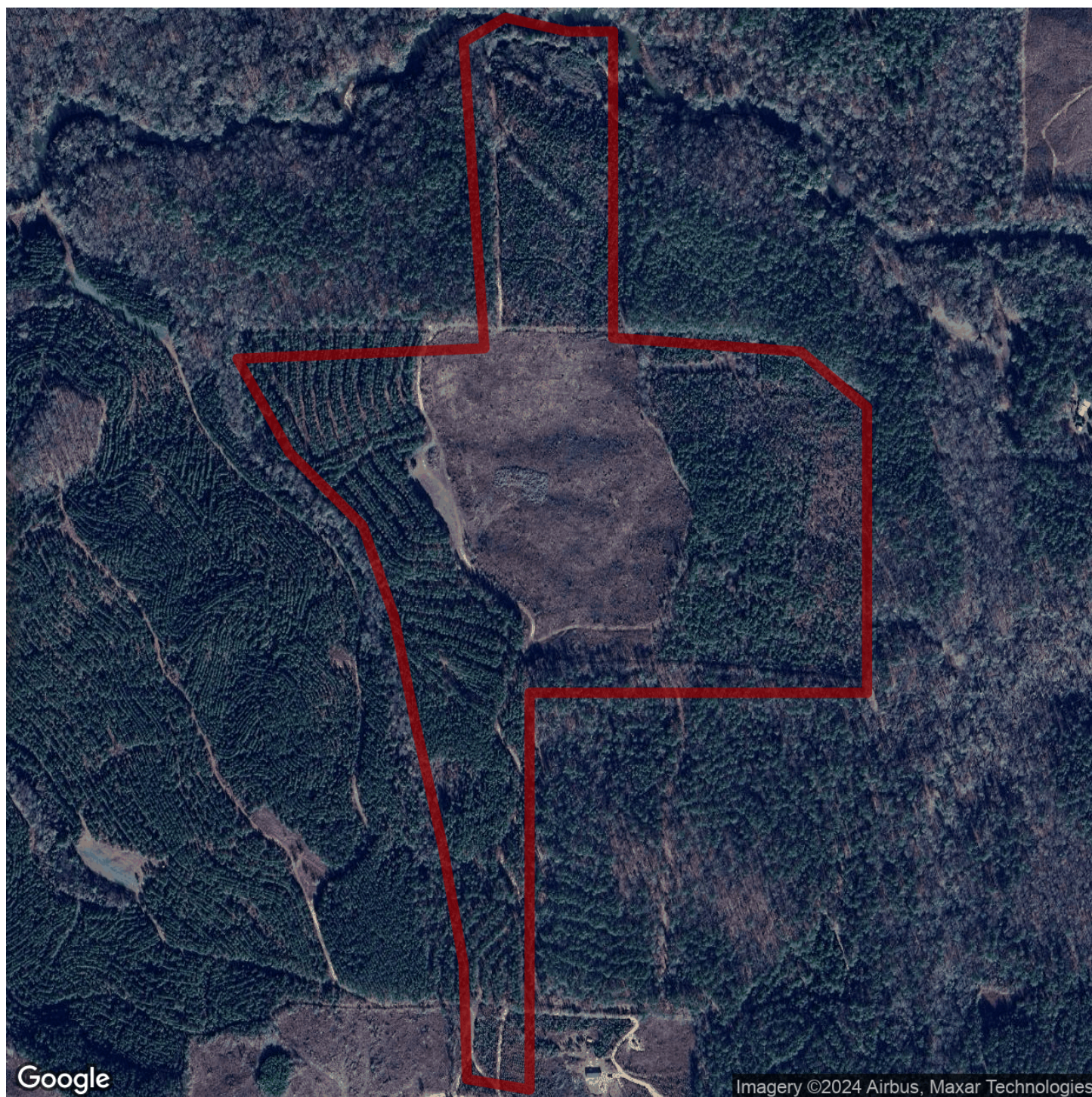




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