

14-001 Bearden 151
Chilton County, Alabama
151 Acres offered for \$495,000 or \$3,278/Acre



This true one-of-a kind property has so many different potential uses. The property is fenced and cross fenced and lends itself well to raising cattle or other livestock. This is also an exceptional recreational tract providing outstanding hunting and fishing opportunities. There are two ponds and a small but functional cabin on site as well as a storage shed. The owners also have an amazing orchard/garden that is irrigated. Currently it is only being used to produce food for their family and friends (and the deer!), but it could easily be enlarged to produce on a commercial scale. Following is a list of some of the crops that they have grown: Peaches, Japanese Persimmons, Zucchini, Squash, Kale, Pears, Figs, Apples, Goji Berries, Blackberries, and Muscadines. The soil is phenomenal and will grow almost anything!

With three different access points you could also sell off residential lots and earn an immediate return on your investment. Please call me today to schedule a tour of this beautiful property. 334-657-6707.



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This really is an incredibly beautiful tract of land.



(Above) One of many food plots nestled in with the mature hardwood and pines.

(Below) Notice the buck in the background with the tall rack.





(Above) This food plot has been especially productive for both deer and turkeys.

(Below) It is nice when you get some pictures of a nice buck feeding during daylight hours.





There are plenty of Gobblers too! As you will see from the aerial photos this property has a wonderful mix of open land and mature timber. Resulting in a beautiful tract that is also a wildlife magnet.







(Above) Another nice buck getting himself an early evening snack.

(Below) One of the many interior roads on the property. The roads are in outstanding condition and allow easy access to the entire tract.





(Above) Count em! Five longbeards in one picture! (Below) One of two fishing ponds on the property.





A fresh rub to the right.

Another picture of the excellent road system above.



(Above) Picture of the irrigated orchard/garden area. (Below) A beautiful picture of the sun setting on this special place.



