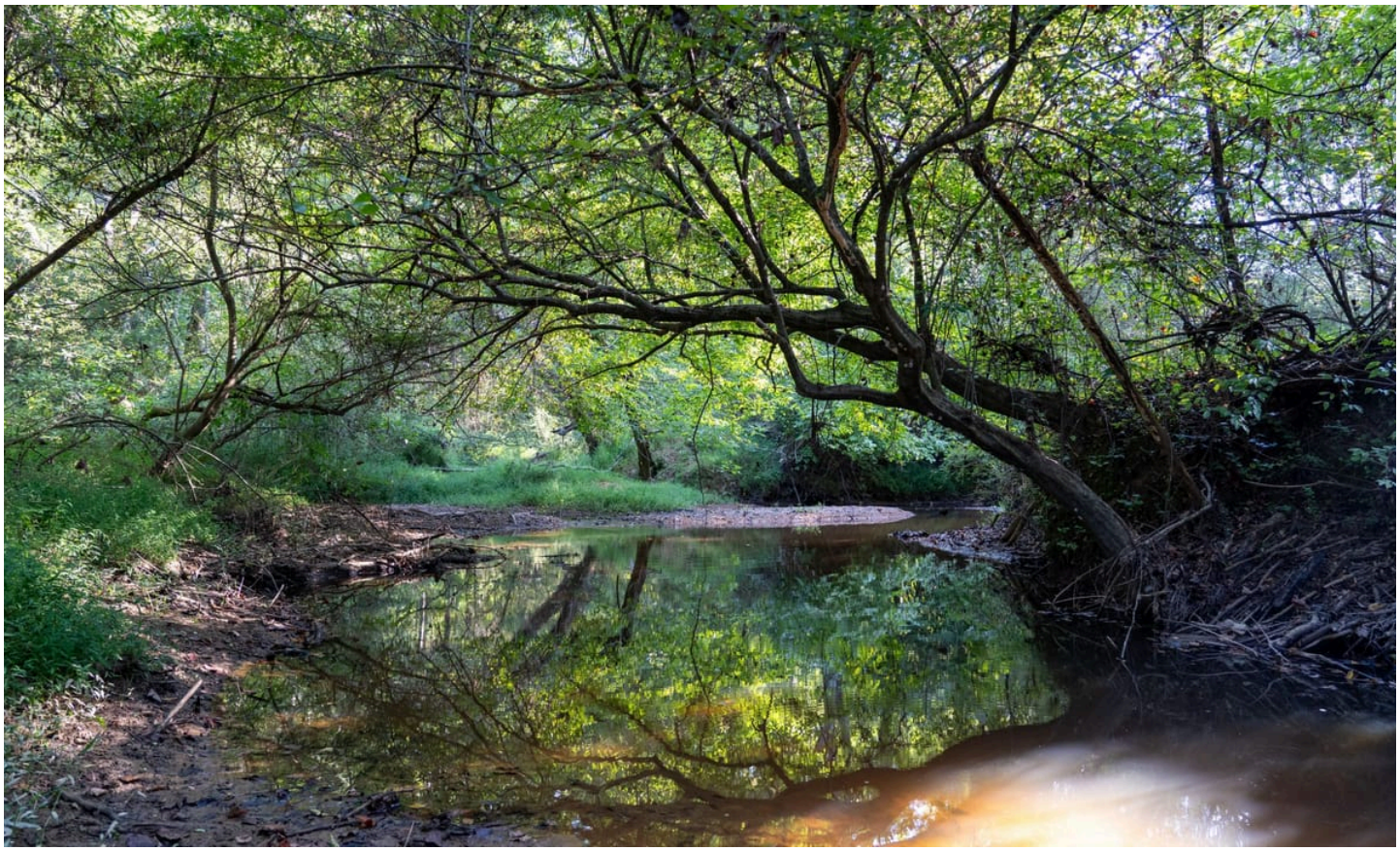
Cleburne County Legacy Tract
County Rd 450
Fruithurst, AL 36262

$1,545,000
412± Acres
Cleburne County







SUMMARY

Address
County Rd 450

City, State Zip
Fruithurst, AL 36262

County
Cleburne County

Type
Hunting Land, Timberland, Recreational Land

Latitude / Longitude
33.710417 / -85.475262

Acreage
412

Price
$1,545,000

Property Website
thelandcrafters.com







PROPERTY DESCRIPTION

412 Acres | Cleburne County, Alabama

This exceptional **412 acre property** represents one of the larger privately owned timberland tracts in Cleburne County and offers an outstanding opportunity for the serious outdoorsman, hunter, or recreational land buyer.

The property is a true **recreational dream**, loaded with deer and turkey and offering the habitat, water, access, to enjoy the land from day one. Multiple wildlife openings, meadows, and established greenfields are spread throughout the tract, providing excellent locations for food plots, stands, and year-round wildlife management.

