



AlabamaLandAgent.com

Land • Farms • Lake Property

**Chad Camp
205-478-4974**



Several Tracts

Ashville, AL ~ GPS 33.856844, -86.254209

- 35 Acre - \$178,500 Acre with 909 Ft. on Canoe Creek with .30 Acre Pond. 11 Acres in Woods along the Creek. 20 Acres in Pasture. Beautiful location to Build a Home and have Mini Farm. Over 700 Ft. of Road Frontage.
- 11 Acre - \$84,000 - Pasture and Home Site - 420 Ft. of Road Frontage
- 12 Acre - \$89,900 - Pond and Pasture - 225 Ft. of Road Frontage
- Additional 286+/- Acres for \$775,000 - Pasture and Canoe Creek Frontage

**Chad Camp
(205) 478-4974**



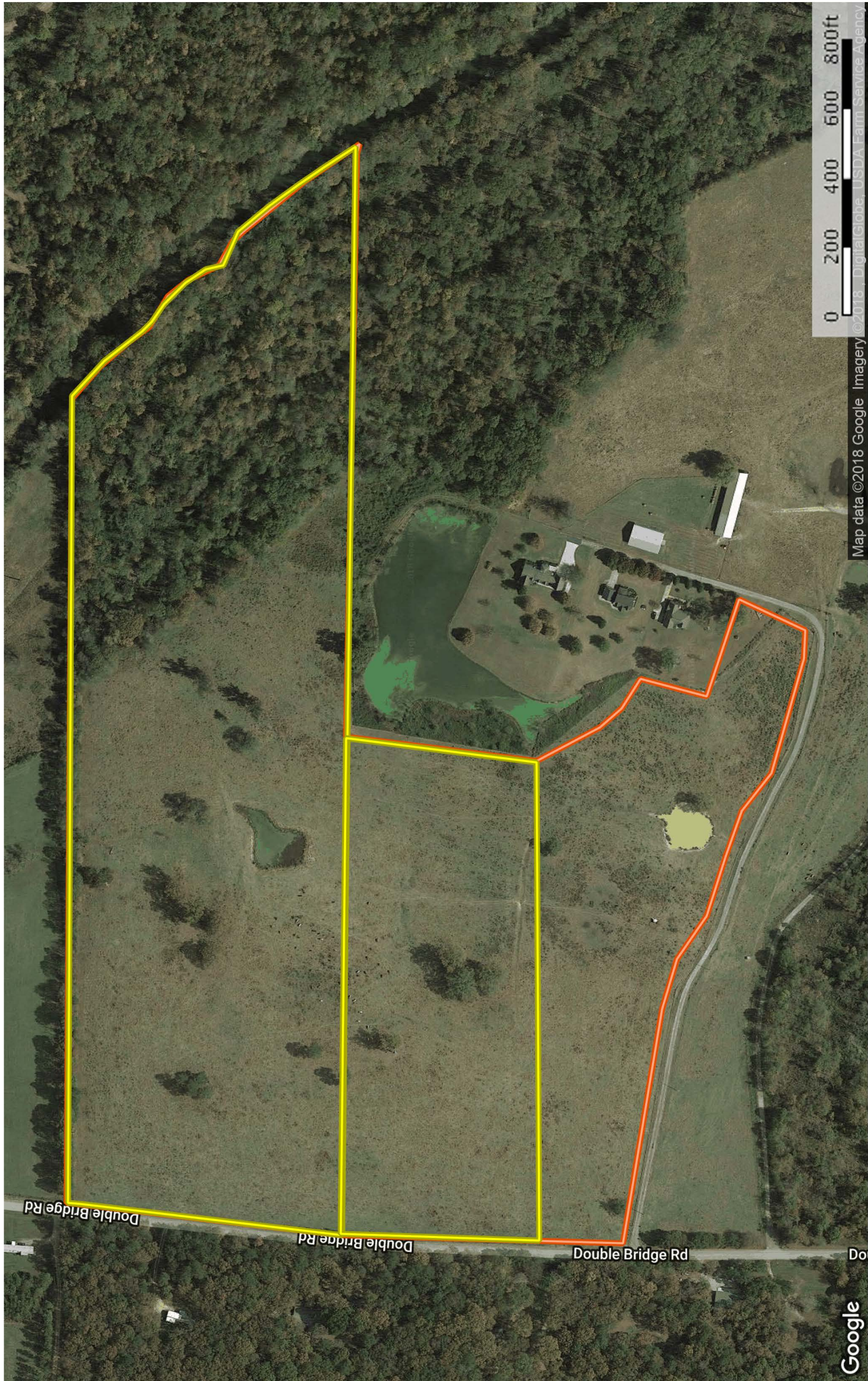
AlabamaLandAgent.com

Land • Farms • Lake Property

Directions: Go I-59 from Birmingham to Ashville, Take Exit 166. South on Hwy 231. Turn left at Ashville First Baptist Church onto Double Bridge Rd. Property on the Right after crossing Canoe Creek.



Hall Farm
St. Clair County, Alabama, AC +/-



Google

















Boundary

Boundary

