

Big rock 2- 77 Acres Hunting Land Verbena, AL
00 county road 480
Verbena, AL 36091

\$228,468
77± Acres
Chilton County



Big rock 2- 77 Acres Hunting Land Verbena, AL Verbena, AL / Chilton County

SUMMARY

Address

00 county road 480

City, State Zip

Verbena, AL 36091

County

Chilton County

Type

Hunting Land

Latitude / Longitude

32.820764 / -86.504309

Acreage

77

Price

\$228,468

Property Website

<https://thelandcrafters.com/detail/big-rock-2-77-acres-hunting-land-verbena-al-chilton-alabama/114336/>



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PROPERTY DESCRIPTION

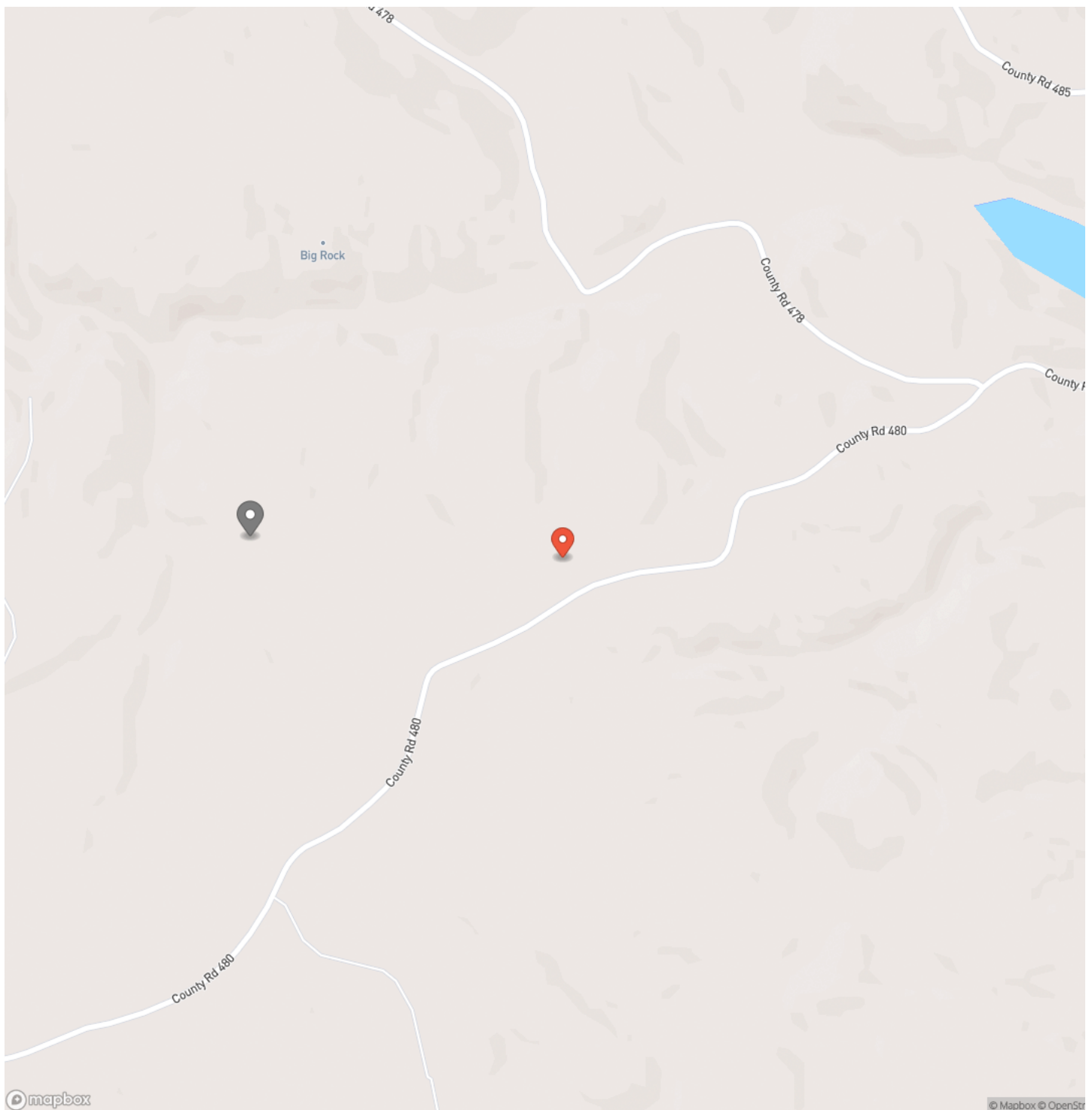
Big Rock II - 77 Acres | Chilton County, Alabama

- **77 acres** in Chilton County, less than 30 minutes from Prattville and approximately 1 hour from Birmingham.
- **54 acres of 15-year-old longleaf pine** and **22 acres of hardwoods**, providing excellent habitat diversity and future recreational value.
- **Freshly worked internal roads**, including several brand-new access roads.
- **Multiple established greenfields** strategically positioned throughout the property.
- Road and greenfield layout designed with **strategic stand access in mind**, helping minimize pressure on wildlife when entering and exiting hunting areas.
- Excellent opportunity for **hunting, recreation, timber investment, or a private getaway**.
- A diverse and manageable tract offering established timber, hardwood habitat, and convenient access to Prattville and Birmingham.

