

Great 96 Acre Hunting Tract in Barbour County
Clayton, AL
Clayton, AL 36016

\$336,000
96± Acres
Barbour County



Great 96 Acre Hunting Tract in Barbour County Clayton, AL / Barbour County

SUMMARY

Address

Clayton, AL

City, State Zip

Clayton, AL 36016

County

Barbour County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

31.825293 / -85.368719

Acreage

96

Price

\$336,000

Property Website

<https://thelandcrafters.com/detail/great-96-acre-hunting-tract-in-barbour-county-barbour-alabama/90177/>



Great 96 Acre Hunting Tract in Barbour County

Clayton, AL / Barbour County

PROPERTY DESCRIPTION

Located just outside of Clayton in Barbour County, this 96± acre property offers the perfect blend of recreational, investment, and residential potential. With a good internal road system and a great mix of mature hardwood timber, this land is ideal for hunting, timber investment, or building your dream home on your own piece of dirt.

Key Features:

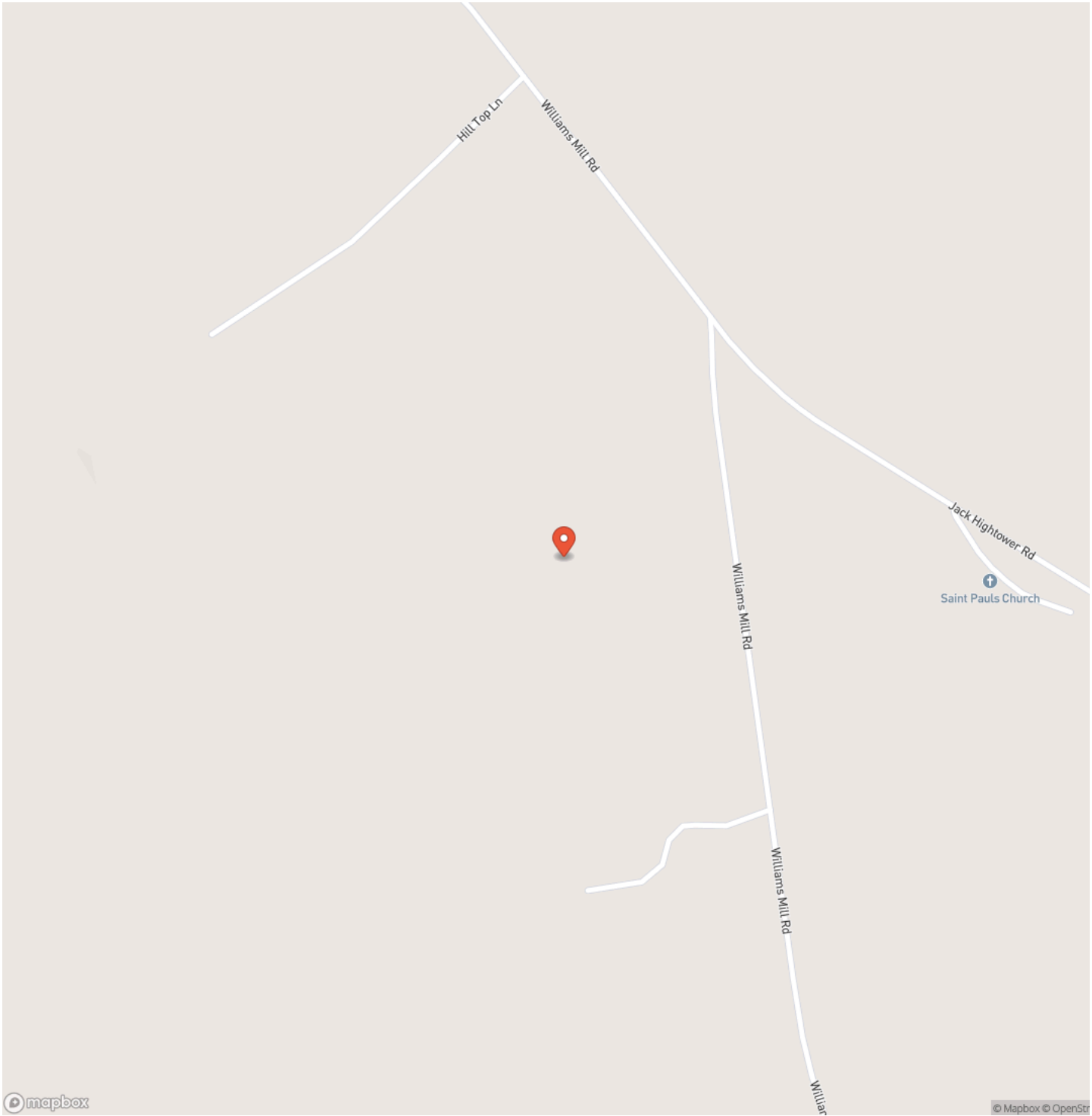
- **Hardwood Timber:** A strong stand of mature hardwoods provides a food source for wildlife, cover, and long-term timber value.
- **Water Features:** Williams Millpond Creek flows through the property, adding scenic beauty, wildlife habitat, and year-round water.
- **Wildlife & Recreation:** Established food plots and diverse cover make this a turnkey hunting tract for deer and turkey.
- **Utilities:** Power and water are already on site – a major advantage for building or RV setup.
- **Accessibility:** Excellent internal road system provides easy access throughout the property.

