

Chilton Co., AL

SEE PHOTOS
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Reference # 573

More info at
205-217-3221
Agent: Sara Baldwin

Land For Sale
89.92 acres
\$449,600

Exclusive Agent For Owner
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- Located in central Chilton County about 2.5 miles west of Clanton, and about 53 minutes south of Birmingham (from I-459 and I-65 intersection)
- Acres determined by survey are 89.92. The property fronts on Co Rd 37, a paved road, for about 640 feet
- This is a very good property to build on. It located in an excellent neighborhood, and water and power are available from the county road
- The property has about 66 acres of planted loblolly pine that in 2026 are entering their 7th growing season. The balance is about 25 acres of mature natural timber, a ¼ acre pond, and woods roads.
- The property has strong investment potential due to the planted pine. They should be ready for a 1st thin in about 8 years.
- The internal woods roads can be easily driven in a pickup truck or ATV. The road maintenance, gates and culverts are all first-class.
- Access to the property is behind a locked gated. You are welcome to visit the property on your own, or you can set up an appointment with the agent. Please contact the listing agent, Sara Baldwin, 205-217-3221, for access info, to schedule a visit to the property or to get more info.
- If you go on your own, we suggest you print out and take the brochure from the web site with you as a guide since it has maps and aerial photos showing existing roads and property boundaries.

All distances and acres are estimates and should be independently verified

IMPORTANT NOTICE

Investment in rural land carries risk and this offering is made with conditions.

This property is subject to prior sale, price change and withdrawal from the market without notice. Prospective buyers should understand and independently verify risk factors before making a purchase decision. Neither Cyprus Partners and our agents nor the property owner make any representation or warranty as to completeness or accuracy of maps and other information provided here. No representation or warranty is made about this property, express or implied, as to any above-ground or below-ground condition, boundary location, fitness for any particular use, fair market value, access, acres, zoning, mineral ownership, condition of title, or the effects on property use from the actions of any government agency.

Google Map Link To Front Gate

<https://maps.app.goo.gl/Au2hMdnkRor6GFWk8>

Driving Instructions

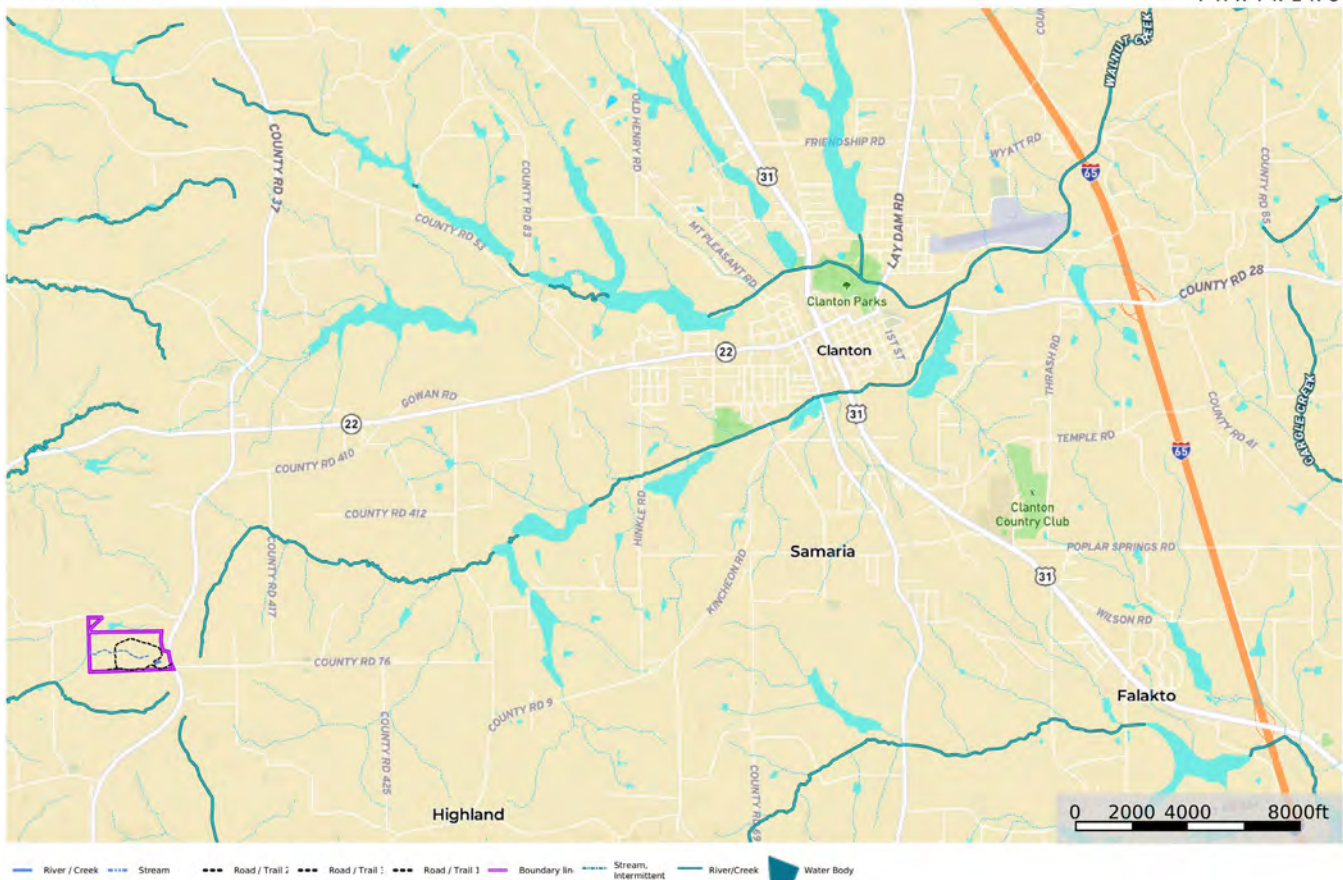
From the intersection of I-65 and I-459 (in Birmingham: about 53 minutes to the property)