Boundary

0 200 400 600 800ft
Map data ©2018 Google Imagery ©2018 DigitalGlobe, USDA Farm Service Agency

LEGEND

	TREE											
	NAIL											
	CALCULATED POINT, NO PIN SET OR FOUND											
	CONCRETE MONUMENT											
	CONCRETE MONUMENT WITH DISC											
	EXISTING IRON PIN											
	FORTY CORNER											
	RAILROAD SPIKE											
	CAPPED 1/2" REBAR (LS#21183)											
	CAPPED 1/2" REBAR (CA-487LS)											
	RAILROAD TRACKS											
	LINE NOT TO SCALE											
	FENCE LINE											
	CENTER LINE											
	POWER POLE											
	OVERHEAD ELECTRIC LINE											

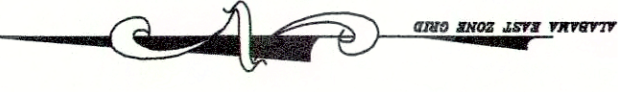


LOVEJOY REALTY
ST. CLAIR COUNTY, ALABAMA

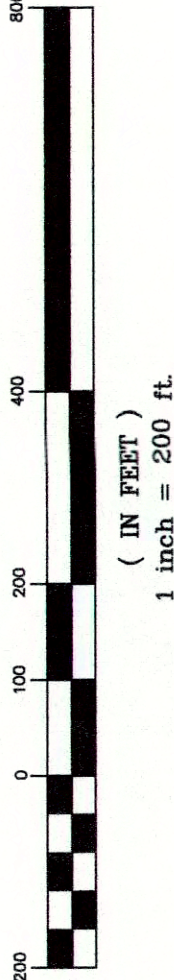
DRAWN BY:	ADW
CHECKED BY:	LWW
FIELD NOTES:	201807 PG. 28
SURVEY CREW:	WP, RM
SURVEY #:	S18-356
S-T-R:	32-134

LARRY WALKER
LAND SURVEYING, INC.

P.O. BOX 2726
5430 OLD HIGHWAY #278E
HOKES BLUFF, AL 35903
PHONE: (256)492-7940
FAX: (256)492-8417
EMAIL: LARRY.LWLS@GMAIL.COM

