

JUDGE BROWN ROAD TRACT

Discover a private and peaceful retreat in the scenic Piedmont region featuring a cozy cabin, lake, and ample timber resources yet still close to the city's amenities and a short drive to the Chattahoochee River, West Point Lake, and Lake Harding.



84.8 Acres
Valley, Chambers County, Alabama

Price: \$760,000

LOCATION

The Judge Brown Road tract is located in the Piedmont region of mid-east Alabama, known for its rolling hills and valleys. The tract is bordered by rural residences on its east side, timber to its south, and Judge Brown Road makes up the entire north and west border. The Chattahoochee River, West Point Lake, and Lake Harding are all within an easy 20-minute drive.

The city of Valley, Alabama, is mere minutes away, offering dining, groceries, lodging, and a major hospital. The City of Opelika is within a 15-minute drive, with Auburn, Alabama, just a touch further. Auburn and Opelika are sister cities that offer all amenities and a small regional airport. The Judge Brown Road Tract is only 2 miles from I-85, giving a quick start to any travel from the property.

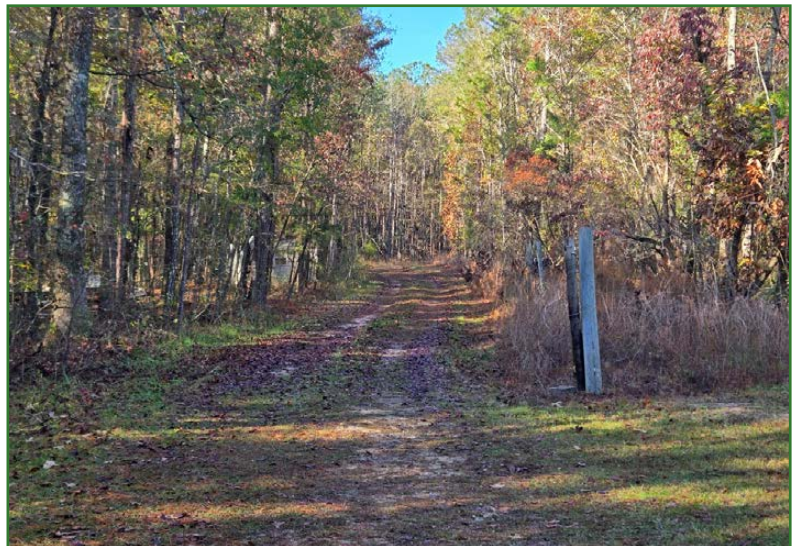
If traffic is accommodating, the Atlanta airport is less than an hour and a half away.

ACCESS

Interior access is provided by a gravel driveway that leads to the cabin and lake. It is suitable for nearly any over-the-road vehicle. The property boasts over 3,700 feet of frontage along Judge Brown Road, a paved and well-maintained county road. At the cabin, both water and power are hooked up.



The cabin overlooks a nearly two-acre lake.



Driveway leading to the cabin from Judge Brown Road.



Two-bedroom, 1,100 square foot cabin overlooks two-acre lake, built in 1985.

SITE DESCRIPTION

The Judge Brown Road Tract is an ideal private hideaway, thanks to its location, cabin, and small lake, all while remaining close to civilization for easy access to desirable amenities. It lays nicely with elevations running from about 695 feet above sea level just below the lake up to just above 740 at the property's highest points.

The cabin offers approximately 1,100 square feet of enclosed living space, which includes two bedrooms, two bathrooms, a kitchenette, and a living & dining area. It overlooks a nearly two-acre lake, providing breathtaking morning views. This cabin has served as both a hunting retreat and a weekend getaway since it was built in 1985. Attached to the living quarters is a spacious shop comprised of two parts on the ground level, totaling close to 1,400 square feet. This area offers plenty of space for hobbies or storage, while an upstairs loft provides additional room for storage. At the back of the shop, there's a lean-to for outside storage that is protected from the weather.

