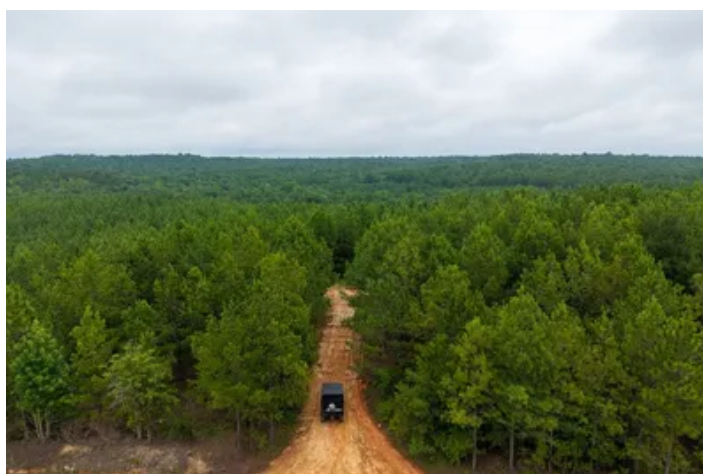
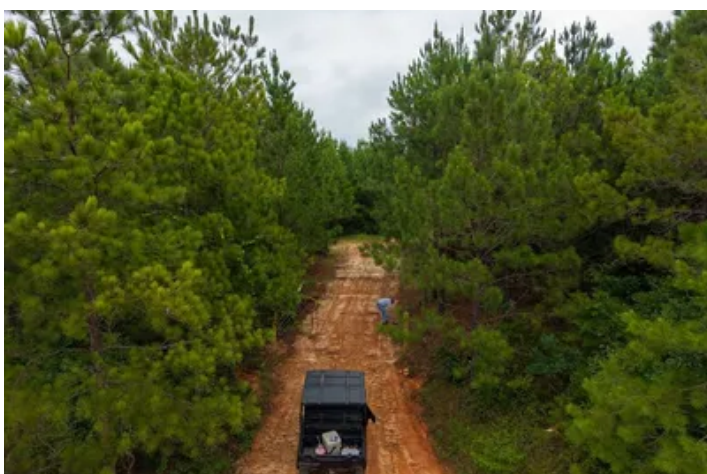


Lightwood 2- 116 acres potential homesite and hunting
property in Chilton County
na
Verbena, AL 36000

\$394,571
116± Acres
Chilton County



Lightwood 2- 116 acres potential homesite and hunting property in Chilton County Verbena, AL / Chilton County

SUMMARY

Address

na

City, State Zip

Verbena, AL 36000

County

Chilton County

Type

Hunting Land, Undeveloped Land, Timberland

Latitude / Longitude

32.728979 / -86.43158

Acreage

116

Price

\$394,571

Property Website

<https://thelandcrafters.com/detail/lightwood-2-116-acres-potential-homesite-and-hunting-property-in-chilton-county-chilton-alabama/113203/>



Lightwood 2- 116 acres potential homesite and hunting property in Chilton County Verbena, AL / Chilton County