One of the most unique characteristics of this property is the amount of **bottomland found throughout the tract**. A major portion of the property consists of bottomland, which is a rarity in the foothills of eastern Alabama. This gives the property a very different feel from many of the steeper mountain tracts commonly found in this part of Cleburne County. The combination of productive bottoms, rolling timber, creek corridors, meadows, and wildlife openings creates tremendous habitat diversity and makes the property exceptionally huntable.

Water is another defining feature. Multiple creeks and natural springs flow through the tract, highlighted by approximately **1,400 feet of beautiful Cane Creek frontage**.

One of the property's strongest features is its **phenomenal internal road system**, providing excellent access throughout the 412 acres. The terrain offers plenty of character, natural funnels, bedding areas, travel corridors, and excellent stand locations while remaining manageable and not overly steep. Simply put, this property lays out and hunts exceptionally well and offers the diverse habitat needed to grow and hold mature whitetails.

Located between **Edwardsville and Fruithurst.** It is approximately **7 miles from the Georgia state line**, about **12 minutes from Interstate 20**, and only minutes from the **Talladega National Forest and Coleman Lake Recreation Area**, putting even more outdoor recreation within easy reach.

Large, well-rounded recreational properties like this are increasingly difficult to find. With **412 acres, extensive bottomland, mature timber, abundant deer and turkey, Cane Creek frontage, multiple creeks and springs, established green-fields, and an outstanding road system**, this property has the ingredients for a premier hunting retreat, family legacy property, or long-term land investment in eastern Alabama.

PROPERTY HIGHLIGHTS

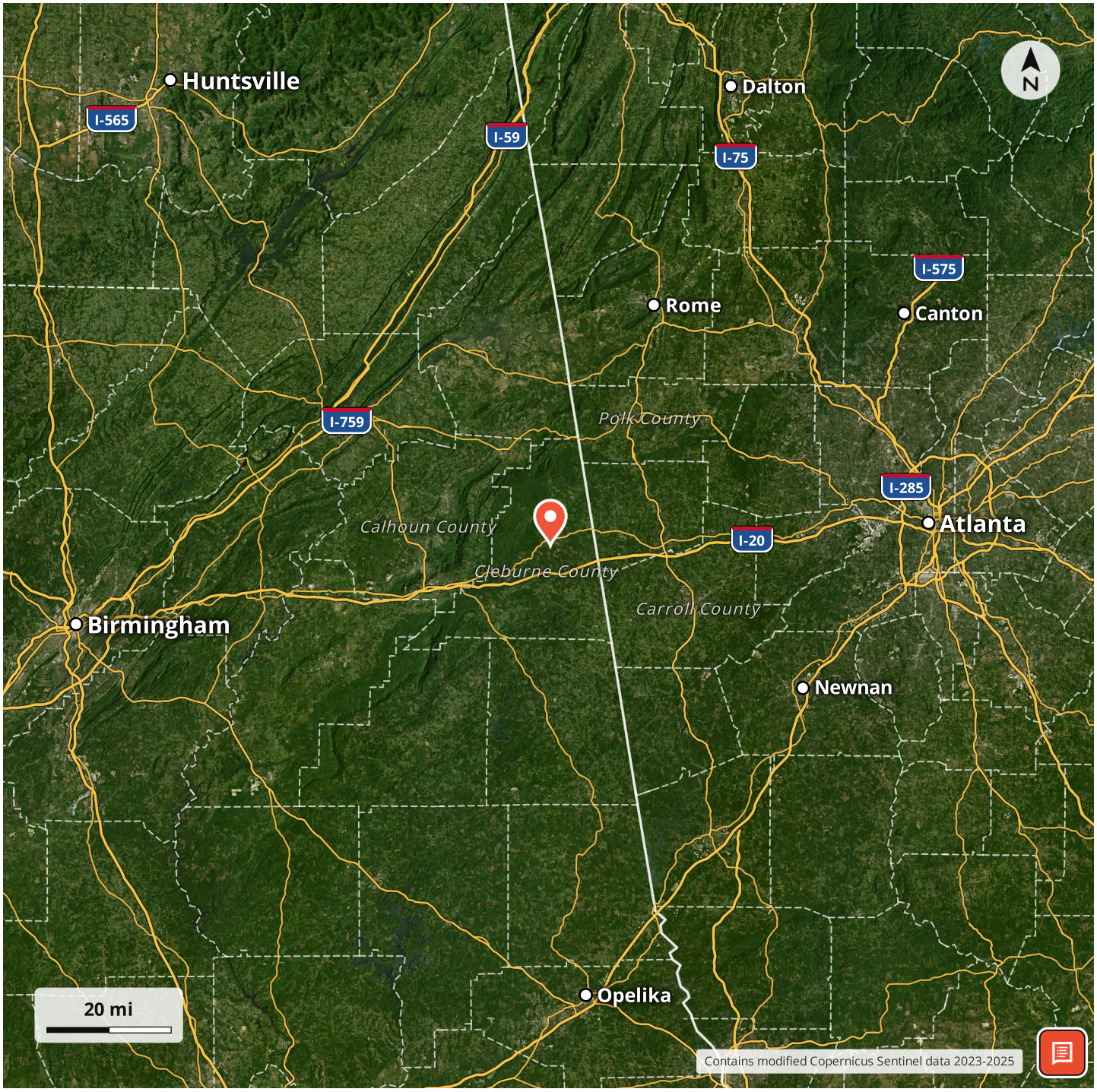
- 412 contiguous acres
- Large privately owned timber tract
- **Major portion of the tract in bottomland - a rarity in the foothills**
- Excellent deer and turkey habitat
- Approximately 1,400 feet of Cane Creek frontage
- Multiple creeks and natural springs
- Phenomenal internal road system
- Multiple established greenfields and wildlife openings
- Open meadows
- Diverse bottomland and rolling timber habitat
- Highly huntable terrain without being overly steep
- Excellent natural funnels and wildlife travel corridors
- Minutes from Talladega National Forest
- Minutes from Coleman Lake Recreation Area (camping, with water and power.)
- Located between Edwardsville and Fruithurst
- Approximately 7 miles from the Georgia state line
- Approximately 12 minutes from I-20



