



**Fountains
Land**
AN F&W COMPANY



Chimney Hill

Perched atop a scenic hill in Clay County, Alabama, this 20-acre property offers sweeping hilltop views, extensive frontage along Bluff Springs Road, excellent access, and a cleared landscape ready for your dream home. It is a rare opportunity to shape your own beautiful rural retreat.

Chimney Hill presents a clean slate for buyers seeking property for a homesite or mini farm. The property features:

- ± 1,800 feet of paved road frontage along Bluff Springs Road
- Well-established entrance and access road
- Well-established interior road system
- Access to power and water
- Excellent hilltop views

Property Highlights

-  \$72,205
-  20.63 Acres
-  Clay Co., AL
-  Multiple Use



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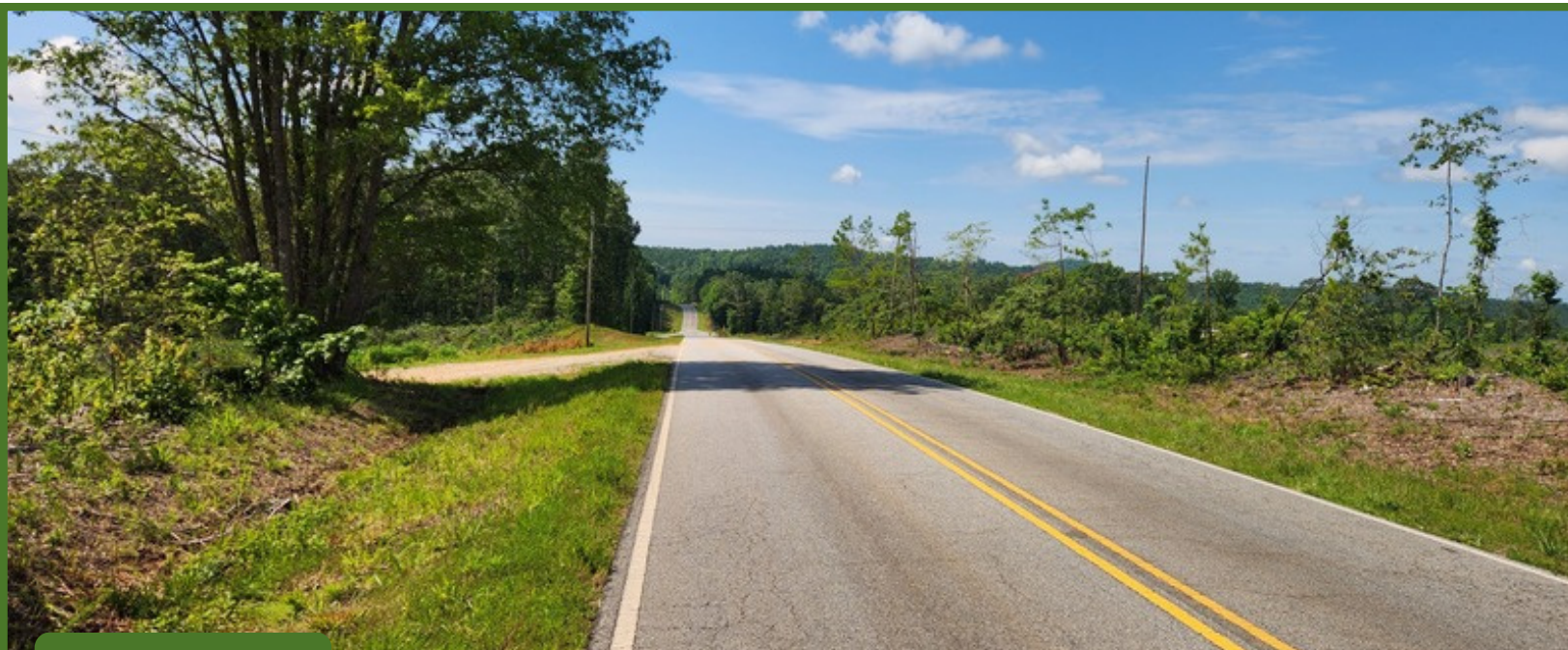
LOCATION



The aerial view from the northeast corner.

Chimney Hill is situated in the Piedmont region of Alabama, nestled in the foothills of the Appalachian Mountains and characterized by rolling hills and picturesque valleys. The property is surrounded by timberland and rural residential properties, with Bluff Springs Road running along the western boundary of the tract. The towns of Ashland and Lineville are the nearest communities, each located 10 to 15 miles north, and both offer dining, grocery stores, public schools, medical facilities, fire and police departments, and convenience stores.