PROPERTY DESCRIPTION

116 Acres - Chilton County, Alabama: Lightwood 2

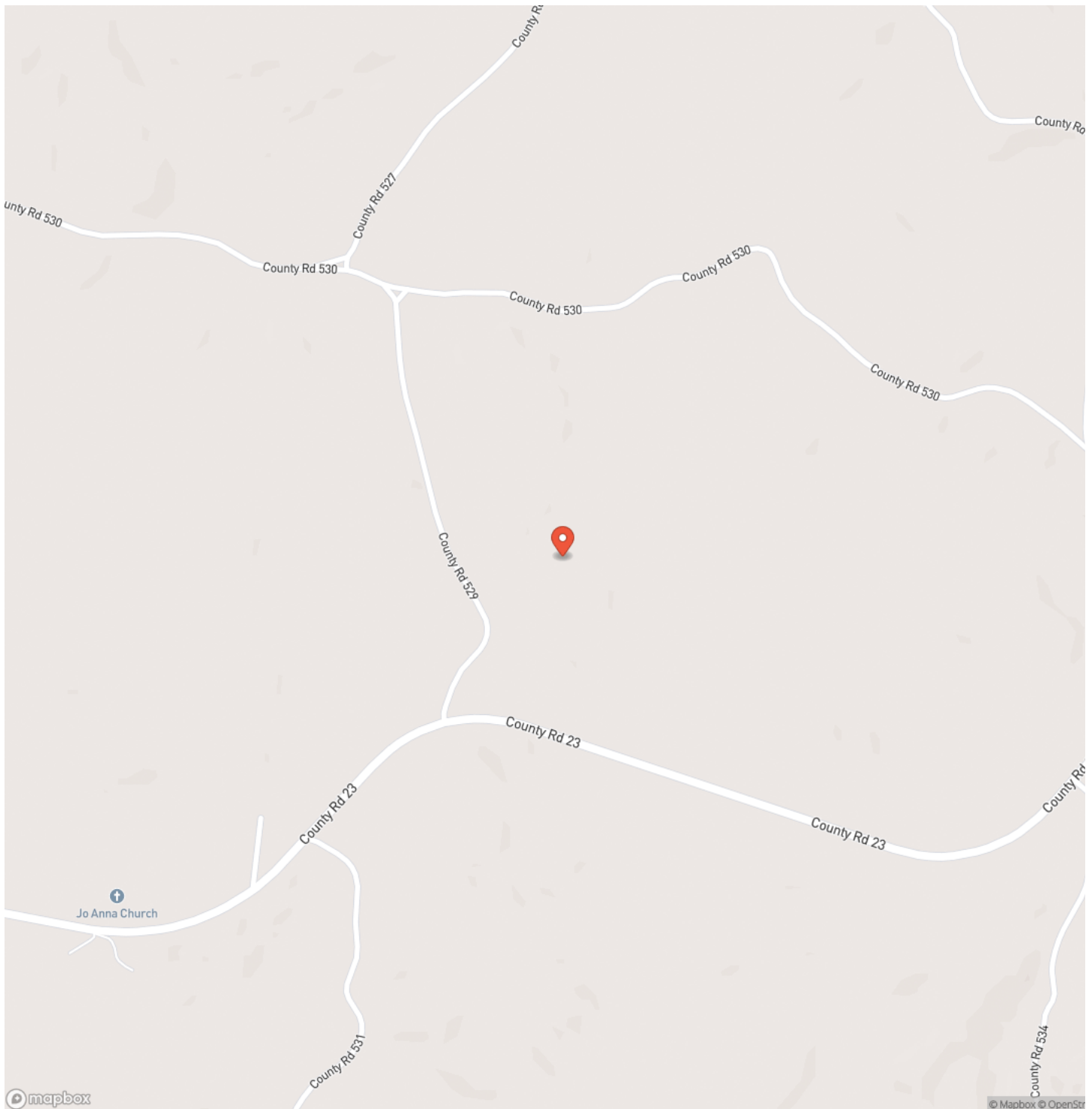
Discover the perfect blend of recreation, timber investment, and homesite potential on this beautiful 116± acre tract in the heart of Chilton County.

- Approximately 89 acres of professionally managed 8-10-year-old loblolly pine
- Freshly improved internal road system providing easy access throughout the property
- Newly established greenfields ready for the upcoming hunting season
- Power available, offering an excellent opportunity for a home, cabin, or weekend getaway
- Outstanding access with frontage on three county roads, including one paved and two dirt roads
- Ideal for hunting, recreation, timber investment, or a private rural retreat
- Conveniently located just 25 minutes from Prattville and only 1 hour from Birmingham

