



# Larson & McGowin

PROPERTIES

## Riverside TRACT

**253± Acres in St. Clair County, Alabama**  
**\$1,500,000**



**The Riverside Tract & its multiple uses are only 45 minutes north of Birmingham.** This tract has over 3 miles of frontage on Lake Logan Martin/Coosa River. 200± acres of the property are under a conservation easement limiting the development of the property but still allowing the owners to utilize the property attributes. There are 53 ± acres that are unencumbered by the easement giving the owner all rights and benefits of the property. The proximity to the river and the existing ponds and lakes give this tract real potential to become an excellent waterfowl property.



**Chandler  
Graham**  
Qualifying Broker

cgraham@larsonmcgowin.com  
Phone: 205.977.7706 | Mobile: 334.734.1382

[www.larsonmcgowinproperties.com](http://www.larsonmcgowinproperties.com)

500 Office Park Suite 430 Birmingham, AL 35223 | Branch Offices: Greenville, Alabama | Mobile, Alabama | Merryville, Louisiana  
Licensed in AL, MS, TN, LA, TX, AR, GA, KY, FL, & SC





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- Entrance
- Riverside
- Cemetery

**Riverside**  
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**St. Clair County, AL**

August 15, 2019

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Map is for illustrative purposes only. Accuracy is neither warranted nor guaranteed.