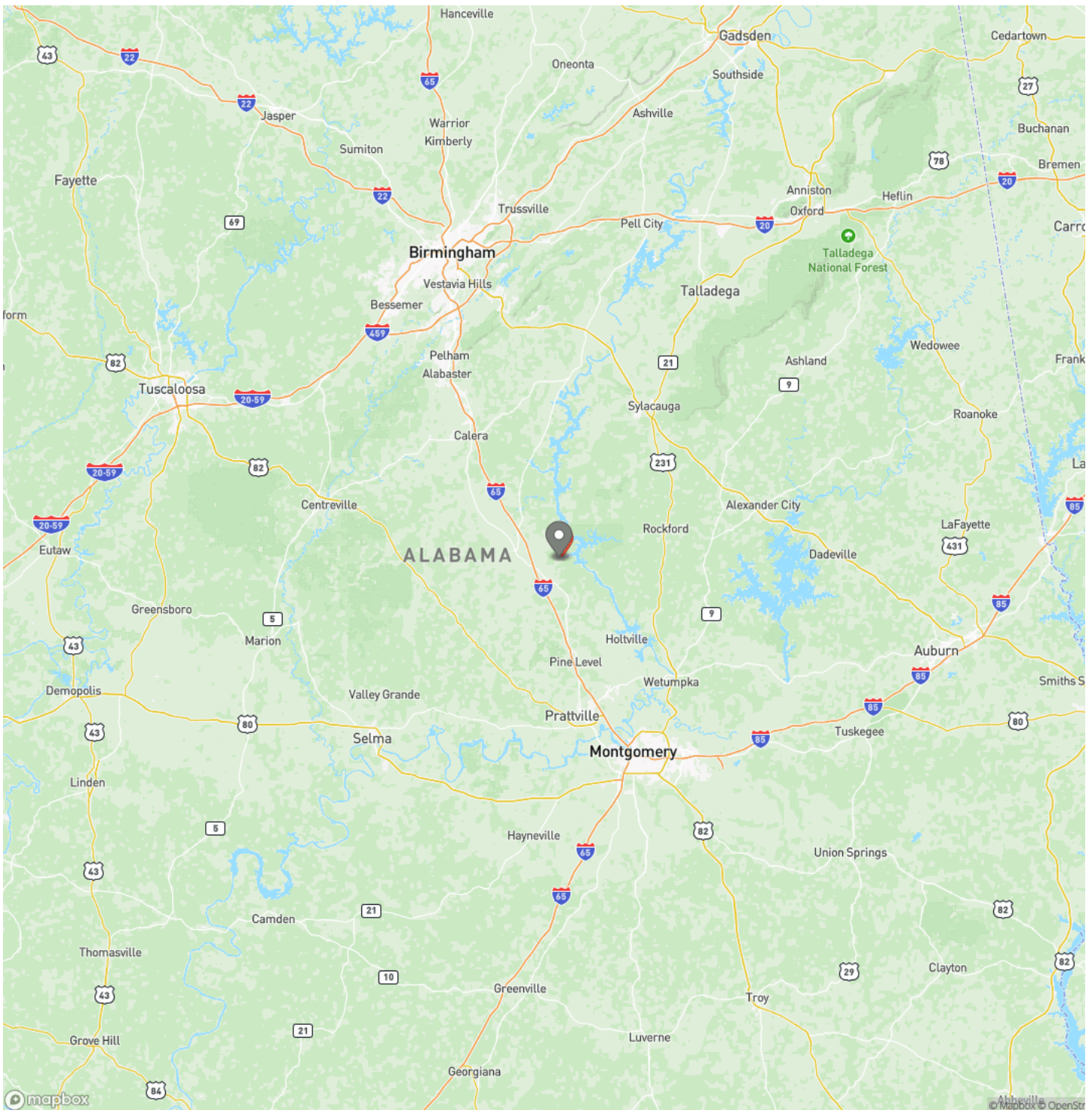
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Locator Map



Locator Map



Satellite Map



Big rock 2- 77 Acres Hunting Land Verbena, AL Verbena, AL / Chilton County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Pike Road, AL 36064

NOTES

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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

(334) 277-6501

<https://thelandcrafters.com/>