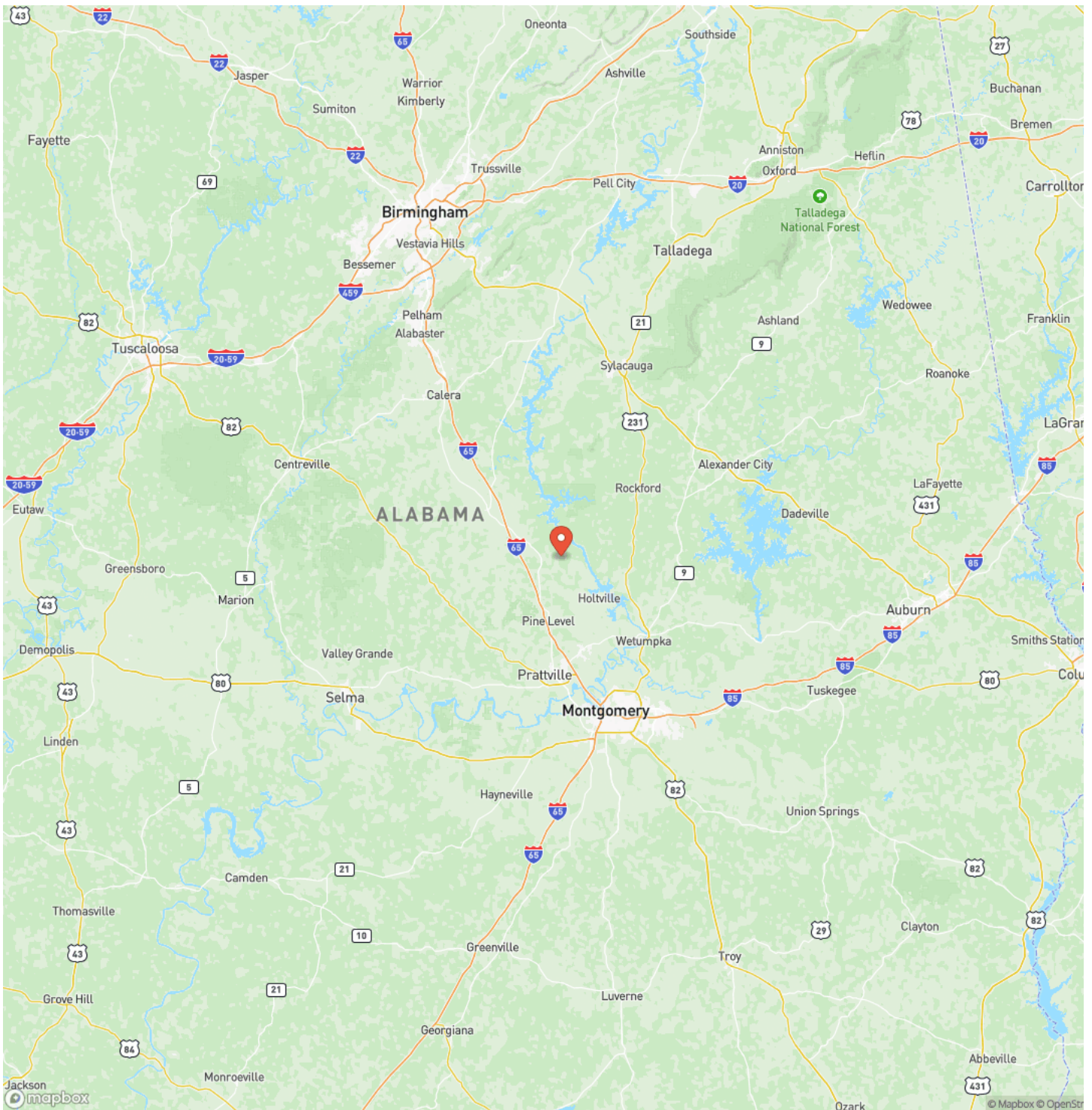
Lightwood 2- 116 acres potential homesite and hunting property in Chilton County
Verbena, AL / Chilton County