Whether you're looking for a recreational getaway, a homestead site, or a long-term land investment, this Barbour County property has it all. Quiet, private, and ready to enjoy – all within a short drive of Clayton, Eufaula, and the surrounding area. Shown by appointment only.

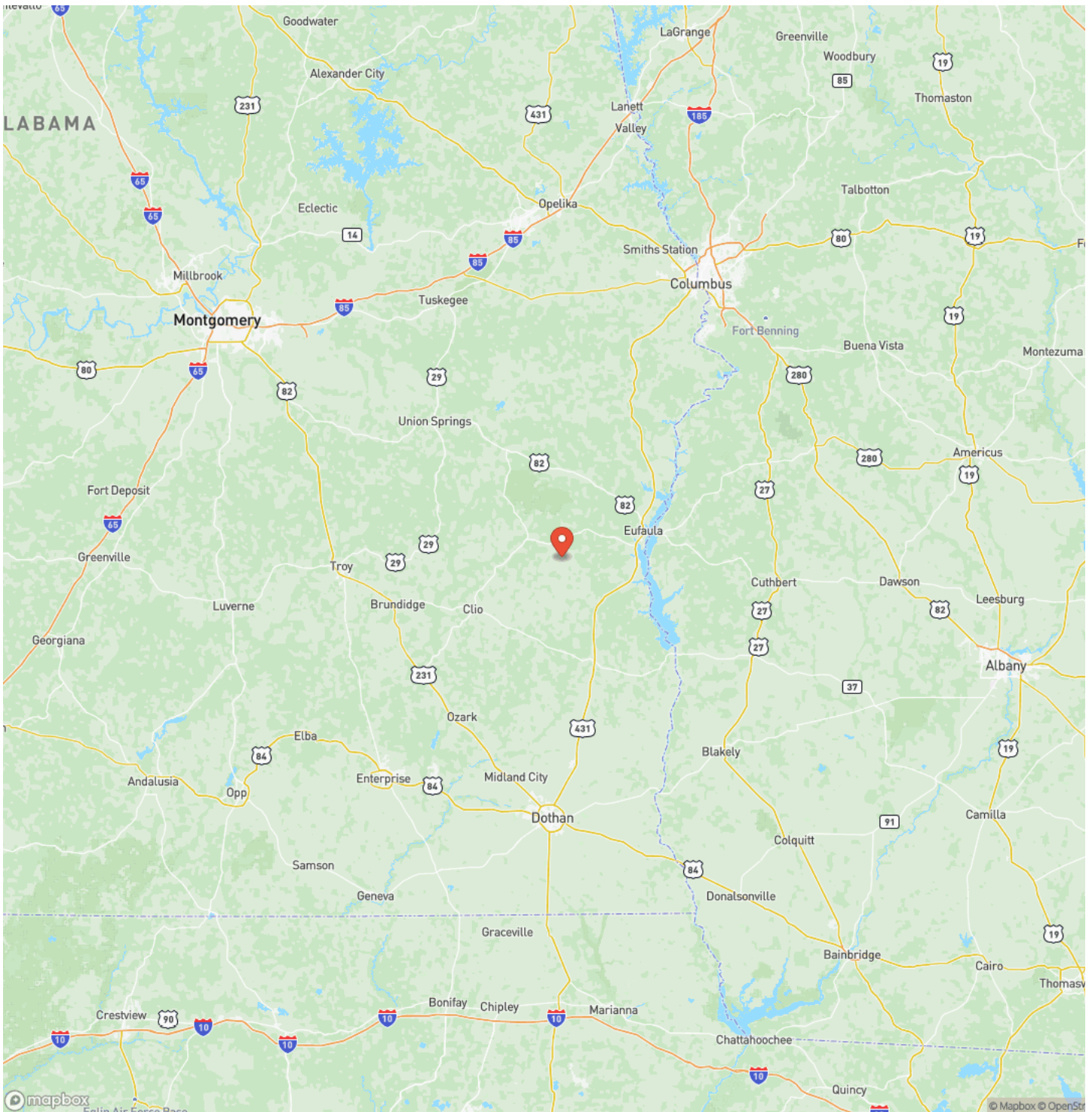
Great 96 Acre Hunting Tract in Barbour County
Clayton, AL / Barbour County