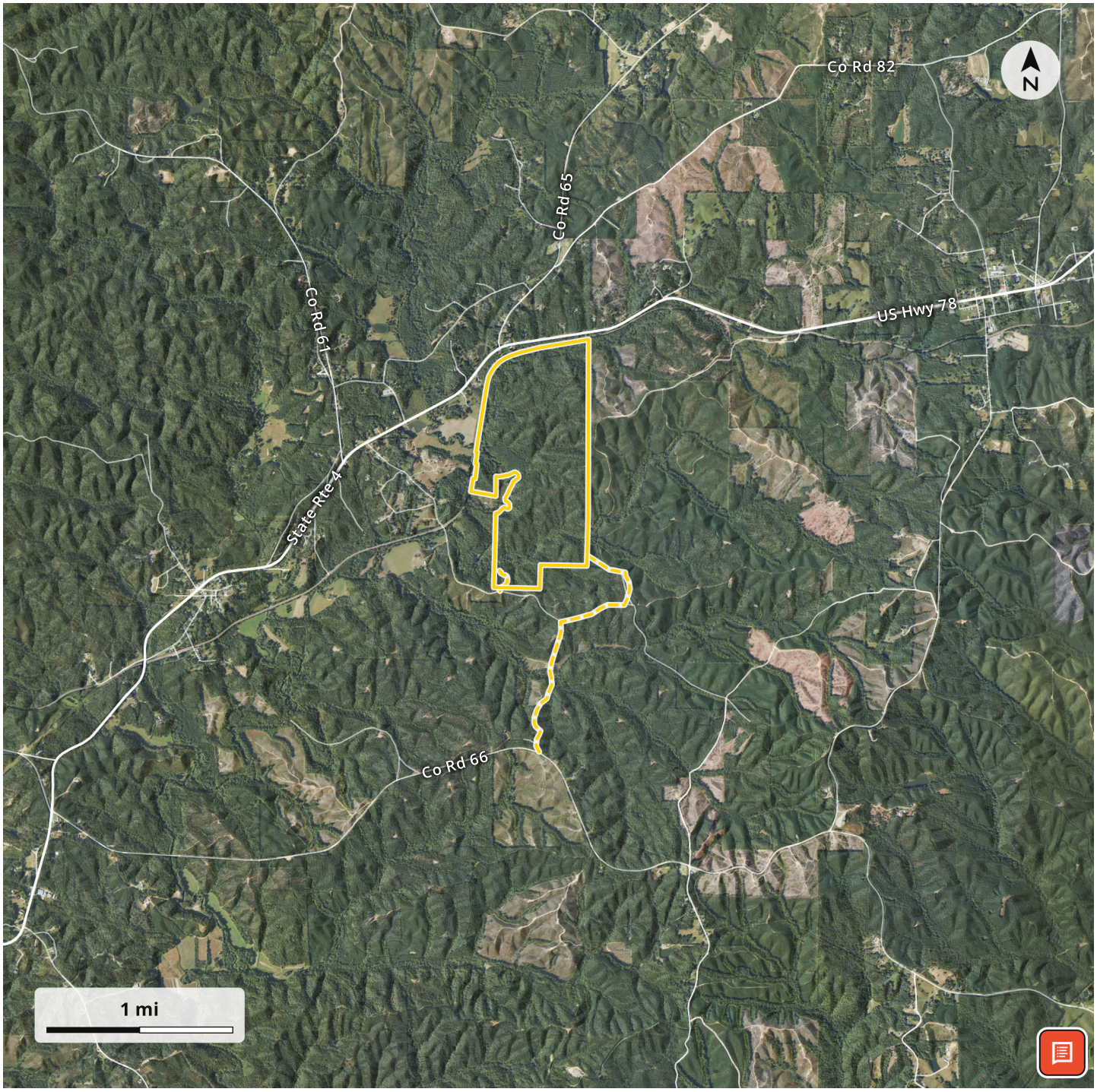




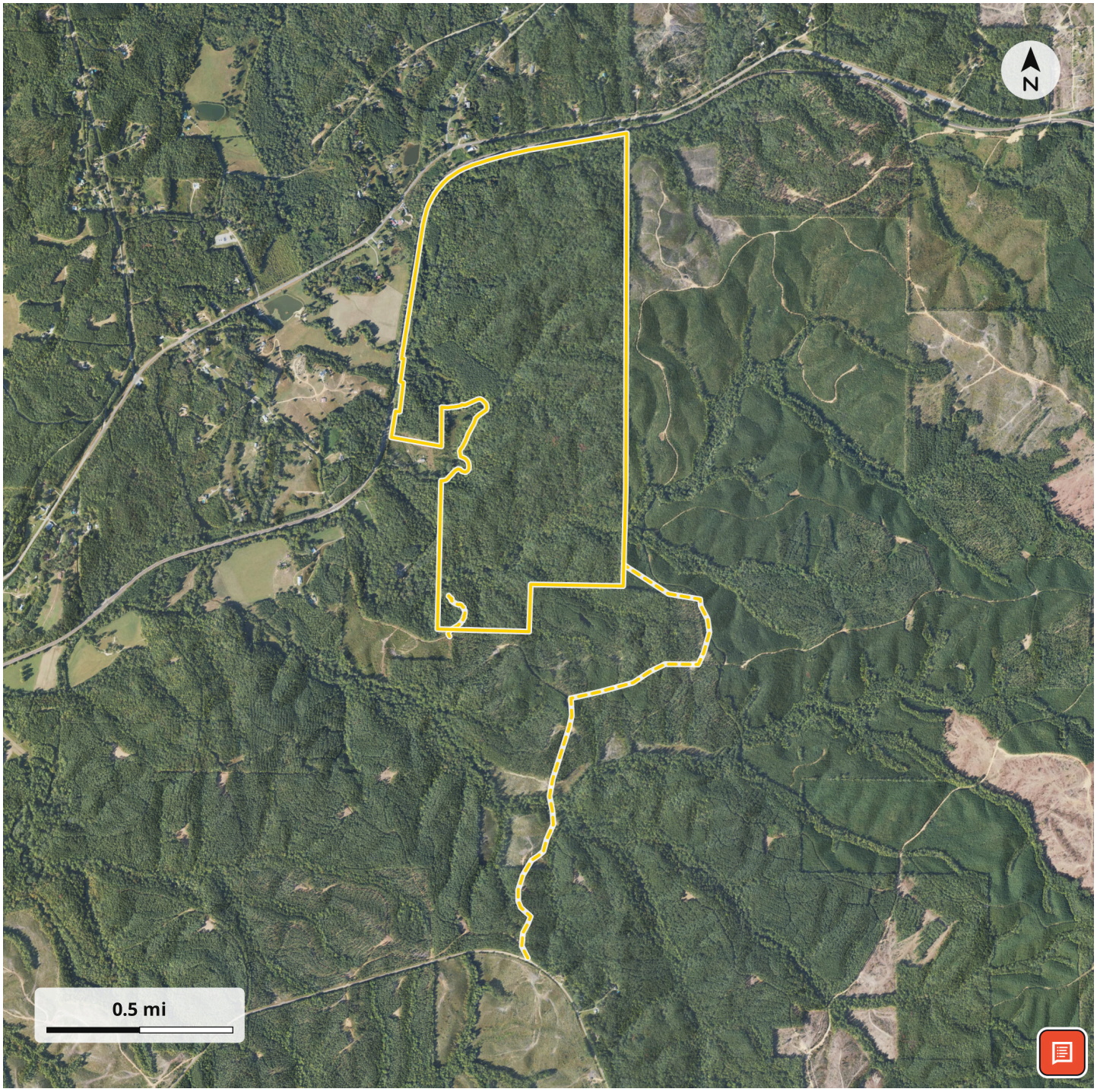

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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NOTES

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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.

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