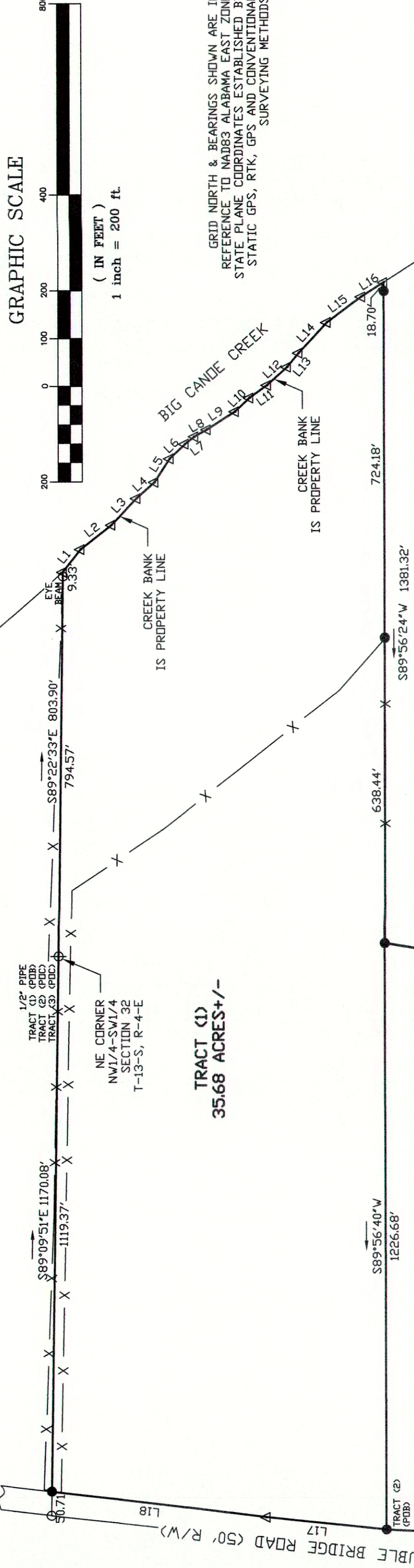


GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

GRID NORTH & BEARINGS SHOWN ARE IN
REFERENCE TO NAD83 ALABAMA EAST ZONE
STATE PLANE COORDINATES ESTABLISHED BY
STATIC GPS, RTK, GPS AND CONVENTIONAL
SURVEYING METHODS.



LINE	LENGTH	BEARING
L1	60.25'	S51°53'31"E
L2	81.65'	S38°00'04"E
L3	76.56'	S46°38'04"E
L4	50.71'	S41°49'56"E
L5	58.51'	S57°24'14"E
L6	43.77'	S44°09'15"E
L7	25.52'	S37°45'17"E
L8	29.94'	S29°47'32"E
L9	70.05'	S32°47'49"E
L10	41.59'	S43°39'41"E
L11	45.34'	S35°37'46"E

LINE	LENGTH	BEARING
L12	56.59'	S42°24'24"E
L13	37.86'	S50°55'07"E
L14	86.01'	S47°13'17"E
L15	89.66'	S36°36'11"E
L16	55.43'	S32°49'20"E
L17	251.22'	N06°03'44"E
L18	450.54'	N06°50'21"E
L19	122.76'	N02°37'07"E
L20	298.61'	N03°10'57"E
L21	95.99'	S33°32'07"W
L22	225.61'	N01°35'52"E

SURVEYOR'S NOTES:

- (1) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- (2) SINCE THE DATE OF THIS SURVEY, CONDITIONS BEYOND THE KNOWLEDGE OR CONTROL OF LARRY WALKER LAND SURVEYING, INC. MAY HAVE ALTERED THE VALIDITY AND CIRCUMSTANCES SHOWN OR NOTED HEREIN.
- (3) DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- (4) SURVEY IS VALID ONLY IF PRINT HAS THE ORIGINAL SEAL AND SIGNATURE (IN RED INK) OF THE SURVEYOR PRESENT.
- (5) ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
- (6) ONLY ACTS OF POSSESSION, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREIN. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREIN.
- (7) THE PROPERTY LINES SHOWN ON THE SURVEY PLAT ARE BASED UPON OLD ESTABLISHED CORNERS AND AGREED CORNERS BETWEEN ADJOINING LAND OWNERS AND MAY OR MAY NOT BE THE LINES OF THE ALLOT PARTS OF THE SECTION AND CARRY NO WARRANTY THAT THEY ARE THE LINES OF THE ALLOT PARTS OF THE SECTION.
- (8) DATE FIELD SURVEY COMPLETED < 07/30/18 >
- (9) DATE DRAWING COMPLETED < 08/13/18 >
- (10) () RECORDED BEARINGS, ANGLES OR DISTANCES.
- (11) PDB POINT OF BEGINNING
- (12) PDC POINT OF COMMENCEMENT
- (13) TYPE OF SURVEY: BOUNDARY SURVEY

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

STATE OF ALABAMA
COUNTY OF ST. CLAIR
LEGAL DESCRIPTION:

