

Mountain Creek 3- 102 acres In Chilton County, AL
na
Clanton, AL 36000

\$335,835
102± Acres
Chilton County



**Mountain Creek 3- 102 acres In Chilton County, AL
Clanton, AL / Chilton County**

SUMMARY

Address

na

City, State Zip

Clanton, AL 36000

County

Chilton County

Type

Hunting Land

Latitude / Longitude

32.733535 / -86.450884

Acreage

102

Price

\$335,835

Property Website

<https://thelandcrafters.com/detail/mountain-creek-3-102-acres-in-chilton-county-al-chilton-alabama/114330/>



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Clanton, AL / Chilton County**

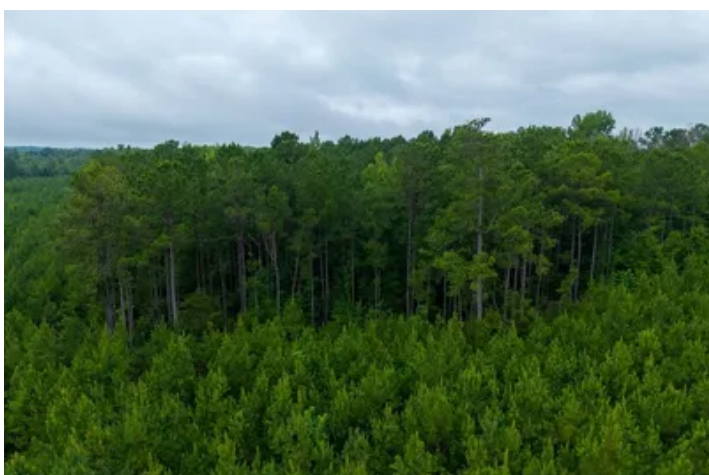
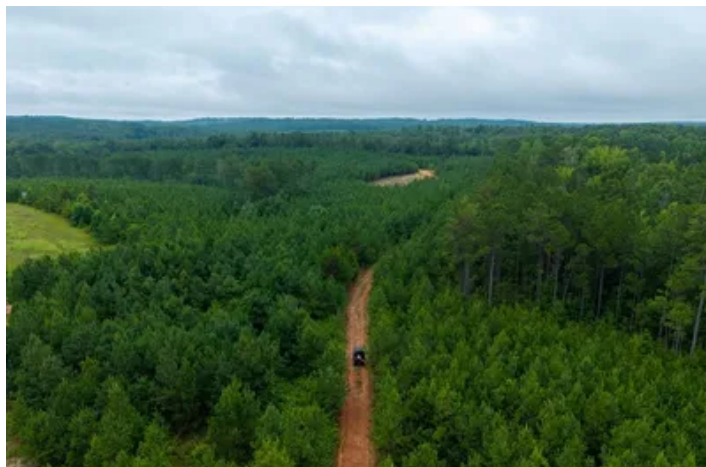
PROPERTY DESCRIPTION

