

158 acres Brookside Jefferson Co., AL
3049 Cherry Ave
Brookside, AL 35214

\$900,000
158± Acres
Jefferson County



158 acres Brookside Jefferson Co., AL
Brookside, AL / Jefferson County

SUMMARY

Address

3049 Cherry Ave

City, State Zip

Brookside, AL 35214

County

Jefferson County

Type

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

Latitude / Longitude

33.615587 / -86.900661

Acreage

158

Price

\$900,000

Property Website

www.mossyoakproperties.com



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PROPERTY DESCRIPTION

Nestled in the heart of Jefferson County, Alabama, minutes from downtown Birmingham off I-22 lies an extraordinary 158-acre expanse offering a rare blend of natural beauty and boundless potential. This remarkable property, characterized by its heavily wooded terrain and natural state, presents a blank canvas for those seeking undeveloped land with significant recreational and timberland opportunities. With direct access to Fivemile creek with nearly 2 miles of frontage and waterfront features, it promises a tranquil retreat for outdoor enthusiasts and a strategic investment for developers alike.

Location

This expansive property is ideally situated in Brookside, within Jefferson County, Alabama. Located only minutes from downtown Birmingham off of I-22, its prime location offers the perfect balance of serene rural living and convenient access to nearby amenities and services, ensuring both privacy and practicality for its future owners.

Land and terrain

Spanning 158 acres, the land is predominantly heavily wooded and remains in its natural state, offering a pristine environment. The varied terrain is ripe for exploration, from gentle slopes to more rugged areas, providing diverse landscapes for a multitude of activities and design possibilities. The presence of waterfront features further enhances its appeal, inviting a range of outdoor pursuits.

Improvements and infrastructure

The property currently stands as undeveloped land, offering a unique opportunity for a buyer to craft their vision from the ground up. This absence of existing structures means complete freedom to design and implement infrastructure precisely to personal specifications, whether for a private estate, a recreational haven, or a timber operation.

Water and utilities

The land boasts significant water features, including a lake, nearly 2 miles on Fivemile creek and general waterfront access, providing a natural water source and enhancing its aesthetic and recreational value. Regarding utilities, the infrastructure is ready to be established according to the specific needs and plans of the new owner, allowing for tailored development.

Wildlife and vegetation

A haven for nature lovers, the property is teeming with diverse wildlife, including ducks, small game, turkey, and whitetail deer, making it an ideal spot for hunting and wildlife observation. The heavily wooded and natural vegetation creates a rich ecosystem, supporting local fauna and offering a serene, private environment for all to enjoy.

Current and potential use

Currently utilized for development, hunting, and recreational purposes, this versatile acreage holds immense potential. Its possible uses extend to further development, continued hunting and recreational activities, and sustainable timber operations. The property is perfect for creating ATV trails, bike trails, bird watching sanctuaries, fishing spots, hiking trails, and watersports, including whitewater activities. Approximately 165+/- acres on the East side of Fivemile creek can be purchased for more development possibilities. This property would be ideal for a possible Conservation Easement! Call for more details...

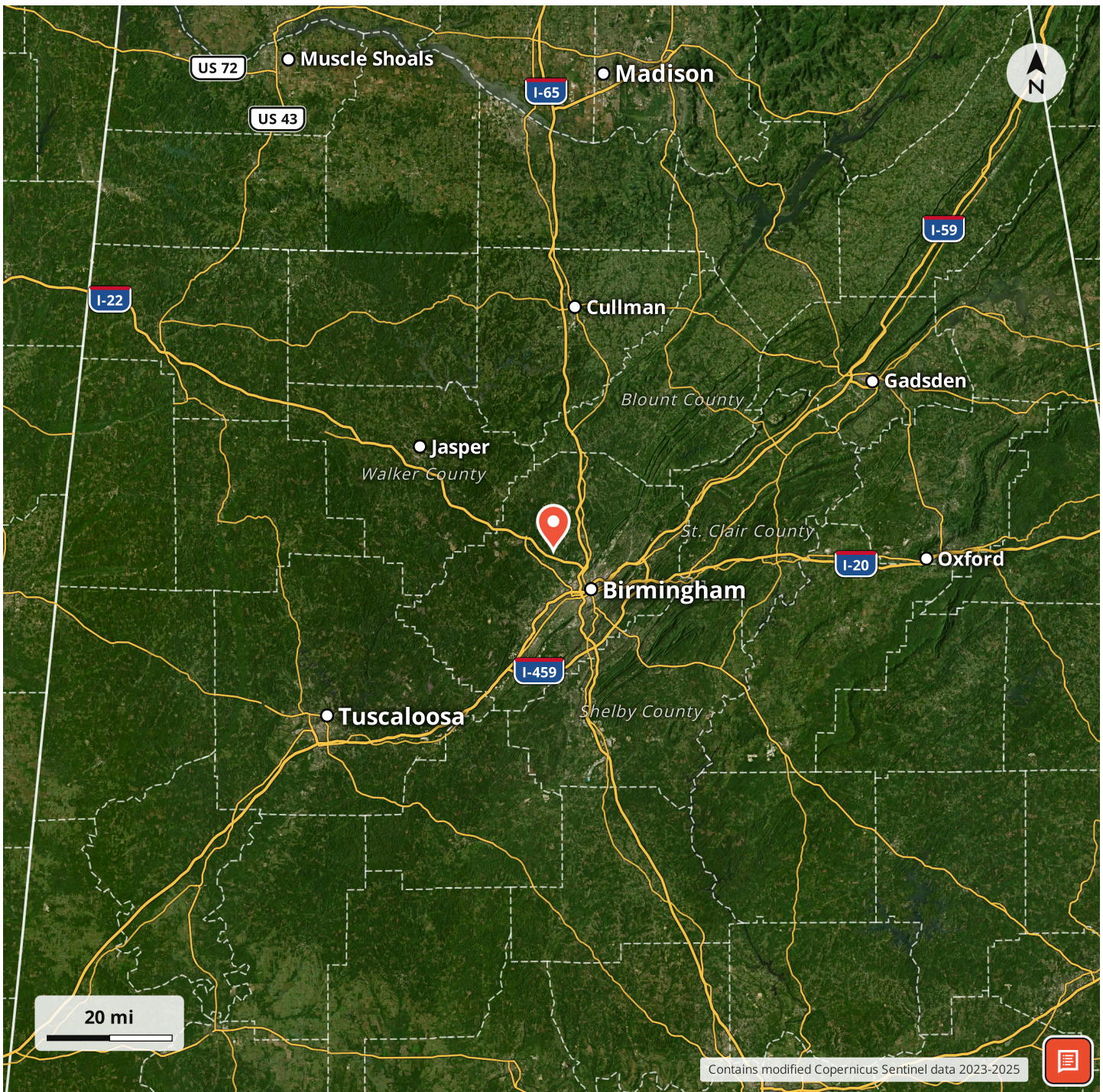
Access and easements

Access to the property is facilitated by an asphalt road, ensuring convenient entry and exit. The specifics of road frontage and any existing easements are clear, providing a straightforward understanding of property boundaries and access rights.

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Regional Map



Locator Map



Aerial Map



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES



MORE INFO ONLINE:

<https://www.loganforestry.com/>

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<https://www.loganforestry.com/>

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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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