



202 Acres in Chilton County, Hwy 22 near the Coosa River

\$520,000

Beth M. Young
Spence Maynor

Beth@CyprusPartners.com
Spence@CyprusPartners.com

205-533-1513
205-500-0437

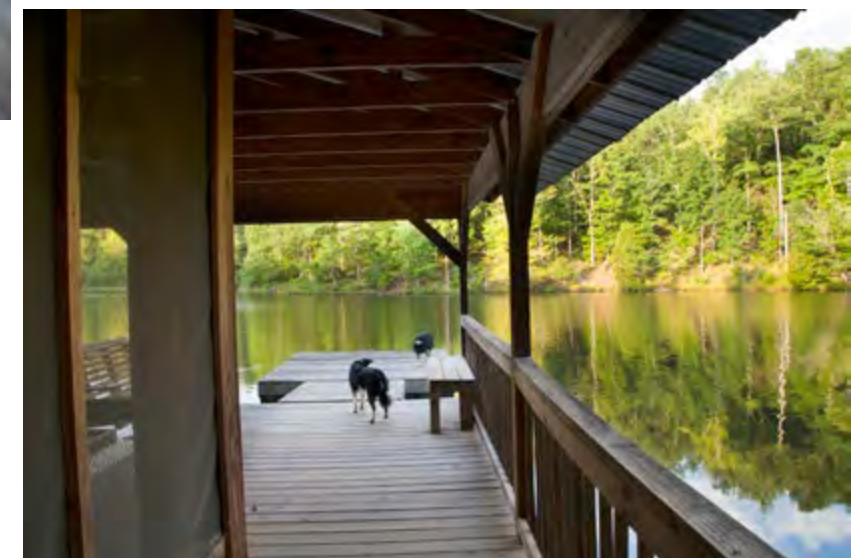


Chilton County at it's best. 202 acres of rolling, level land - extremely private - with a beautiful six acre lake and a boat house, floating dock - with a platform boat for fishing. Mt Laurel was in full bloom this week.



Boathouse has a swing, screened in porch, floating dock and a platform boat for fishing or just plain floating.





The lake has a large watershed supplying water and a large, wide, deep, dam makes for a very clear and rich lake. The boat house has a floating dock. With a few modifications the boat house and dock on the dam can be made wheel chair accessible.



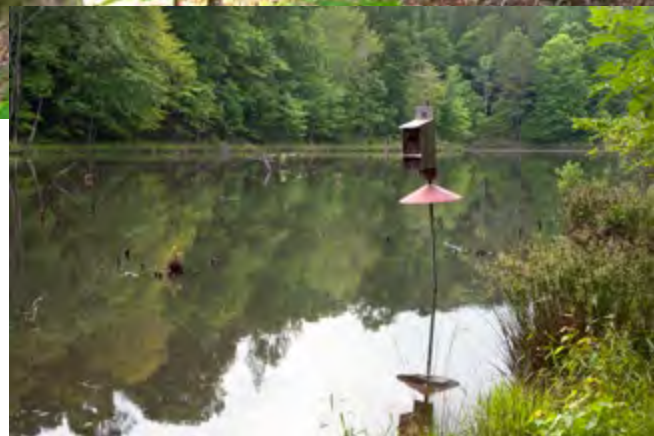




Steep hillside going straight into the lake is covered in huge mountain laurel. There is a large diversity of trees, shrubs, grasses and wildflowers - few if any invasive species on the property.

