

116 Acres and a Picturesque 3200 sq ft home - Welcome
to Hunter's Ridge
30 County Road 41
Clio, AL 36017

\$730,000
116± Acres
Barbour County



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SUMMARY

Address

30 County Road 41

City, State Zip

Clio, AL 36017

County

Barbour County

Type

Farms, Horse Property, Single Family, Hunting Land, Ranches,
Residential Property, Timberland

Latitude / Longitude

31.66248 / -85.489286

Dwelling Square Feet

3,200

Bedrooms / Bathrooms

3 / 2

Acreage

116

Price

\$730,000

Property Website

<https://thelandcrafters.com/detail/116-acres-and-a-picturesque-3200-sq-ft-home-welcome-to-hunter-s-ridge-barbour-alabama/114185/>



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PROPERTY DESCRIPTION

The Blue Springs Schoolhouse at Hunters Ridge is the ideal setting for front-porch sitting, captivating sunrises, and peaceful sunsets. At 116+- acres, it is a place where you can plant as large a garden as you can imagine, spend mornings roaming the land, and harvest your own wild game. This is a rare property designed to let you slow down, be still, and enjoy a simpler lifestyle.

Originally built as the Blue Springs Schoolhouse, the structure has been fully transformed into a functional, 3,200+- square-foot home featuring 3 bedrooms, 2 bathrooms, and a bonus room. Recent improvements include a new roof, new central heating and cooling systems, septic maintenance, and a crawl space moisture barrier.

Spanning the property are six acres historically managed for food plots alongside a diverse timber system that supports a great deer and turkey population wildlife. The current owner, a retired wildlife conservation officer, has meticulously managed the land, planting corn, soybeans, and numerous fruit trees. Every detail reflects the care and effort poured into the property by its owners.

Prior to 2025, 15 acres were actively cultivated for cotton and soybeans. A new owner could continue leasing this ground for row crops or convert the open fields into pasture for cattle or horses. Additional infrastructure includes a 2,500-square-foot steel pole barn ideal for equipment and tractor storage. There is also a potential pond site to complete your outdoor retreat.

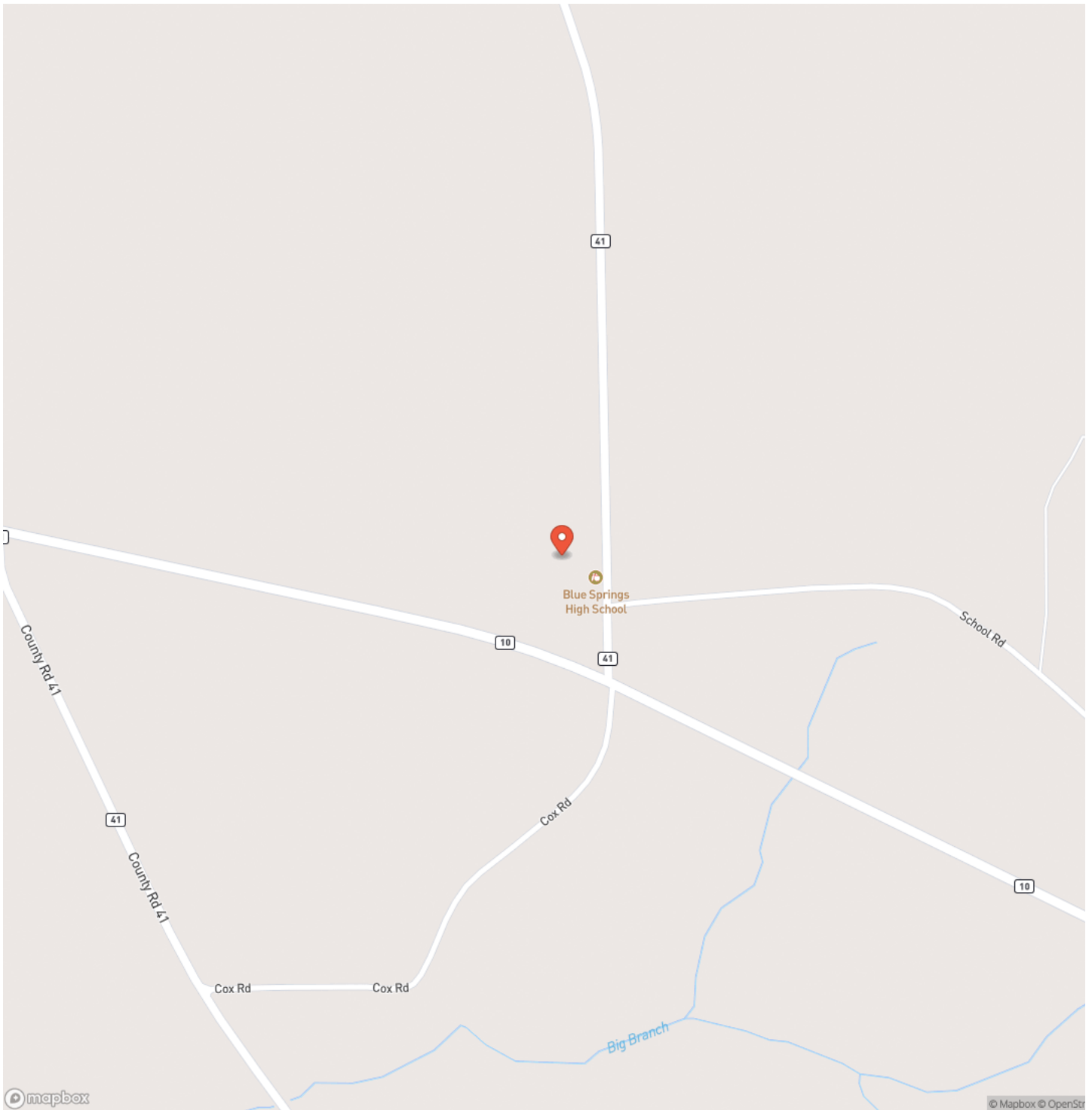
Whether you are looking to raise a family, settle into retirement, or establish a quiet weekend getaway, Hunters Ridge offers exceptional potential for every stage of life.

