

Cleburne County Homesite and Acreage
4065 College St
Heflin, AL 36264

\$266,500
78± Acres
Cleburne County



Cleburne County Homesite and Acreage Heflin, AL / Cleburne County

SUMMARY

Address

4065 College St

City, State Zip

Heflin, AL 36264

County

Cleburne County

Type

Hunting Land, Lot, Recreational Land, Timberland

Latitude / Longitude

33.711478 / -85.508994

Acreage

78

Price

\$266,500

Property Website

<https://thelandcrafters.com/detail/cleburne-county-homesite-and-acreage-cleburne-alabama/86034/>



PROPERTY DESCRIPTION

78 Acres of Scenic Alabama Countryside – Ideal for Recreation, or Homesteading

Located off Hwy 78 between the towns of Heflin and Fruithurst, this 78-acre property offers the perfect blend of peaceful seclusion and convenient access. Just minutes from the Talladega National Forest and less than 15 minutes from the Georgia state line, this land is a dream for nature lovers, hunters, and anyone seeking a quiet country lifestyle.

The property features an old farmhouse full of rustic charm, along with a beautiful 6-acre pasture that serves as a prime building site for your future home or cabin. A picturesque creek marks the northern boundary, offering year-round natural beauty and a tranquil backdrop for outdoor enjoyment.

Timber on the property includes a healthy mix of pine and hardwood regrowth from a cut approximately 10–12 years ago. Multiple Streamside Management Zones (SMZs) run throughout, enhancing the property's ecological value and supporting wildlife habitat.

Whether you're looking for a hunting retreat, recreational getaway, or a place to build your forever home, this property has it soft-rolling terrain, timberland, pasture, water, and wildlife—in a quiet, accessible location.

Highlights:

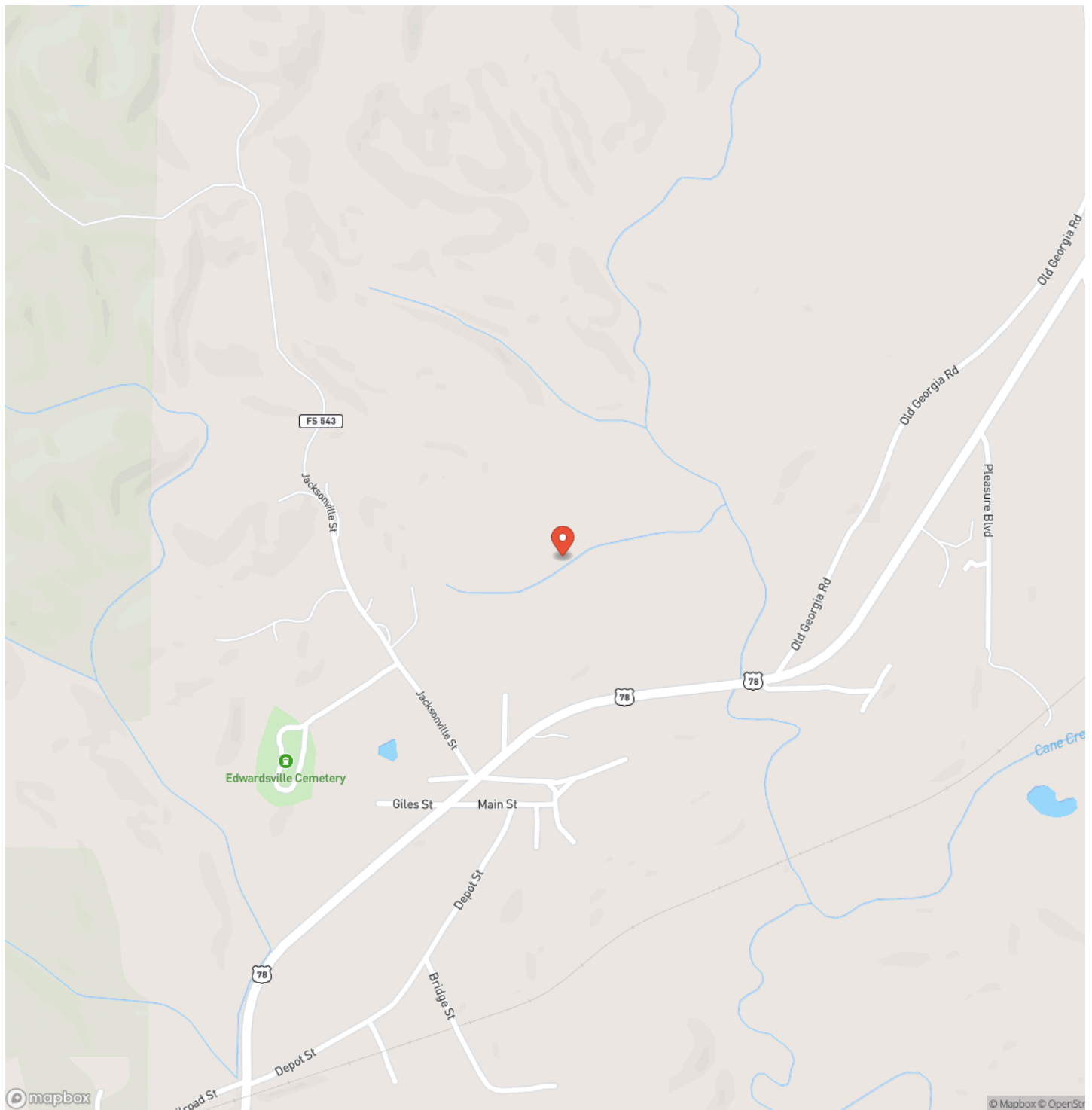
- 78 acres of mixed-use land
- Old farmhouse on site
- 6-acre pasture ideal for building
- Beautiful creek forming the north boundary
- Abundant wildlife and excellent hunting opportunities
- Multiple SMZs and healthy timber regrowth
- Minutes from Talladega National Forest
- Approx. 15 minutes to the Georgia line
- Peaceful country setting with easy highway access