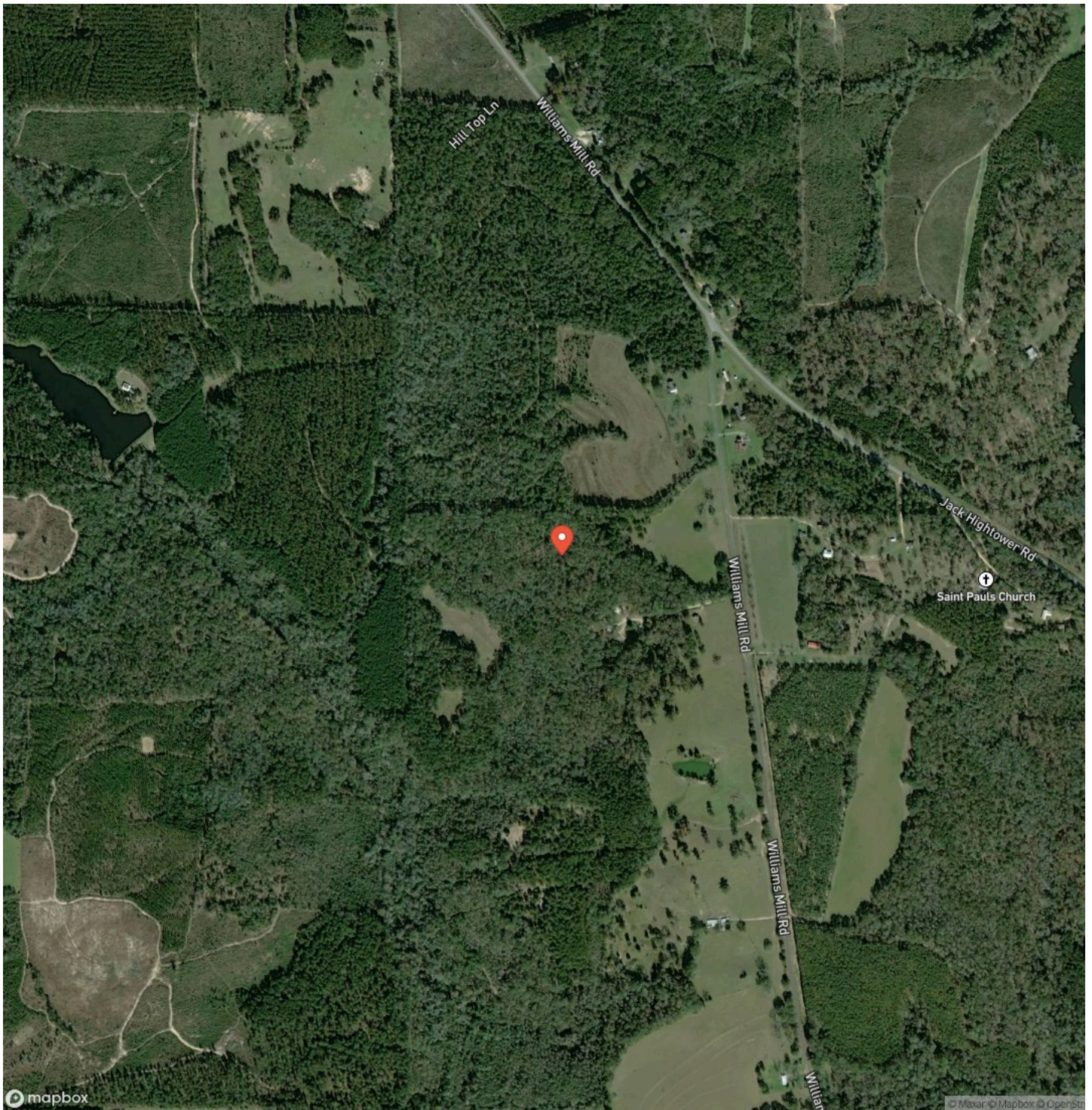
Locator Map



Locator Map



Satellite Map



Great 96 Acre Hunting Tract in Barbour County Clayton, AL / Barbour County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tyler Walker

Mobile

(334) 300-5115

Office

(334) 277-6501

Email

twalker@mossyoakproperties.com

Address

4373 Marler Road

City / State / Zip

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.



www.thelandcrafters.com

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

4373 Marler Road
Pike Road, AL 36064
(334) 277-6501
www.thelandcrafters.com
