

81+/- acres in Chambers County, Alabama

Welcome to this beautiful 81 acre tract in the Clackville area of Chambers County. This tract is conveniently located just South of Roanoke, and is approximately 45 minutes from Auburn and LaGrange, GA.

This tract features a large stocked lake that is ready to enjoy for fishing, kayaking, and canoeing. There are even a few cleared spots along the bank that would be a great place to set up camp and enjoy the scenery of this beautiful lake. The lake is encompassed by tall majestic white oaks and other larger hardwood trees.

Approximately 60 acres of this tract has been cut in 2022. This open area would be a great place to clear for pasture, homesites, and would be an excellent canvas for timber regeneration for future income. The remaining 21 acres are two patches of large hardwoods, one of which surrounds the lake area. The topography of this tract is very gentle. It offers a smooth roll with no steep or sudden hills or drop offs.

This tract features approximately 1350 feet paved road frontage, as well as a few interior roads that allows easy access across the property. This tract is unrestricted. There is also already an old power meter in place close to the lake. County water is also available at the road.

This tract is ready to enjoy. It is an excellent recreational tract offering unmatched hunting and fishing possibilities. It would be an excellent area to build your dream home in a quiet and relaxing setting. It would also be a great investment in a popular area with a great timber upside.

Please reach out to Luke Rice or Brian Watts today to view this fantastic tract!

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