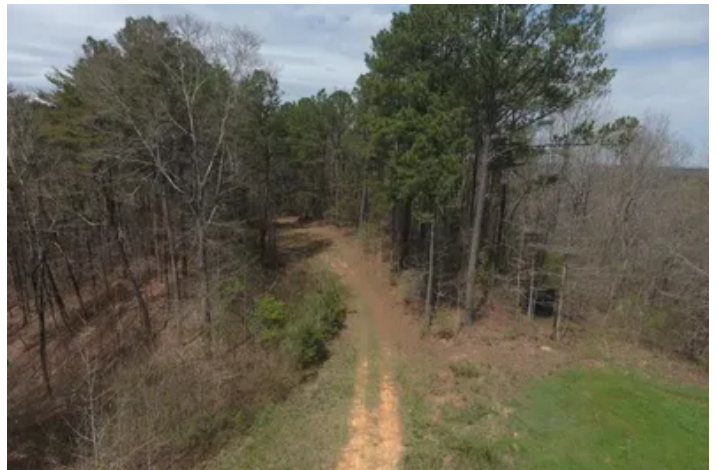


280 Acres Jefferson County, AL
6051 Bibby Brickyard Road
Graysville, AL 35062

\$910,000
280± Acres
Jefferson County



**280 Acres Jefferson County, AL
Graysville, AL / Jefferson County**

SUMMARY

Address

6051 Bibby Brickyard Road

City, State Zip

Graysville, AL 35062

County

Jefferson County

Type

Hunting Land, Timberland, Riverfront, Undeveloped Land,
Recreational Land

Latitude / Longitude

33.691303 / -87.015365

Acreage

280

Price

\$910,000

Property Website

<https://www.mossyoakproperties.com/property/280-acres-jefferson-county-al-jefferson-alabama/103720/>



280 Acres Jefferson County, AL Graysville, AL / Jefferson County

PROPERTY DESCRIPTION

Discover an expansive outdoor sanctuary spanning 280 acres in Jefferson County, Alabama, offering a rare blend of pristine hunting grounds, valuable timberland, and serene riverfront access. This remarkable undeveloped property only minutes from downtown Birmingham is located between US Hwy 78 and I-22 in the Littleton community outside Graysville presents an unparalleled opportunity for recreational enthusiasts, conservationists, or those envisioning a significant development project. Imagine a landscape where diverse wildlife thrives and the tranquil flow of water invites endless possibilities for enjoyment and investment.

Location

Nestled on the outskirts of the charming city of Graysville, within the esteemed Jefferson County, Alabama, this property boasts a strategic position that combines rural tranquility with convenient accessibility. Its location offers a perfect balance for those seeking a retreat from the everyday while remaining connected to regional amenities and opportunities. Only minutes from downtown Birmingham just off of US Hwy 78 and I-22.

Land and terrain

Encompassing a generous 280 acres, the land is predominantly heavily wooded, providing a rich, natural environment. This diverse terrain offers varied elevation and natural features, ideal for creating private trails, optimizing views, or shaping the landscape to suit any vision. The riverfront aspect adds a dynamic dimension, enhancing both its aesthetic appeal and recreational value.

Improvements and infrastructure

This undeveloped parcel offers a blank canvas, allowing for complete customization to fulfill any aspirations. The absence of existing structures presents a unique opportunity to design and build improvements precisely to your specifications, whether for a private estate, a recreational lodge, or a strategic development.

Water and utilities

With over one half mile (3,100') and direct river access, the property provides an invaluable natural water source, perfect for a variety of recreational pursuits and enhancing the overall ecosystem. The availability of utilities can be explored to support future development, ensuring modern conveniences can be integrated as desired.

Wildlife and vegetation

The property is a haven for an impressive array of wildlife, including Dove, Ducks, Small Game, Turkey, and abundant Whitetail Deer, making it an exceptional destination for hunters and nature observers alike. The heavily wooded landscape consists of mature timber, contributing to the rich biodiversity and offering potential for timber management.

Current and potential use

Currently enjoyed for its superb hunting and recreational opportunities, this land holds immense potential for a variety of future endeavors. Envision possibilities ranging from development into a thriving community, establishing a productive farm, or continuing its legacy as an exceptional hunting and recreational retreat. The property is ripe for activities such as ATV Trails, Bike Trails, Bird Watching, Fishing, Hiking Trails, Hunting, Watersports, and even Whitewater adventures.