TRACT (1) BEGIN AT A 1/2" PIPE MARKING THE NE CORNER OF THE NW1/4-SW1/4 IN SECTION 32, T-13-S, R-4-E, THENCE S89°22'33"E 794.57' TO A EYE BEAM, THENCE S89°22'33"E 9.33' TO A POINT ON THE WESTERLY BANK OF BIG CANOE CREEK, THENCE ALONG SAID BANK OF BIG CANOE CREEK THE FOLLOWING CHORD BEARINGS AND DISTANCES: THENCE S51°53'31"E 60.25' TO A POINT, THENCE S38°00'04"E 81.65' TO A POINT, THENCE S46°38'04"E 76.56' TO A POINT, THENCE S41°49'56"E 50.71' TO A POINT, THENCE S57°24'14"E 58.51' TO A POINT, THENCE S44°09'15"E 43.77' TO A POINT, THENCE S37°45'17"E 25.52' TO A POINT, THENCE S29°47'32"E 29.94' TO A POINT, THENCE S32°47'49"E 70.05' TO A POINT, THENCE S43°39'41"E 41.59' TO A POINT, THENCE S35°37'46"E 45.34' TO A POINT, THENCE S42°24'24"E 56.59' TO A POINT, THENCE S50°55'07"E 37.86' TO A POINT, THENCE S47°13'17"E 86.01' TO A POINT, THENCE S36°36'11"E 89.66' TO A POINT, THENCE S32°49'20"E 55.43' TO A POINT, THENCE LEAVING SAID BANK OF BIG CANOE CREEK S89°56'24"W 18.70' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE S89°56'24"W 724.18' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE S89°56'24"W 1226.68' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE ALONG SAID R/W THE FOLLOWING CHORD BEARINGS AND DISTANCES: THENCE N06°03'44"E 251.22' TO A POINT, THENCE N06°50'21"E 450.54' TO A 1/2" REBAR CAPPED(CA-497-LS) ON THE NORTH LINE OF SAID FORTY, THENCE LEAVING SAID R/W AND ALONG SAID FORTY LINE S89°09'51"E 1119.37' TO THE POINT OF BEGINNING, CONTAINING 35.68 ACRES MORE OR LESS.

TRACT (2) BEGIN AT A 1/2" PIPE MARKING THE NE CORNER OF THE NW1/4-SW1/4 IN SECTION 32, T-13-S, R-4-E, THENCE N89°09'51"W 1119.37' ALONG THE NORTH LINE OF SAID FORTY TO A 1/2" REBAR CAPPED(CA-497-LS) ON THE EASTERLY R/W OF DOUBLE BRIDGE ROAD (50' R/W), THENCE LEAVING SAID FORTY LINE AND ALONG SAID R/W THE FOLLOWING CHORD BEARINGS AND DISTANCES: S06°50'21"W 450.54' TO A POINT, THENCE S06°03'44"W 251.22' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE S03°10'57"W 298.61' TO A POINT, THENCE S02°37'07"W 122.76' TO A 1/2" REBAR CAPPED(CA-497-LS), SAID POINT BEING THE POINT OF BEGINNING, THENCE LEAVING SAID R/W N89°56'24"W 1226.68' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE N89°10'06"W 1173.52' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE N89°10'06"W 1173.52' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE ALONG SAID R/W THE FOLLOWING CHORD BEARINGS AND DISTANCES: N02°37'07"E 122.76' TO A POINT, THENCE N03°10'57"E 298.61' TO THE POINT OF BEGINNING, CONTAINING 11.86 ACRES MORE OR LESS.

TRACT (3) BEGIN AT A 1/2" PIPE MARKING THE NE CORNER OF THE NW1/4-SW1/4 IN SECTION 32, T-13-S, R-4-E, THENCE N89°09'51"W 1119.37' ALONG THE NORTH LINE OF SAID FORTY TO A 1/2" REBAR CAPPED(CA-497-LS) ON THE EASTERLY R/W OF DOUBLE BRIDGE ROAD (50' R/W), THENCE LEAVING SAID FORTY LINE AND ALONG SAID R/W THE FOLLOWING CHORD BEARINGS AND DISTANCES: S06°50'21"W 450.54' TO A POINT, THENCE S06°03'44"W 251.22' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE S03°10'57"W 298.61' TO A POINT, THENCE S02°37'07"W 122.76' TO A 1/2" REBAR CAPPED(CA-497-LS), SAID POINT BEING THE POINT OF BEGINNING, THENCE LEAVING SAID R/W N89°56'24"W 1226.68' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE N89°10'06"W 1173.52' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE N89°10'06"W 1173.52' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE ALONG SAID R/W THE FOLLOWING CHORD BEARINGS AND DISTANCES: N02°37'07"E 122.76' TO A POINT, THENCE N03°10'57"E 298.61' TO THE POINT OF BEGINNING, CONTAINING 12.79 ACRES MORE OR LESS.