Mountain Creek | 214 Acres | Offered in Two Tracts

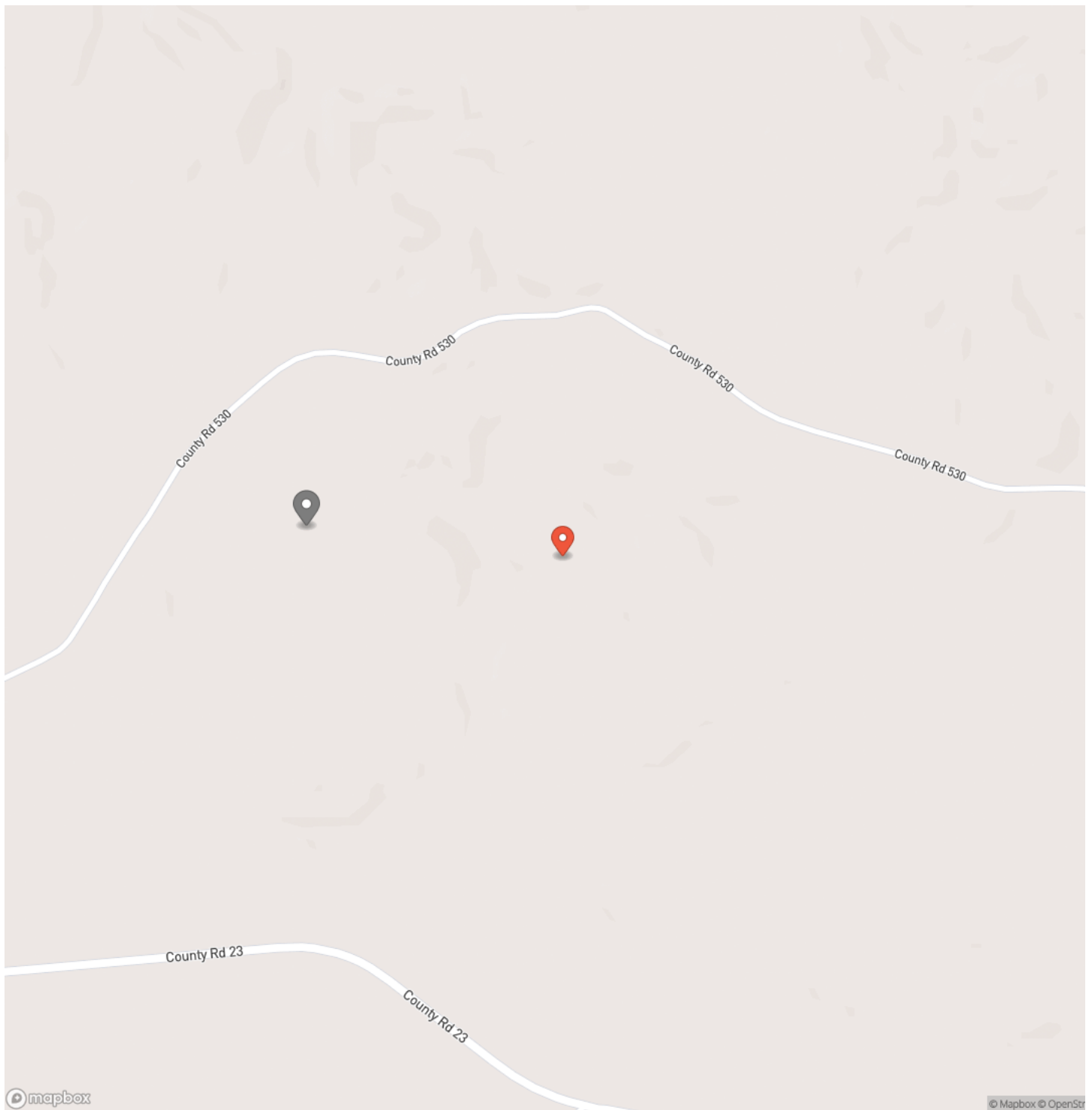
- **214 acres total**, being offered as two separate tracts:
 - **102 acres**
 - **112 acres**
- Tracts are separated by **Mountain Creek**, a beautiful **year-round creek**
- Both tracts feature **5-year-old planted pines** that were professionally site prepared and are well managed
- **Freshly worked internal road systems** provide excellent access throughout both properties
- **Well-established greenfields** are already in place, making each tract ready for hunting
- Excellent habitat and recreational potential for **deer and turkey**
- **Power and water available** at both tracts
- Great opportunity for a **hunting property, timber investment, homesite, or weekend getaway**
- Offered separately, providing buyers the flexibility to choose the tract that best fits their needs

Mountain Creek offers a rare combination of managed timber, year-round water, established wildlife habitat, excellent access, and future homesite potential.