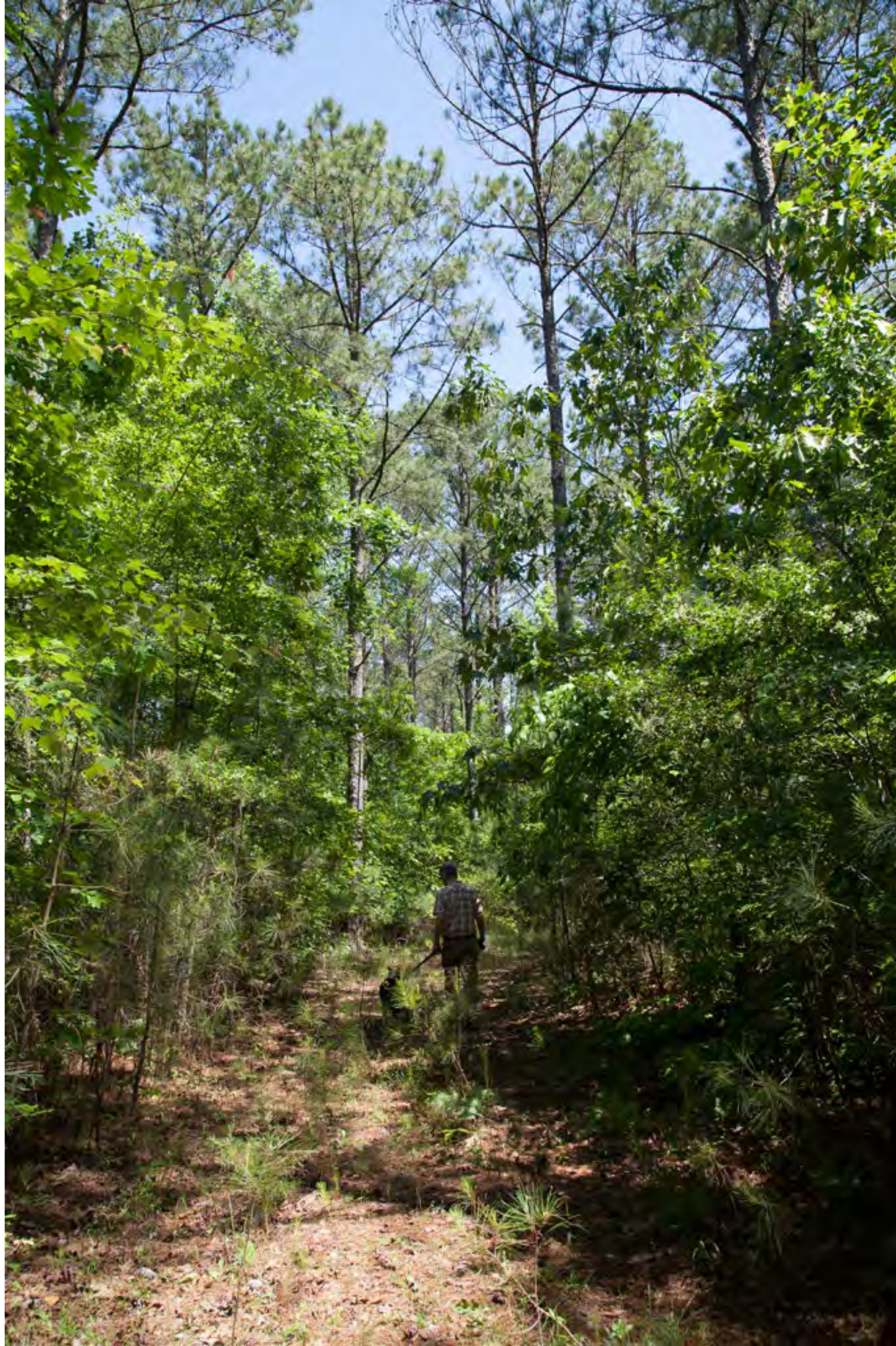


That big bird flying down the lake turned out to be an eagle! The lake is heavy with big bass and at least one giant turkey. Last spring we heard a turkey walking through the woods that sounded a big as a bear.



The property has very good roads and a few small green fields with native grasses.





The southern part of the tract along Hwy 22 has some large pine plantation that look to be about 25 to 30 years old. These can be thinned again, burned and encourage native grasses for quail or have a good pine harvest and start again.

Above boat launch is not on the property. The Coosa River is 2.5 miles down Hwy 22 is a boat launch on Lake Jordon and a mile past the property on Co Rd 523 is a boat launch on Lake Mitchell. It is the best of everything - hunting, fishing, wildflowers, wildlife, birds and access to large water for boating. A small parcel on the east side of the property could be purchased.



Our best guess is eight pounds.

If you purchase the property now you have the rest of the summer to try to catch this big bass.