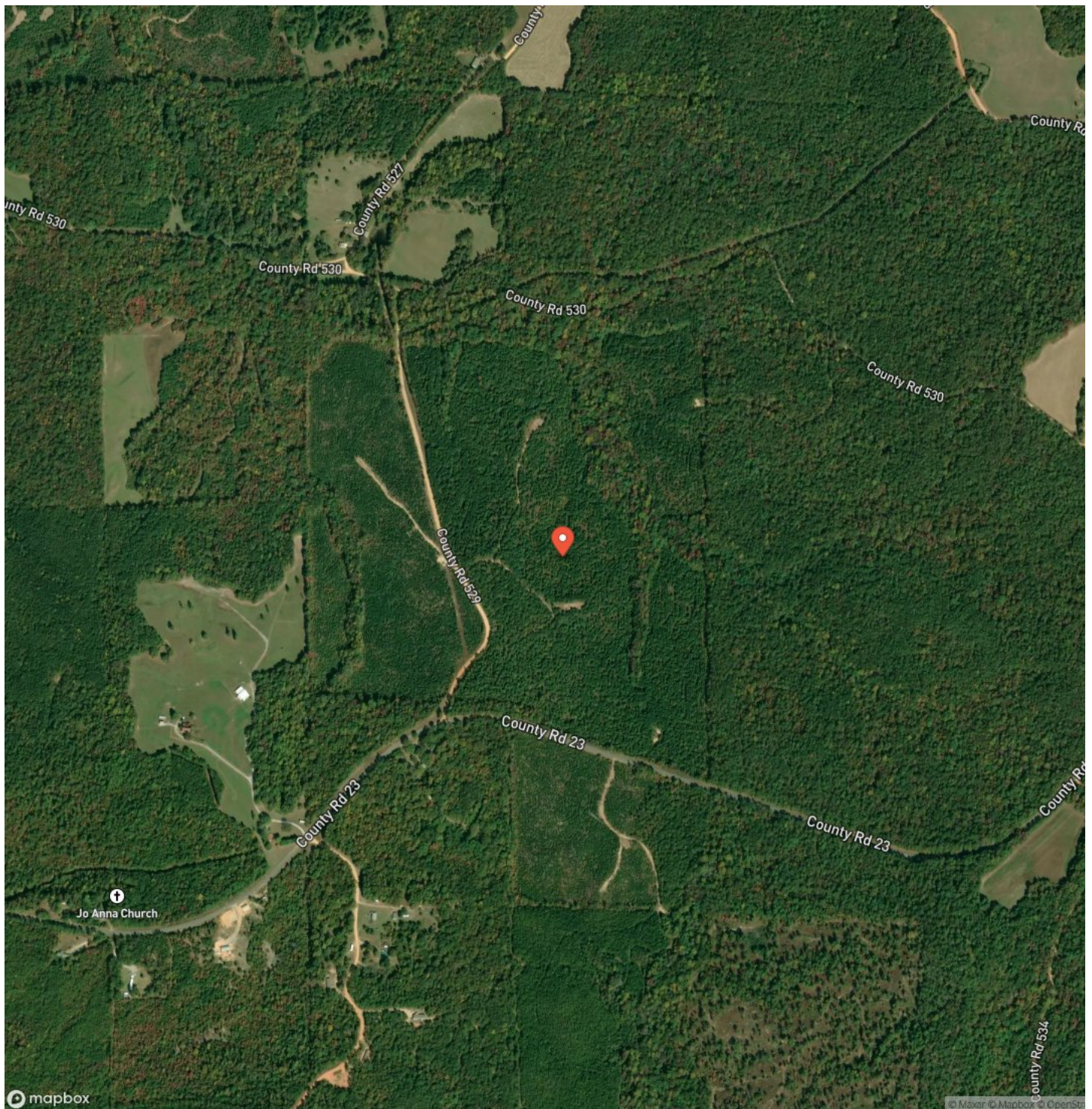
Locator Map



Locator Map



Satellite Map



**Lightwood 2- 116 acres potential homesite and hunting property in Chilton County
Verbena, AL / Chilton County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Holley

Mobile

(334) 652-1231

Email

jholley@mossyoakproperties.com

Address

4373 Marler Road

City / State / Zip

Pike Road, AL 36064

NOTES

[illegible]

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

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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Pike Road, AL 36064

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<https://thelandcrafters.com/>