To schedule a private tour or discuss how this property fits your vision, contact us today.

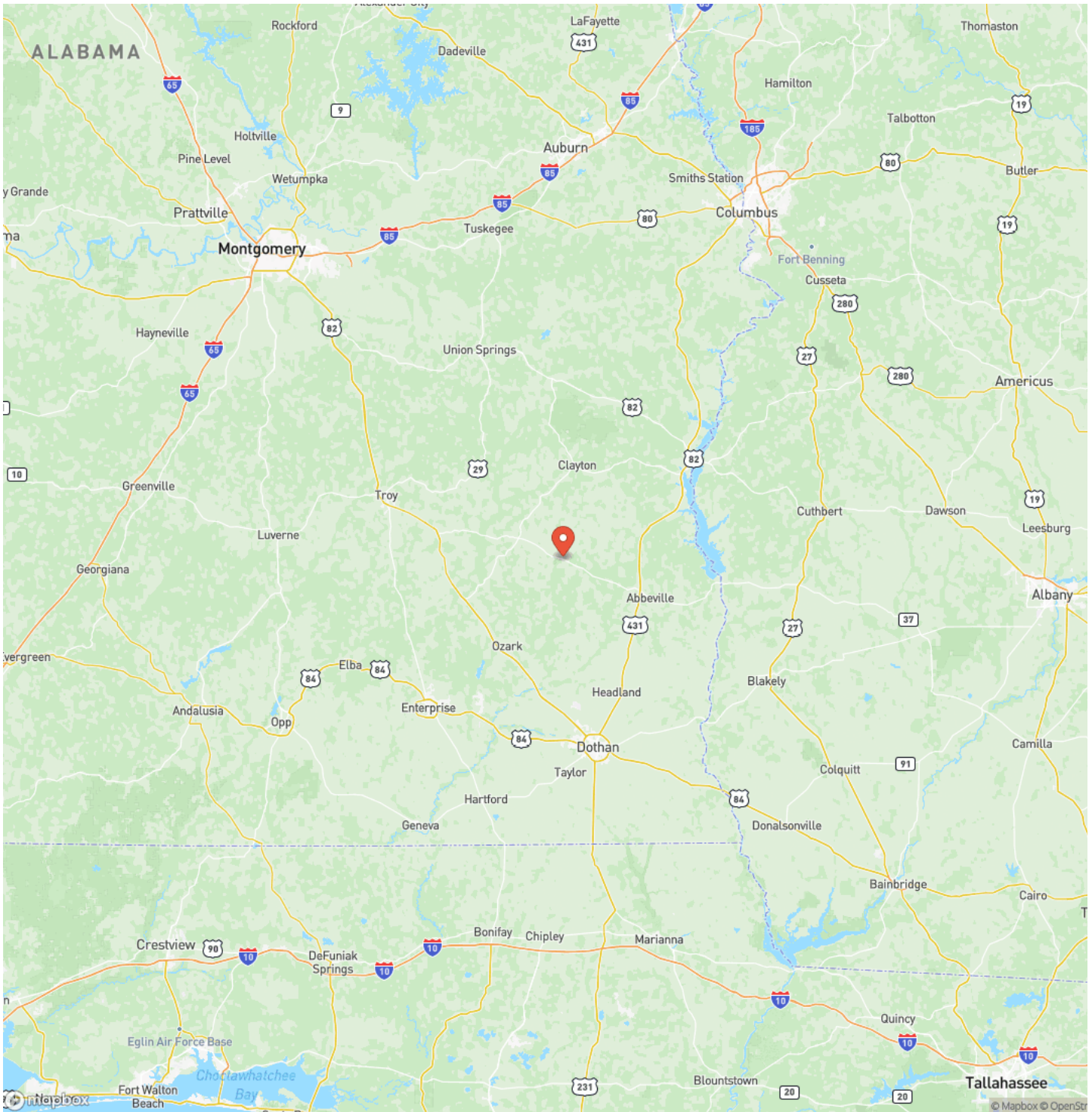
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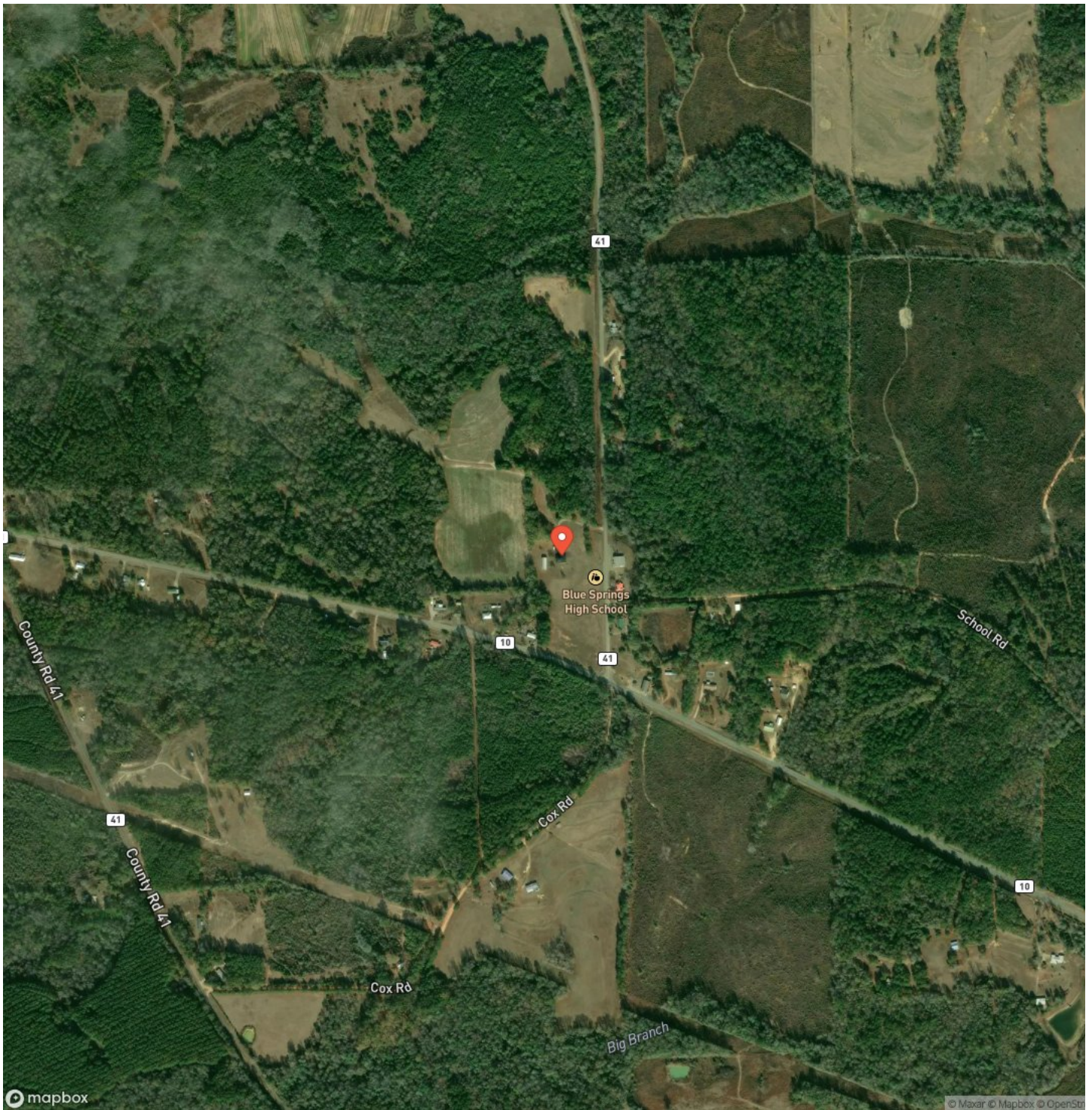
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE
For more information contact:



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Jacob Walker

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4373 Marler Road

City / State / Zip
Pike Road, AL 36064

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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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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