For those who enjoy the outdoors, Hollins Wildlife Management Area is just 17 miles away, making it an excellent destination for hiking and hunting. Anglers and boating enthusiasts will appreciate that Lake Wedowee and Lake Martin public boat ramps are each within 25 miles. Birmingham-Shuttlesworth International Airport is less than a two-hour drive, keeping regional travel well within reach.



Frontage facing south.

PROPERTY DESCRIPTION



The chimney is the only remaining structure.

Chimney Hill offers an exceptional opportunity for rural living and small farm potential. Elevations across the tract range from approximately 960 to 1,020 feet above sea level, with terrain that is gently rolling in places and nearly level in others. The soils are rated well for timber production. Power and water are accessible along Bluff Springs Road, and a powerline easement runs through the property. There are no existing structures on the land other than an old chimney. The surrounding area supports quality deer and turkey hunting, with multiple sightings and abundant sign confirming that wildlife actively use this tract.

ACCESS



Chimney Hill's main access road.

Chimney Hill provides approximately 1,800 feet of paved road frontage with one main access road. The access road was once a county road but has been privately maintained for the past several years. The tract has direct access to both power and water. Property boundaries can be identified by recent survey flagging, old fencing, and survey pins.

TIMBER RESOURCE



Chimney Hill was harvested in 2025.

A timber harvest was completed in early 2025. The harvested areas could be reforested naturally or through artificial regeneration. Genetically improved Loblolly pine would be the recommended species for planting, as soil reports indicate that the property is not well suited for Longleaf pine.

TAX & TITLE

The tract is currently owned by McGill Timberland Company, LLC, and is recorded at the Clay County Courthouse in Deed Book R179, Deed Page 314. The parcel identification number is 10428.

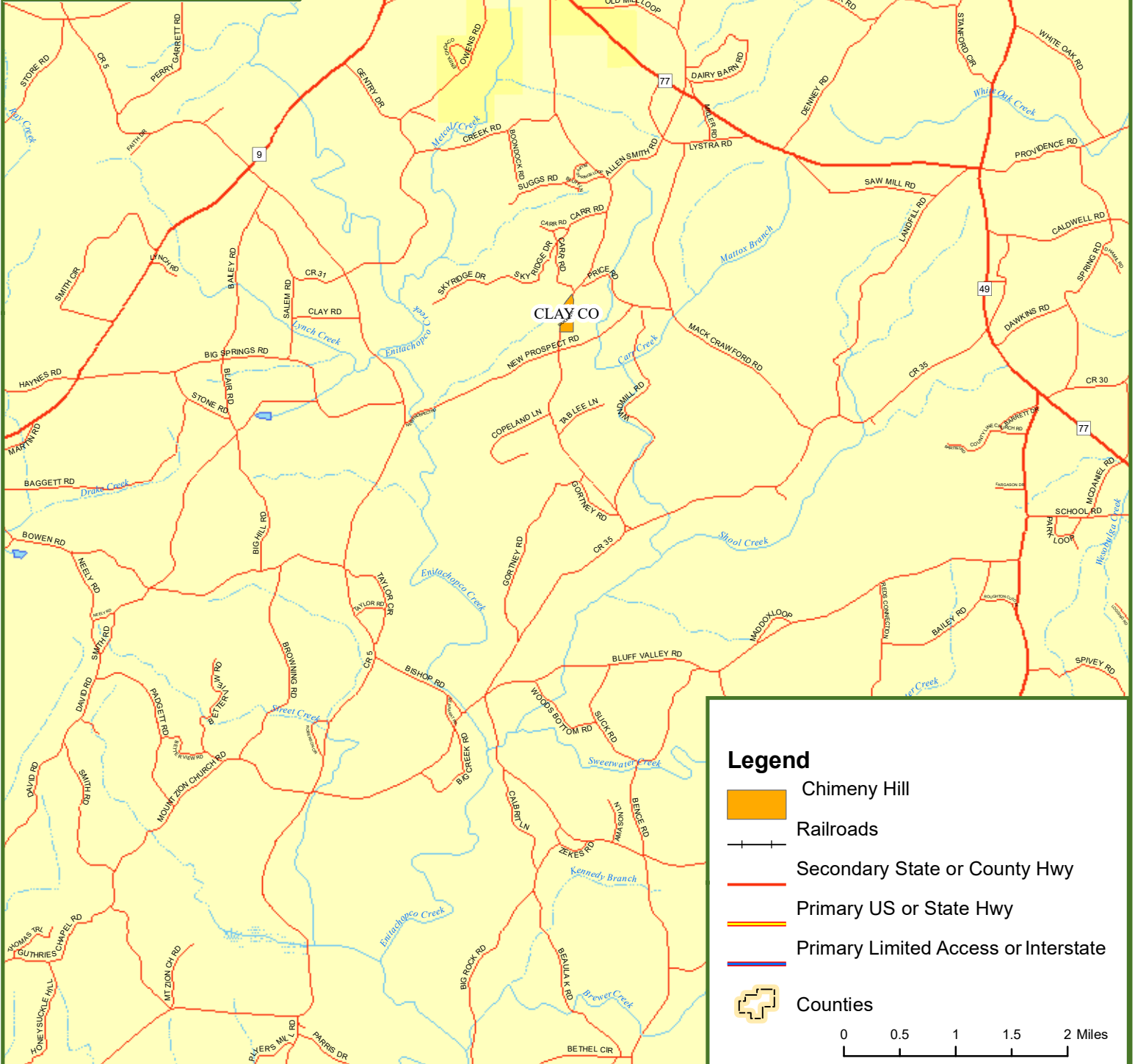
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Locus Map Chimney Hill Clay County, AL 21.00 ± Acres