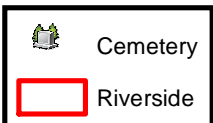




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**St. Clair County,AL**

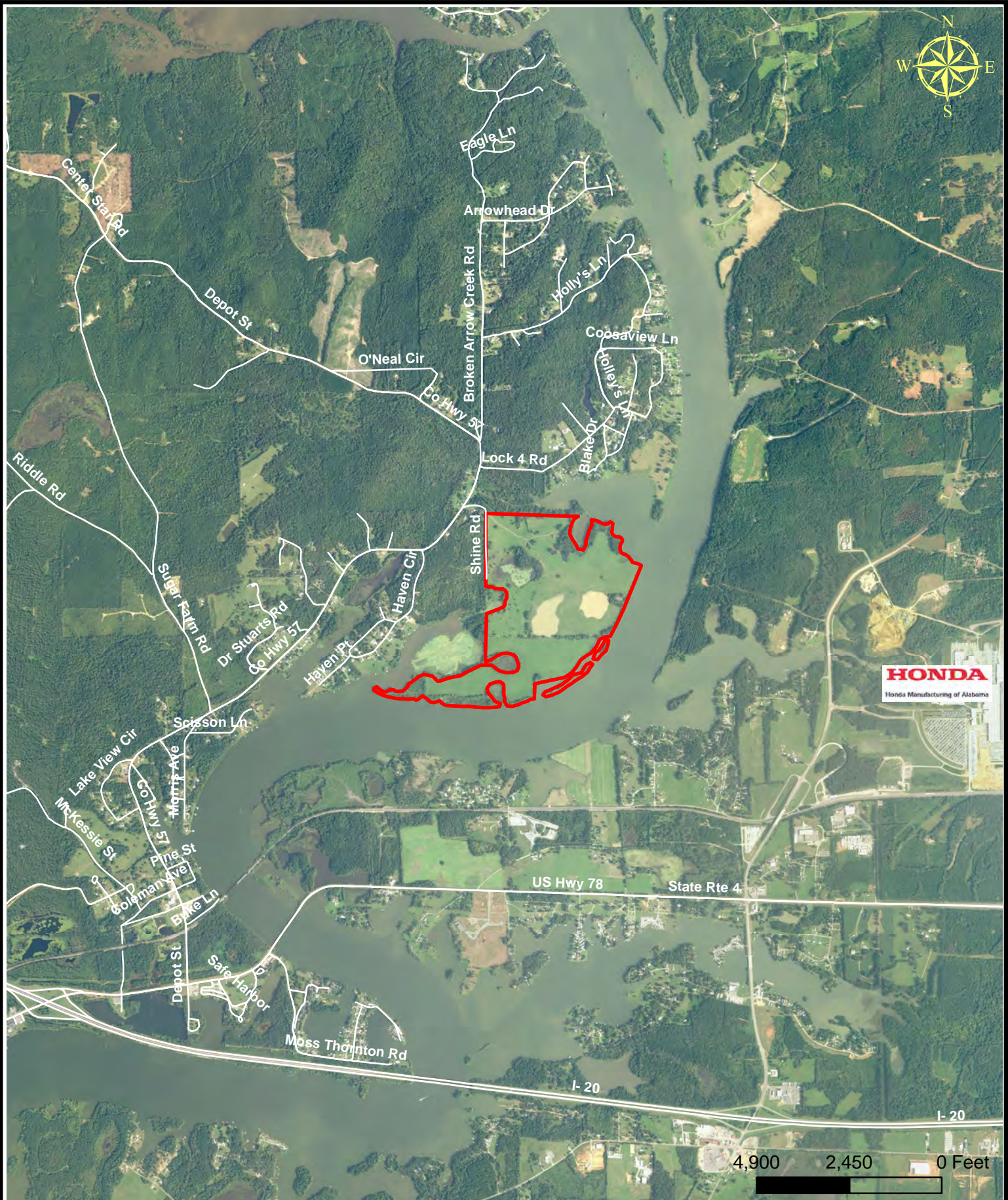
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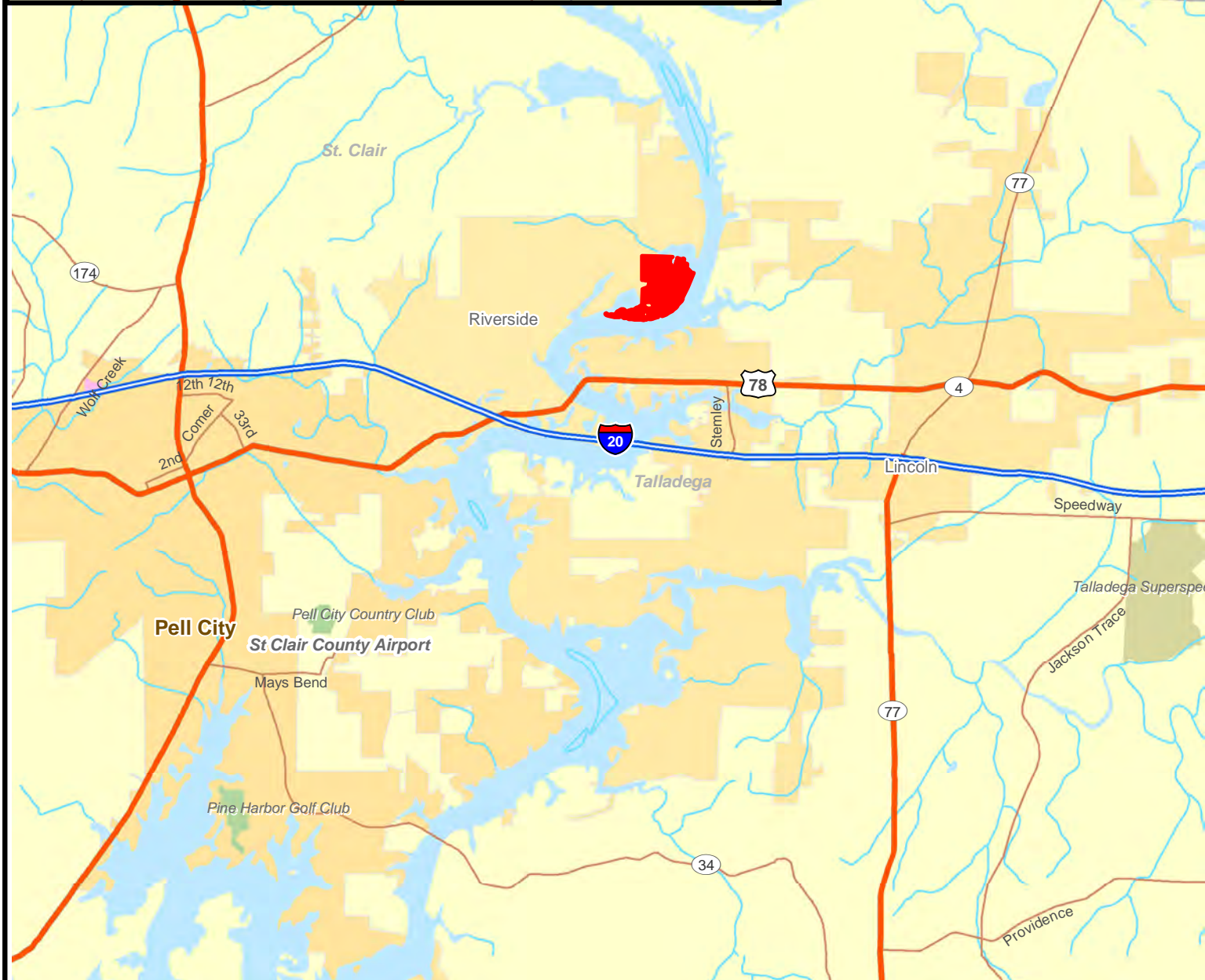
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3.5 1.75 0 Miles

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