Head south in I-65 toward Montgomery for 37.6 miles and take a right at Exit 212 (AL Hwy 145 - Lay Dam Rd Exit). Go south on AL Hwy 145 for 3.2 miles. Take a right on 3rd Ave N and go 0.4 miles to U S Hwy 31. Take a right, go 1 block north, and take a left on to AL Hwy 22. Go 4.1 miles and take a left onto Co Rd 37. Go 1.7 miles to the entrance to the property on your right (marked in blue flagging). As you go down Co Rd 37, when you reach the property, you will see pink flagging on your right marking about where the north and south property lines touch Co Rd 37. Access to the property is behind a locked gated. You are welcome to visit the property on your own, or you can set up an appointment with the agent. Please contact the listing agent, Sara Baldwin, 205-217-3221, for access info, to schedule a visit to the property or to get more info.

Location Map

location_moore90
Alabama, AC +/-

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Tom Brickman
P: 205-936-2160

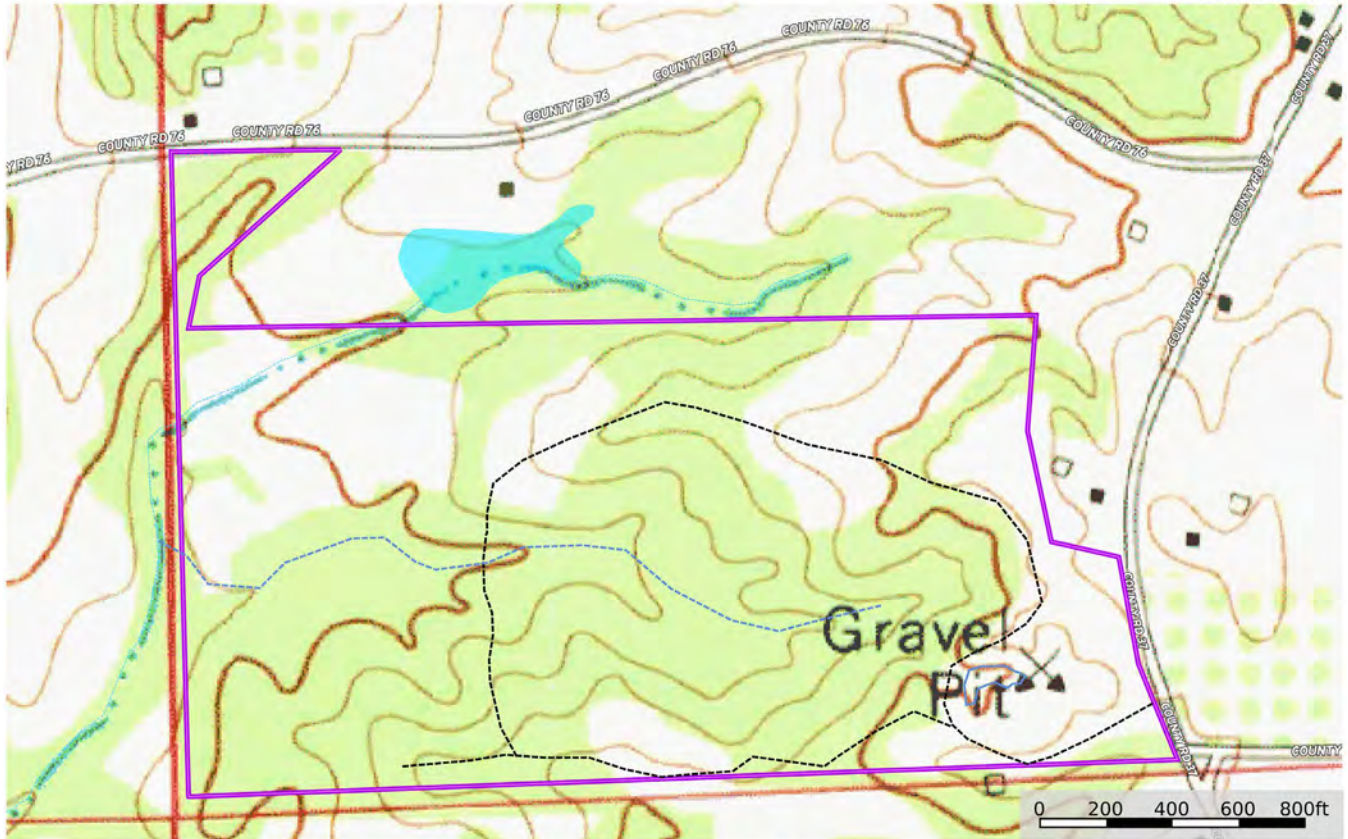
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Topographic Map (20 foot contour interval)

topo_moore90
Alabama, AC +/-

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— River / Creek - - - Stream - - - Road / Trail 1 - - - Road / Trail 2 - - - Road / Trail 3 — Boundary In - - - Stream, Intermittent — River/Creek ■ Water Body

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Aerial Photo

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Alabama, AC +/-

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