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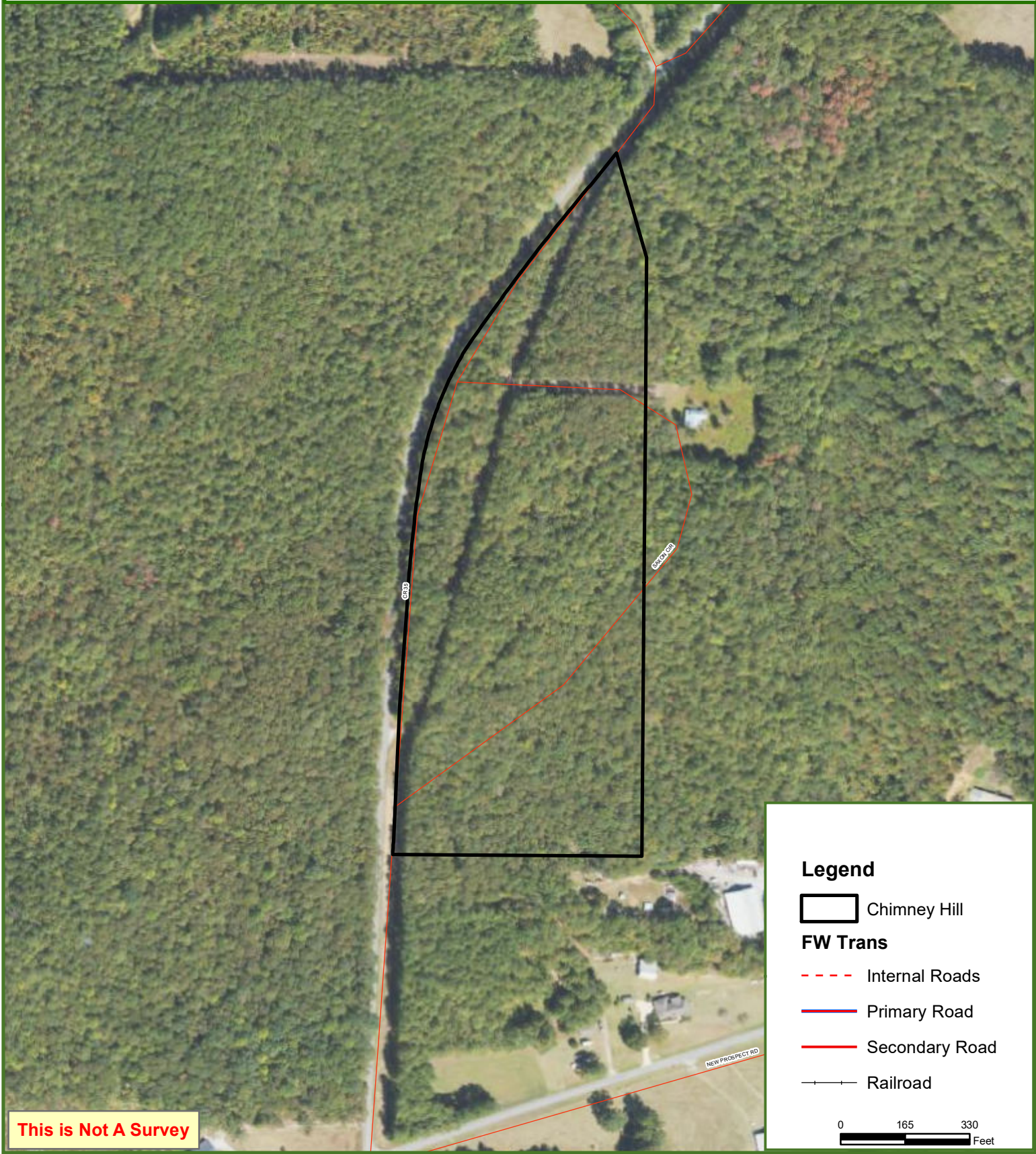