Access and easements

Access to this expansive property is facilitated by two County Roads with an Asphalt surface, ensuring convenient and reliable entry. The road frontage provides excellent visibility and ease of approach, simplifying any future development or ongoing recreational use. Bibby Brickyard road and Littleton Kilgore road.

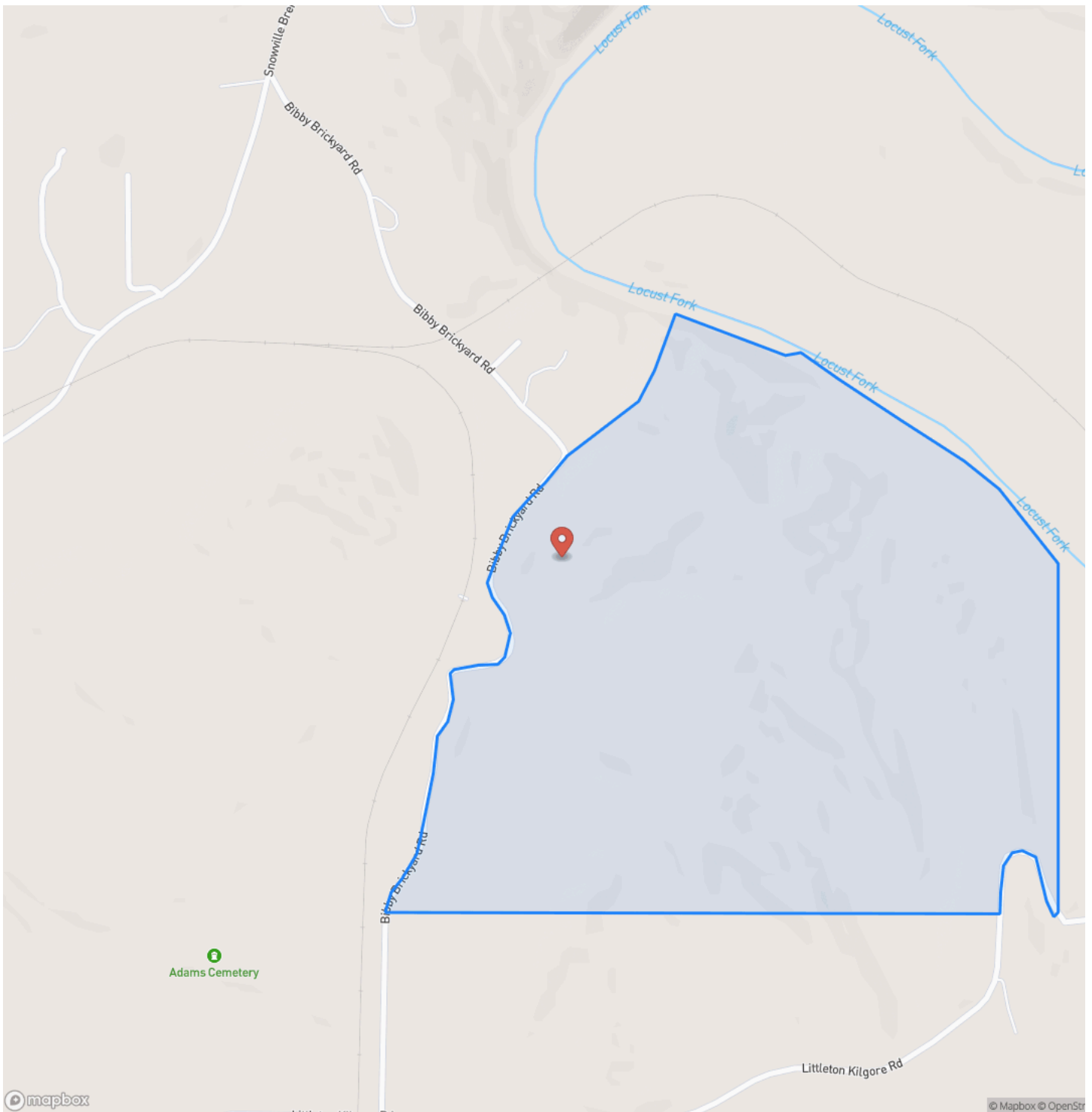
Contact us today to learn more or to schedule a visit.



