

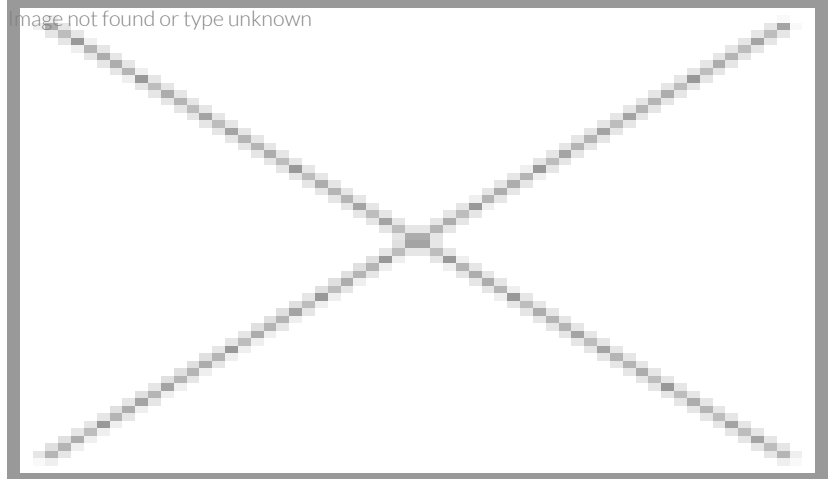


61 ac. - Jefferson Co. - Adger Tract

| \$ 99,000

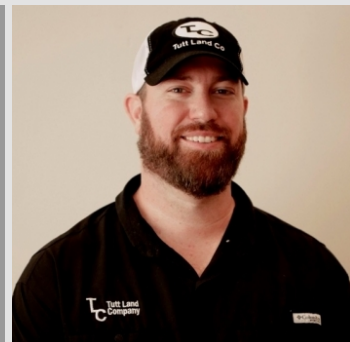
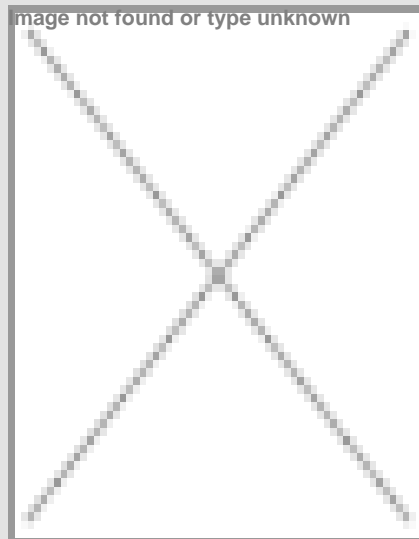
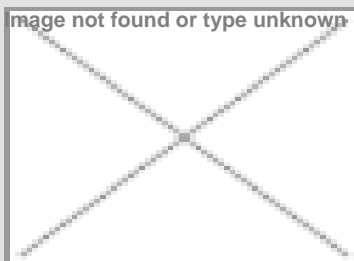
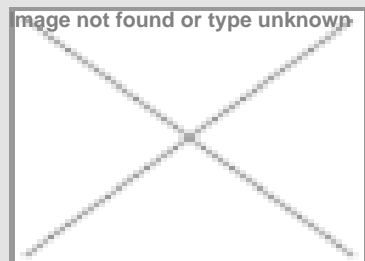
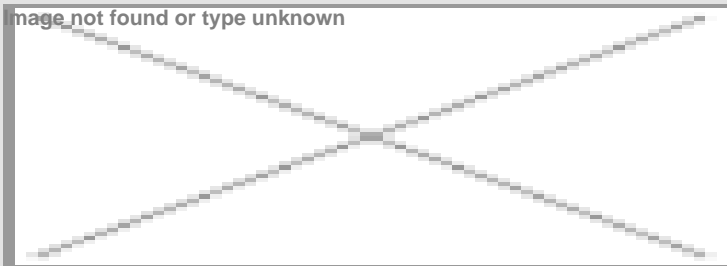
HIGHLIGHTS

- Open Land
- Deeded Easement
- Timber
- Pond
- Close to Birmingham, AL
- State Reclamation



DESCRIPTION

A 61 +/- acre recreational or homestead property located off of Mud Creek Road in Adger, Alabama, being less than 15 minutes from Alabama Splash Adventure. Access is directly off of Mud Creek Road on a secluded and improved easement. As you travel east along the easement, Dick Gut Branch parallels the road to the south. The drive will veer slightly north traversing over a concrete padded water crossing and entering the western boundary line of the property. The land is very diverse in topography and general characteristics. There is thirty eight acres of planted loblolly pines and hardwoods on the northern half of the property with a food plot situated in the middle of the plantation. The southern half of the property consist of approximately twelve acres of open land that is planted in native grasses and a two acre pond that is stocked with bass and brim. This portion of the property was historically surfaced mined and in 2017 the State of Alabama permitted by the mining commission reclaimed this site. Currently, native grasses are growing attracting various species of wildlife, to include Deer, Turkey, and LOTs of Dove! The pond was built by the state as a retention pond and now used for recreation fishing and an excellent water



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