Chimney Hill

Clay County, AL

21.00 ± Acres



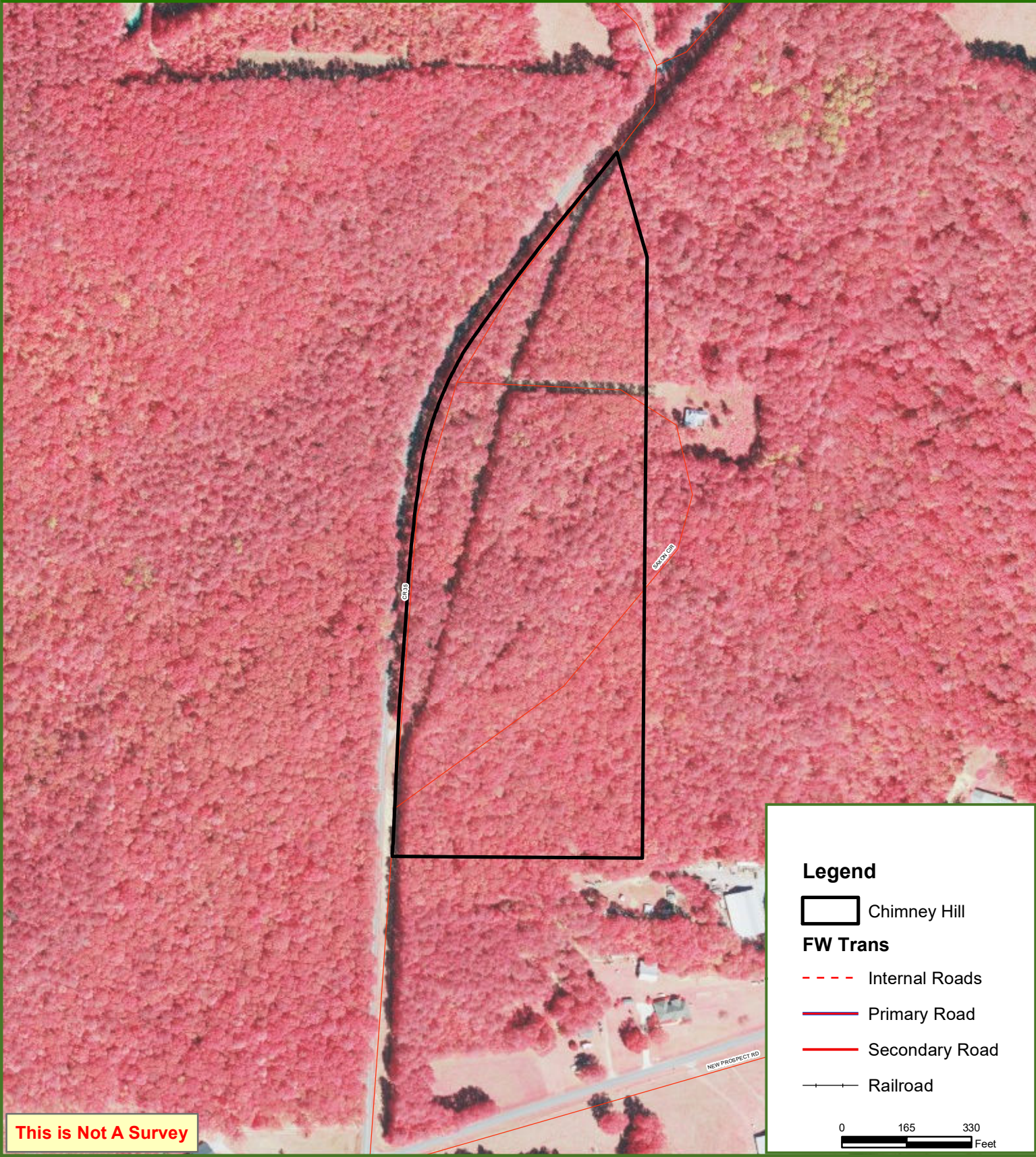
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Chimney Hill

