

120+/- acres in Chambers County, Alabama

This 120 acre tract is a turnkey recreational tract ready for your enjoyment! This beautiful property offers great habitat and opportunity for deer, turkey, rabbit, and many other game that the area has to offer.

The property already has an extensive interior road system and food plots, however the gentle topography allows for you to expand on the vast system in any way you see fit! Caty Creek is a beautiful year-around creek that flows through this tract.

There is a large SMZ around the creek that features an array of large hardwood trees. The remaining acreage is in a younger pine/hardwood mix. This stand provides excellent cover and habitat for all types of game. It also offers the future thinning and timber harvesting opportunities.

This large tract is unrestricted with approximately 1120 ft of paved road frontage. Power and county water is available at the road. The front side of this large tract would be a great place to build a hunting camp or home with easy access to your great hunting spot.

This tract is located in Clacksville area of Chambers County, just South of Roanoke. It is approximately 45 minutes to both Auburn and LaGrange, GA.

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

Acreage with Homesite • \$360,000
View online at <http://selg.biz/4647>







