116 Acres and a Picturesque 3200 sq ft home - Welcome to Hunter's Ridge
30 County Road 41
Clio, AL 36017

$730,000
116± Acres
Barbour County







SUMMARY

Address
30 County Road 41

City, State Zip
Clio, AL 36017

County
Barbour County

Type
Farms, Horse Property, Single Family, Hunting Land, Ranches, Residential Property, Timberland

Latitude / Longitude
31.66248 / -85.489286

Dwelling Square Feet
3,200

Bedrooms / Bathrooms
3 / 2

Acreage
116

Price
$730,000

Property Website
thelandcrafters.com







PROPERTY DESCRIPTION

The Blue Springs Schoolhouse at Hunters Ridge is the ideal setting for front-porch sitting, captivating sunrises, and peaceful sunsets. At 116+- acres, it is a place where you can plant as large a garden as you can imagine, spend mornings roaming the land, and harvest your own wild game. This is a rare property designed to let you slow down, be still, and enjoy a simpler lifestyle.

Originally built as the Blue Springs Schoolhouse, the structure has been fully transformed into a functional, 3,200+- square-foot home featuring 3 bedrooms, 2 bathrooms, and a bonus room. Recent improvements include a new roof, new central heating and cooling systems, septic maintenance, and a crawl space moisture barrier.

Spanning the property are six acres historically managed for food plots alongside a diverse timber system that supports a great deer and turkey population wildlife. The current owner, a retired wildlife conservation officer, has meticulously managed the land, planting corn, soybeans, and numerous fruit trees. Every detail reflects the care and effort poured into the property by its owners.

Prior to 2025, 15 acres were actively cultivated for cotton and soybeans. A new owner could continue leasing this ground for row crops or convert the open fields into pasture for cattle or horses. Additional infrastructure includes a 2,500-square-foot steel pole barn ideal for equipment and tractor storage. There is also a potential pond site to complete your outdoor retreat.

Whether you are looking to raise a family, settle into retirement, or establish a quiet weekend getaway, Hunters Ridge offers exceptional potential for every stage of life.

To schedule a private tour or discuss how this property fits your vision, contact us today.