Don't miss this rare opportunity to own a piece of Alabama countryside with endless potential. There is also an additional 59 acres for sale, if interested.

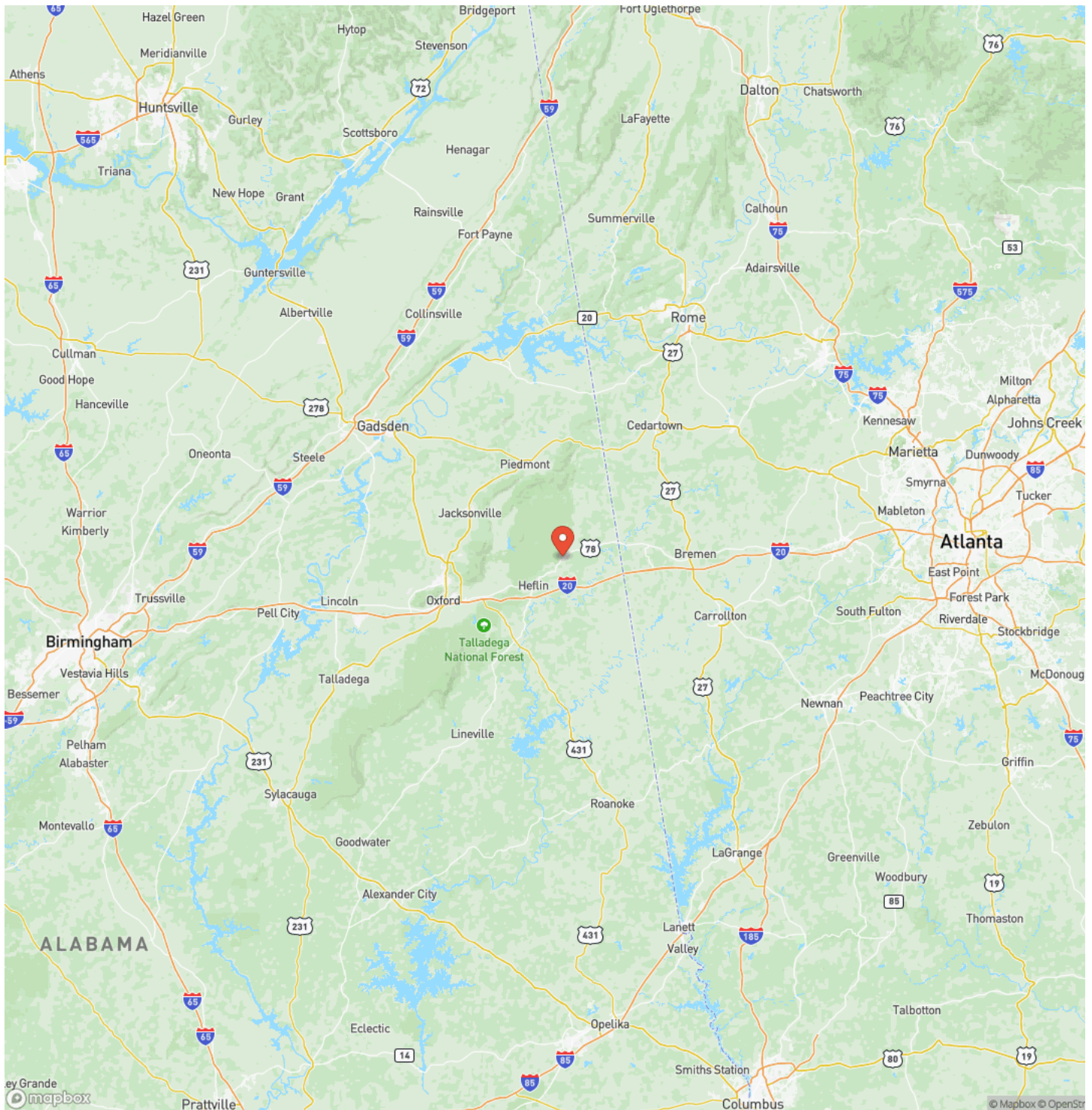
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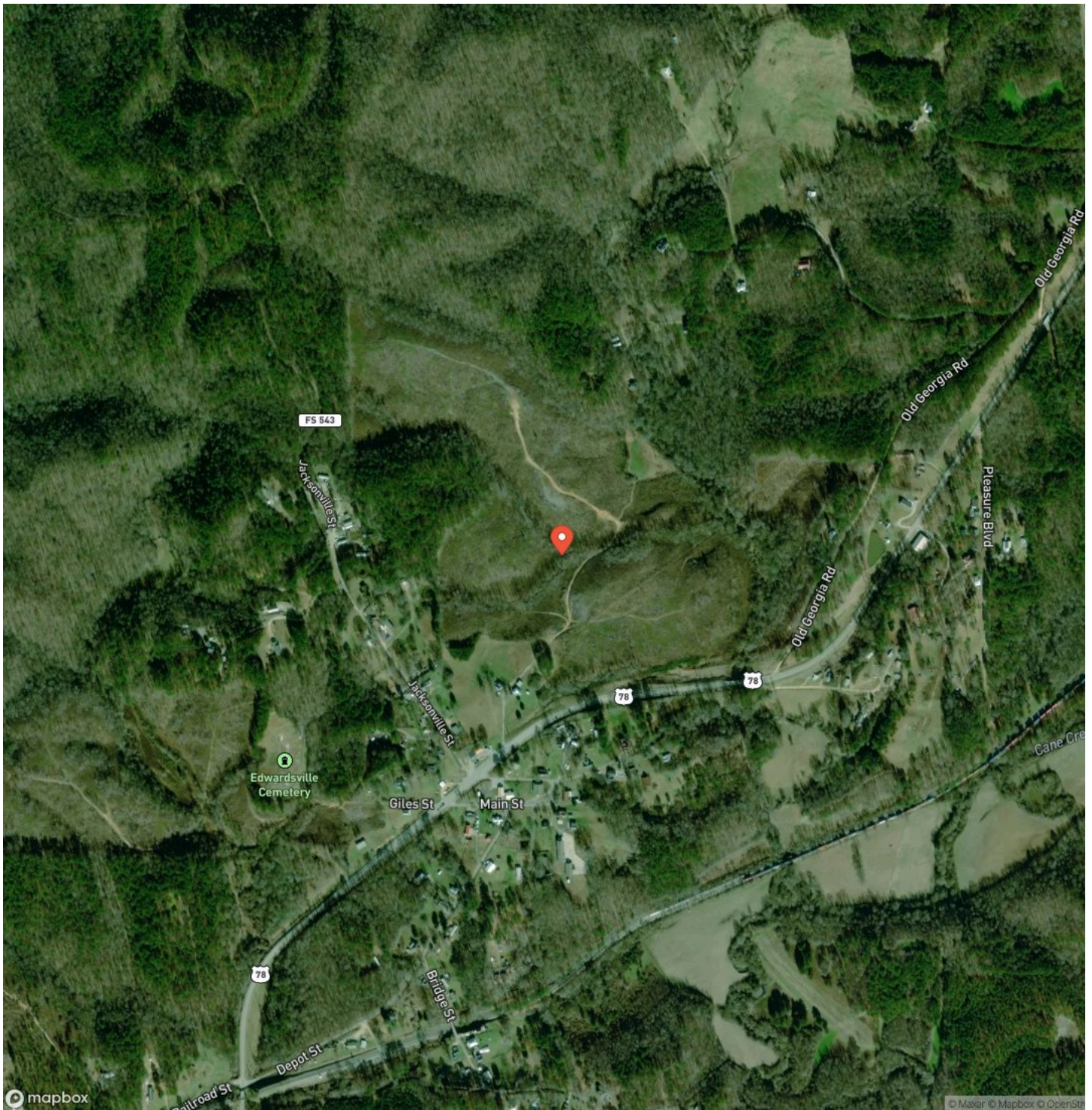
Locator Map



Locator Map



Satellite Map



Cleburne County Homesite and Acreage

Heflin, AL / Cleburne County

LISTING REPRESENTATIVE

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City / State / Zip

NOTES



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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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