



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

31.57± ACRES
CLAY COUNTY, AL
\$125,000



OFFICE (334) 931-0090 | WWW.SMALLTOWNPROPERTIES.COM

THE CLAY 31.57

PROPERTY PROFILE

LOCATION:

- Bluff Valley Road
Ashland, AL 36251
- Clay County
- 19± Miles NE of Alexander City
- 30± Miles E of Sylacauga
- 50± Miles S of Oxford
- 88± Miles SE of Birmingham
- 114± Miles SW of Atlanta, GA

COORDINATES:

- 33.148872, -85.848397

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 31.57± Total Acres
- 0.5± Cleared Acres
- Zoned Agricultural
- Abundant Wildlife
- Mixed Timber
- Trail System
- Gated Entrance
- Gravel Driveway
- 10' x 20' Storage Building
- Bluff Valley Road Frontage
- Utilities Available

TAX INFORMATION:

- Tax Code Area: 01
- 2025 Taxes: \$45.16



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MORGAN BEAVER

LAND SPECIALIST

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2121 5th Street, Ste 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO THE CLAY 31.57

WELCOME TO THE CLAY 31.57! Offering a great combination of accessibility, privacy, and recreational potential, this 31.57± acre tract is located on Bluff Valley Road, just off County Road 5 in Clay County, Alabama. With approximately 146 feet of paved road frontage, the property provides convenient access along with utilities available at the road.

As you enter through the gated entrance, you'll follow a gravel driveway leading to the top of the hill, where you'll find a 10' x 20' storage building and about half an acre of cleared ground. This site is well suited for a camper, a weekend getaway, or the perfect location to build your future home.



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MORE ABOUT THE CLAY 31.57

The property features gently rolling topography with naturally regenerated eight to ten year-old mixed pine and hardwood timber, creating an attractive landscape that will continue to mature over time. A trail system winds through portions of the property, providing easy access by tractor, ATV, or UTV for exploring, hunting, or managing the land.

Wildlife is plentiful, with abundant signs of deer and other native game throughout the property, making it an excellent choice for hunters and outdoor enthusiasts alike.

Whether you're looking for a recreational retreat, a future homesite, or a land investment with room to grow, the Clay 31.57 offers the versatility and potential to make it your own.

**Call Morgan Beaver today to schedule a private showing
and experience #TheSmallTownWay!**



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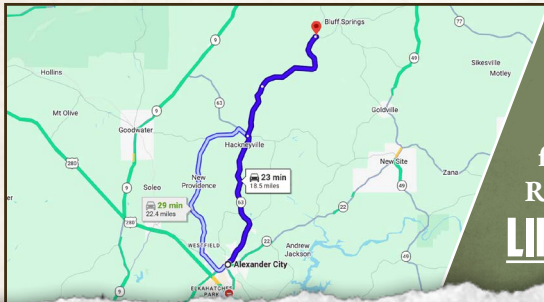
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land id. LINK



Directions From Alexander City, AL: Travel north on AL-63 for 8.9 miles. Turn right onto Old Providence Road and proceed for 3.4 miles. Continue onto Clay County 5 and travel for 6 miles. Turn right onto Bluff Valley Road to arrive at the property.

LINK TO GOOGLE MAP DIRECTIONS



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