Clay County, AL

21.00 ± Acres



Legend

 Chimney Hill

FW Trans

 Internal Roads

 Primary Road

 Secondary Road

 Railroad

0 165 330
Feet

This is Not A Survey

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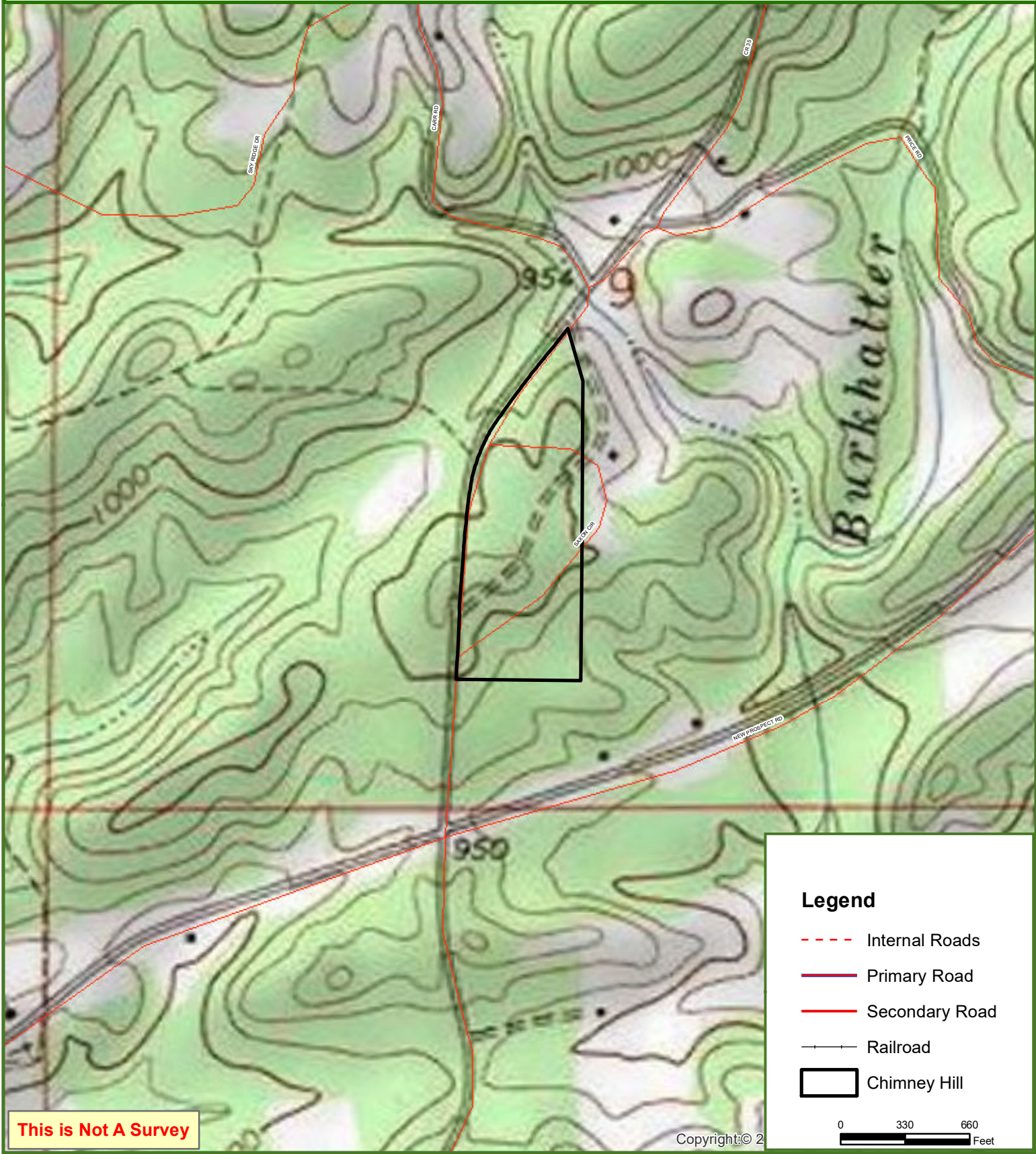
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