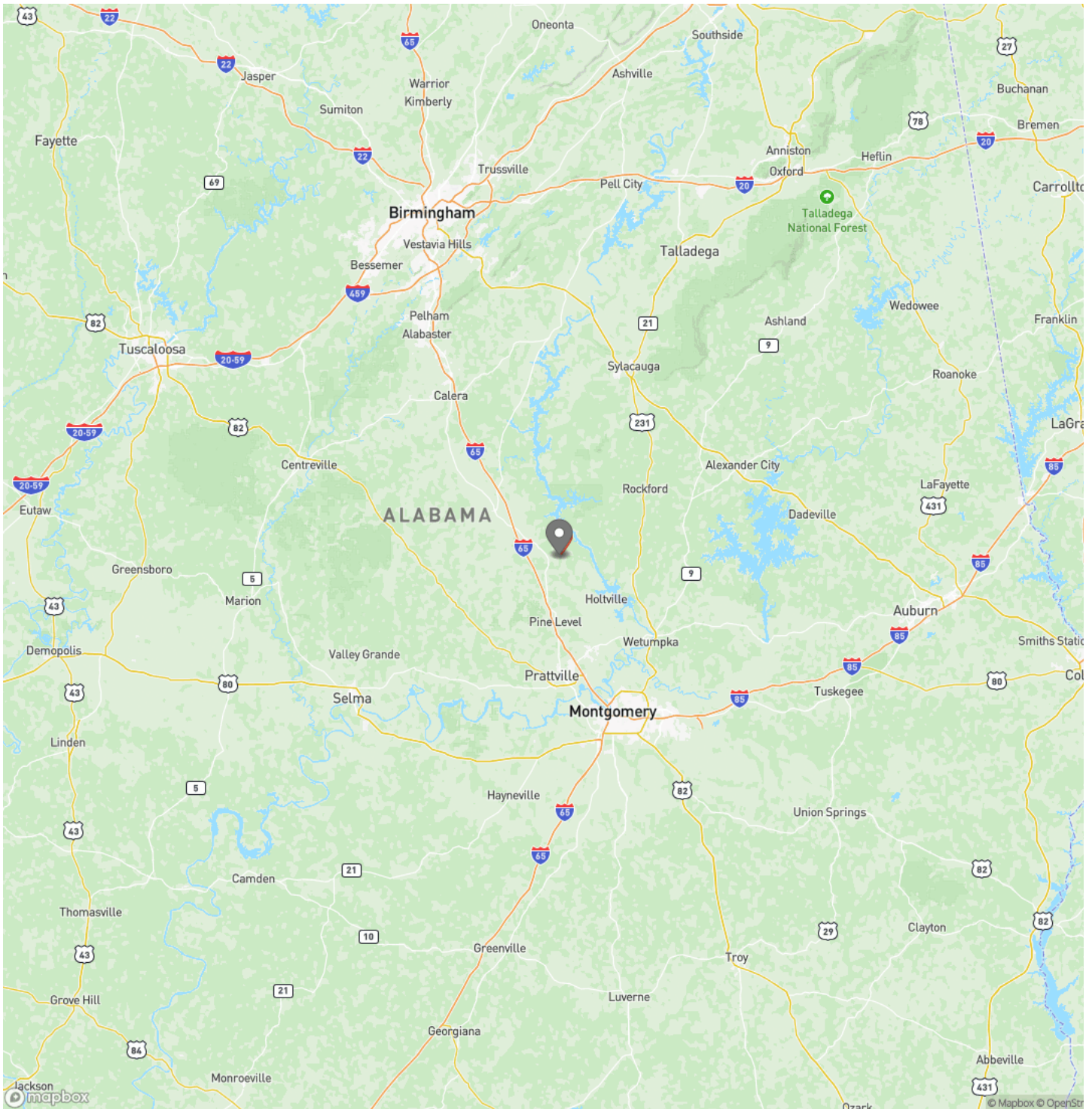
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Locator Map



Locator Map



Satellite Map



**Mountain Creek 3- 102 acres In Chilton County, AL
Clanton, AL / Chilton County**

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Pike Road, AL 36064

NOTES

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This image shows a full page of blank, lined paper. It features approximately 20 horizontal blue or grey lines spaced evenly apart, typical of notebook paper. The lines extend across the entire width of the page, leaving small margins at the top and bottom. There are no vertical lines, text, or other markings on the page.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Alabama Land Crafters

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