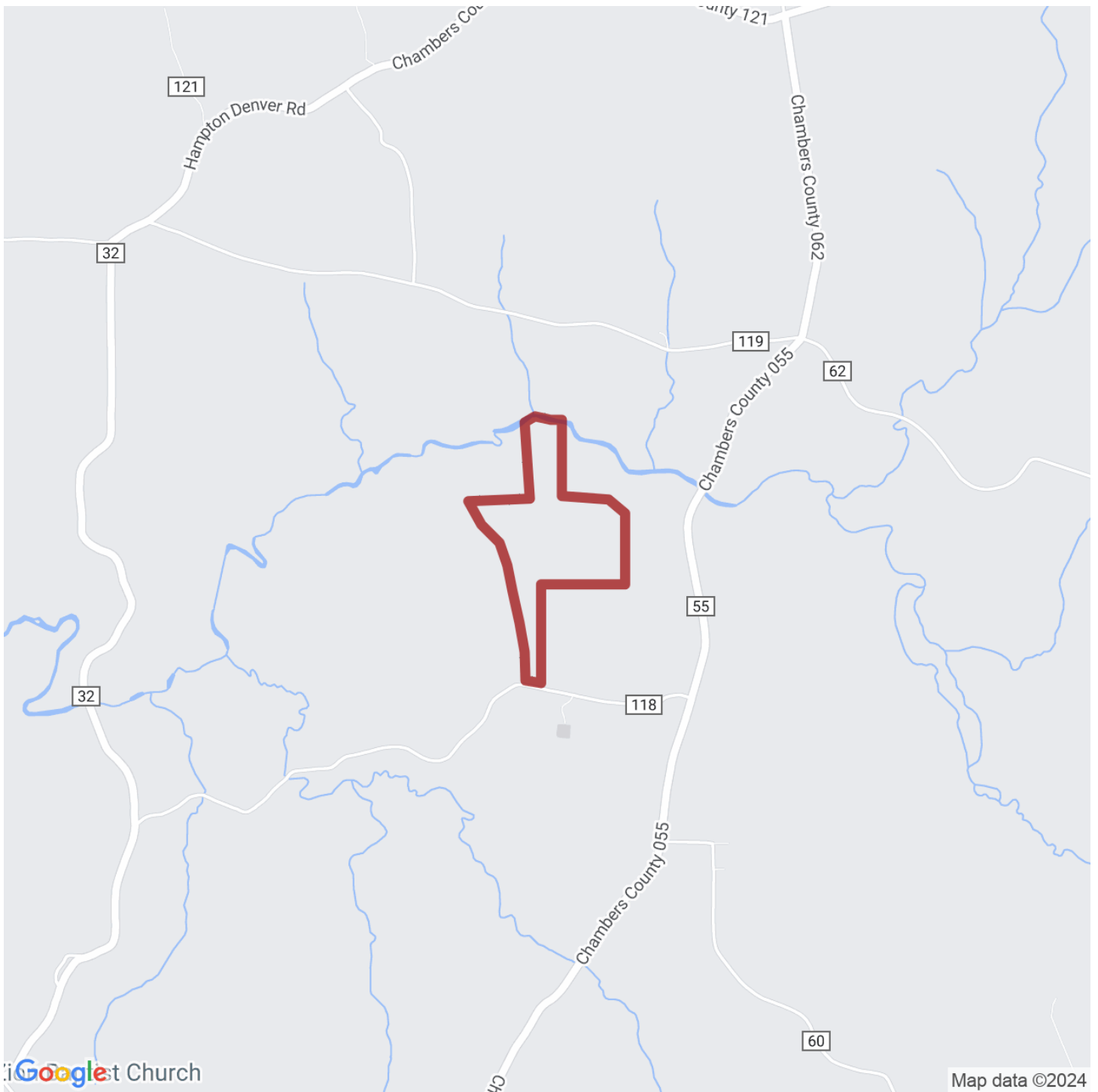




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