



## 256 ac. - Chilton Co. - Co. Rd. 264 Tract

| \$ 384,000

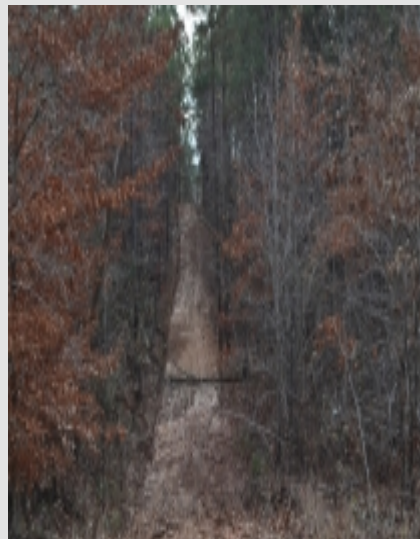
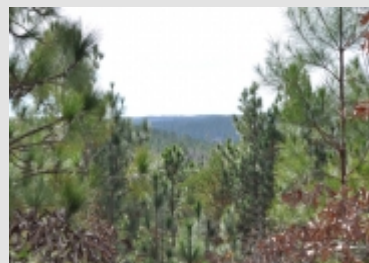
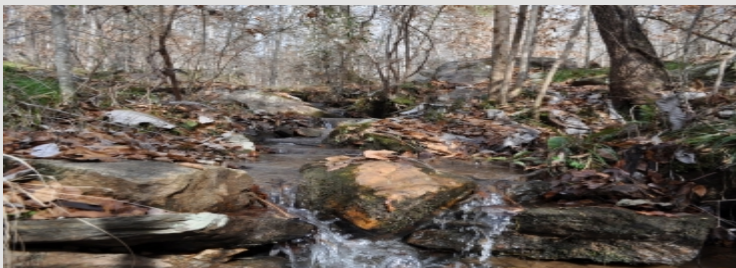
### HIGHLIGHTS

- Natural Stand of Long Leaf Pines
- Beautiful Rocky Bottom Tributary Creek
- Several Established Food Plots
- Great Mix of Pine & Hardwood Timber
- Nearly 2 miles of Road Frontage
- Excellent Road & Trail Network
- Additional 45 acre tract available for Purchase



### DESCRIPTION

A turn-key 256 acre property loaded with Deer and Turkey being ideal for anyone looking for an elite hunting and recreation tract less than an hour's drive from Birmingham and Montgomery. Located just a few minutes east of I-65 and a mile from the Coosa River makes this tract easy to access and provides additional recreational opportunities with available River / Lake lots for sale giving a buyer a chance to build on the water with a short ATV or UTV ride to the land. From one of the multiple gated entrances, you can navigate the well groomed roads through a rare find of natural stands of both long leaf pines and hardwoods to multiple food plots which are found along the ridges and creek edges. There is a well flowing rocky bottom tributary creek providing multiple water features that traverses the length of the property. (Check out the videos of the surreal views and sounds of nature) The property itself has outstanding diversity with upland hardwoods, long leaf pines, rolling ridges, and water. A hunter or recreational enthusiast could not ask for more. The tract sits in the Northern Piedmont Soil Province consisting of Wedowee and Higgins Ferry Soil Groups. Forms of Shale along with Mica Rock is found throughout this well draining tract. Pictures and aerial photos still do not capture the uniqueness and beauty of this property. This tract would be ideal for a family or group of hunters looking for a special recreation getaway. It is priced to sale quickly!



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