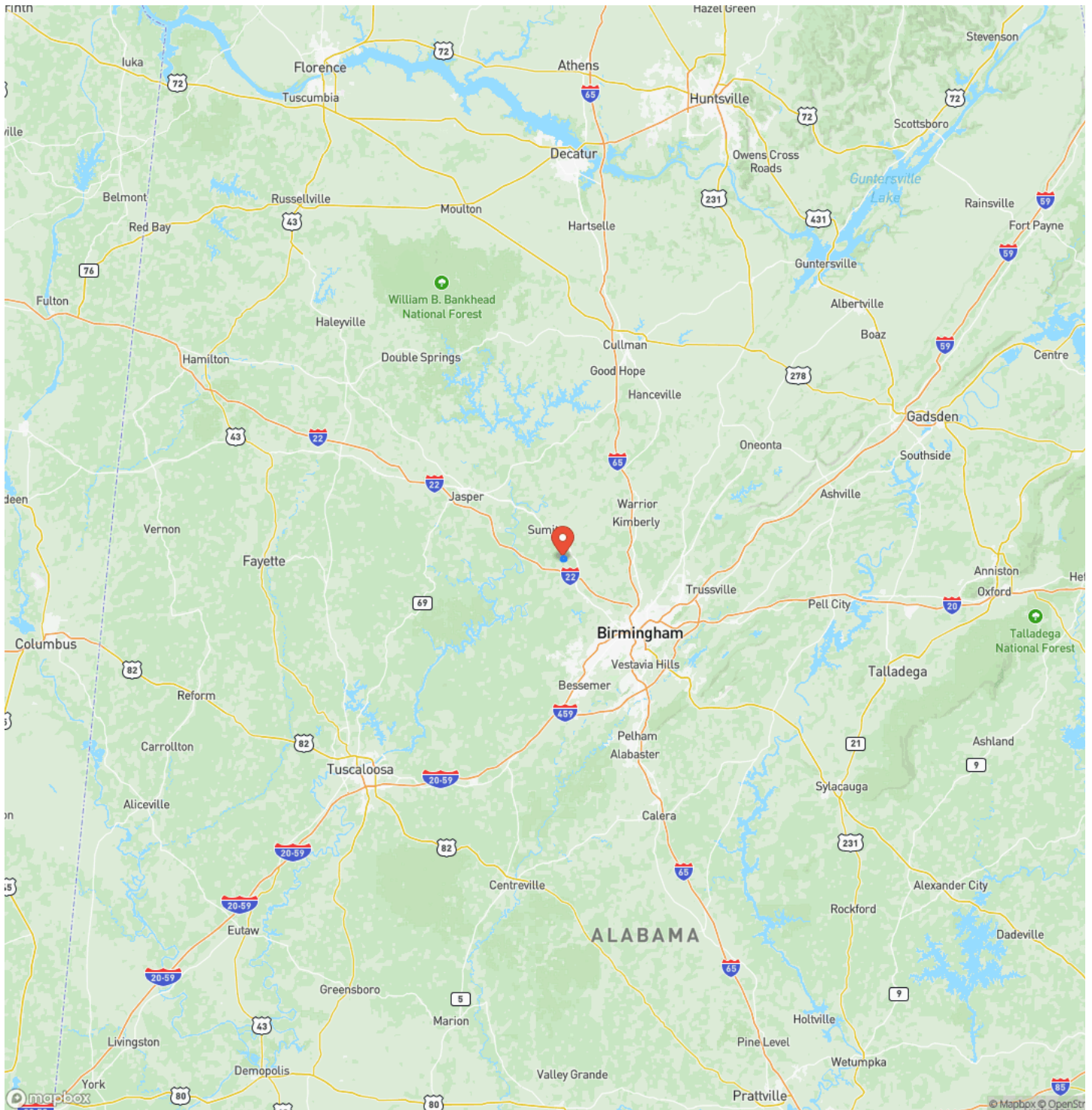
280 Acres Jefferson County, AL
Graysville, AL / Jefferson County



Locator Map



Locator Map



Satellite Map



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.



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