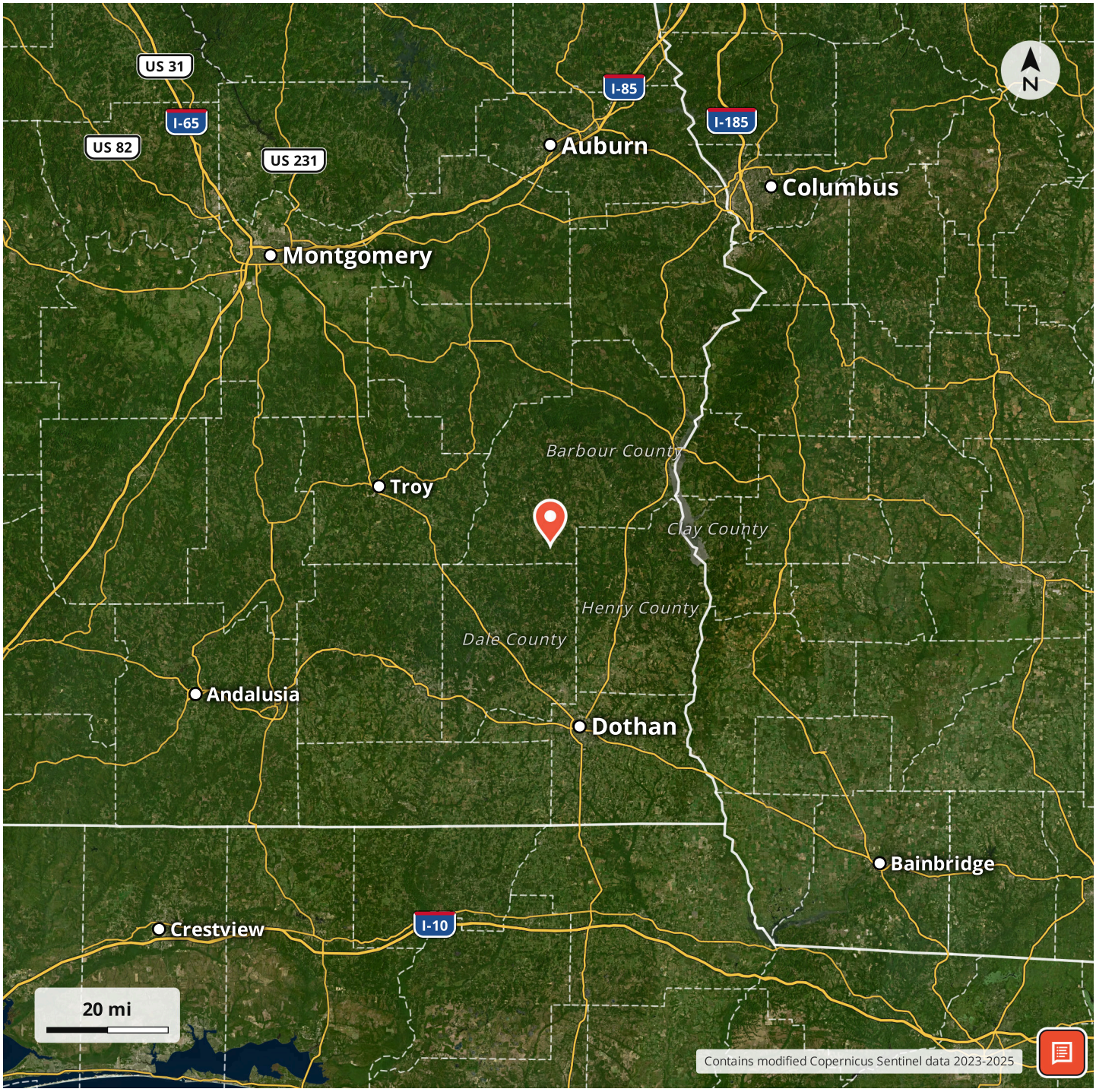




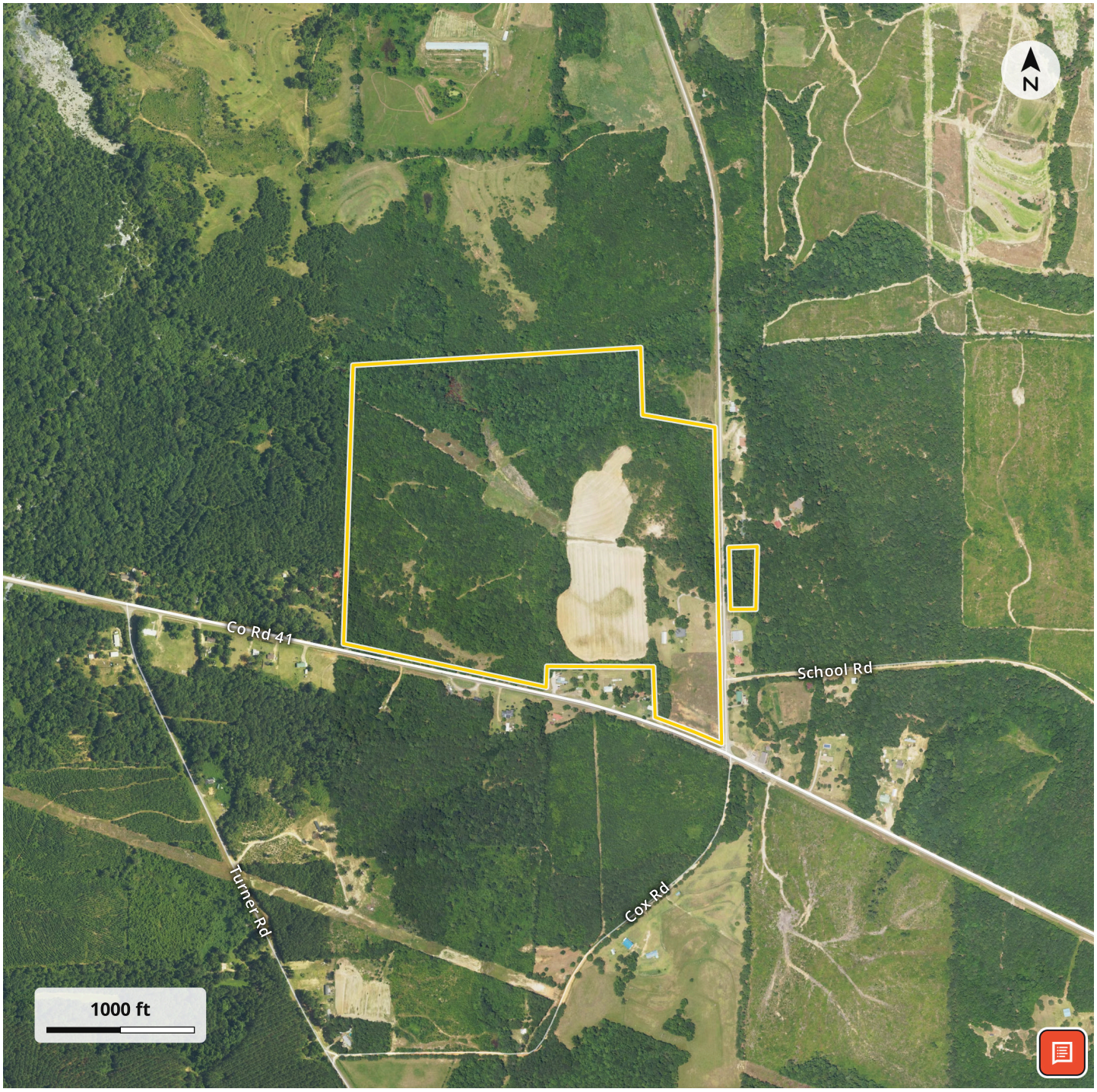




Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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