In front of the cabin, facing the lake, there is a large, covered deck that leads to a wooden walkway, which in turn leads to a deck at the edge of the lake, complete with a fire pit. The lake, just shy of two acres, has been stocked with largemouth bass and bream. A trail encircles the lake, perfect for peaceful walks. With the cabin situated in the middle of nearly 85 acres, the property offers both privacy and seclusion, as well as recreational opportunities such as nature walks, birdwatching, or hunting. Additionally, it is conveniently located near the Chattahoochee River, West Point Lake, and Lake Harding, making it perfect for enjoyable day trips to the water.



Seen above are the cabin living quarters.



The deck and fire pit look out over the lake.



A trail has been maintained that encircles the lake.

TIMBER

A timber inventory was conducted by F&W Forestry Services, Inc. on the forested portions of the tract in the summer of 2024.

Based on the results of the timber inventory and recent timber sales in the area, we believe the timber's value is \$90,600.

The timber is a natural mix of pine and hardwood. It was last harvested close to 30 years ago and is currently mature and marketable should an owner decide to make a timber sale. As is, the timber provides a wall of seclusion for the cabin. However, it could potentially be thinned to improve the aesthetics of the tract. If timber production is a primary objective of an owner, conducting a final harvest of the timber and following with reforestation of a pine plantation would be the most productive option.

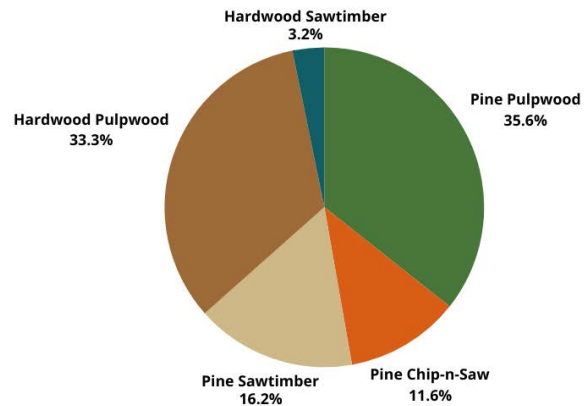
TAXES & TITLE

This tract is currently owned by Russell W. & Pamela P. McElhaney referenced in Deed Book 2020 Page 1,303. Taxes paid in 2023 were \$909.31.

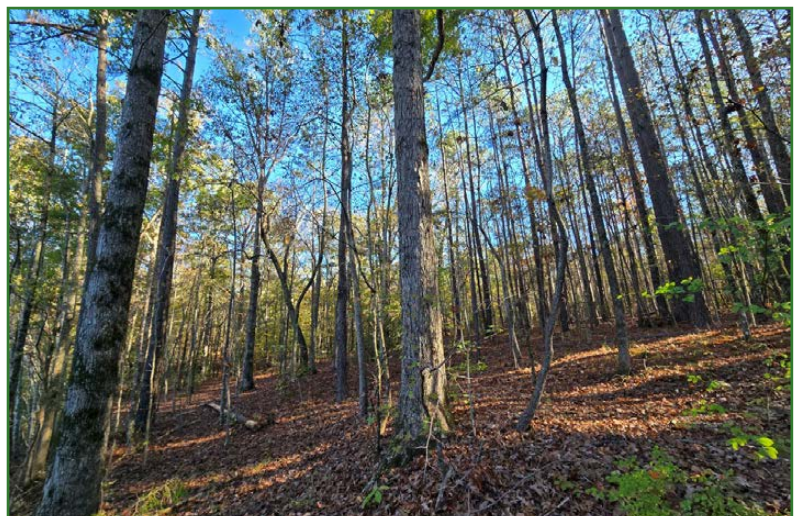
The seller requires these covenants:

- No tract or parcel of land shall be used except for residential purposes, and farming is okay.
- All buildings erected thereon shall be of brick veneer, wood, masonite, vinyl siding, or comparable construction and must be of a single-family dwelling.
- Mobile homes, including modular homes and trailers, shall be prohibited.
- All homes erected on the subject property shall contain no less than 1,400 square feet of heated living area.
- There shall be no more than one (1) home erected per lot.
- The minimum lot size shall be 5 acres.

Merchantable Timber Volume & Percent By Product Class



A mixed stand of natural timber that has reached marketable size.



Acorn producing white oak trees are great for wildlife.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

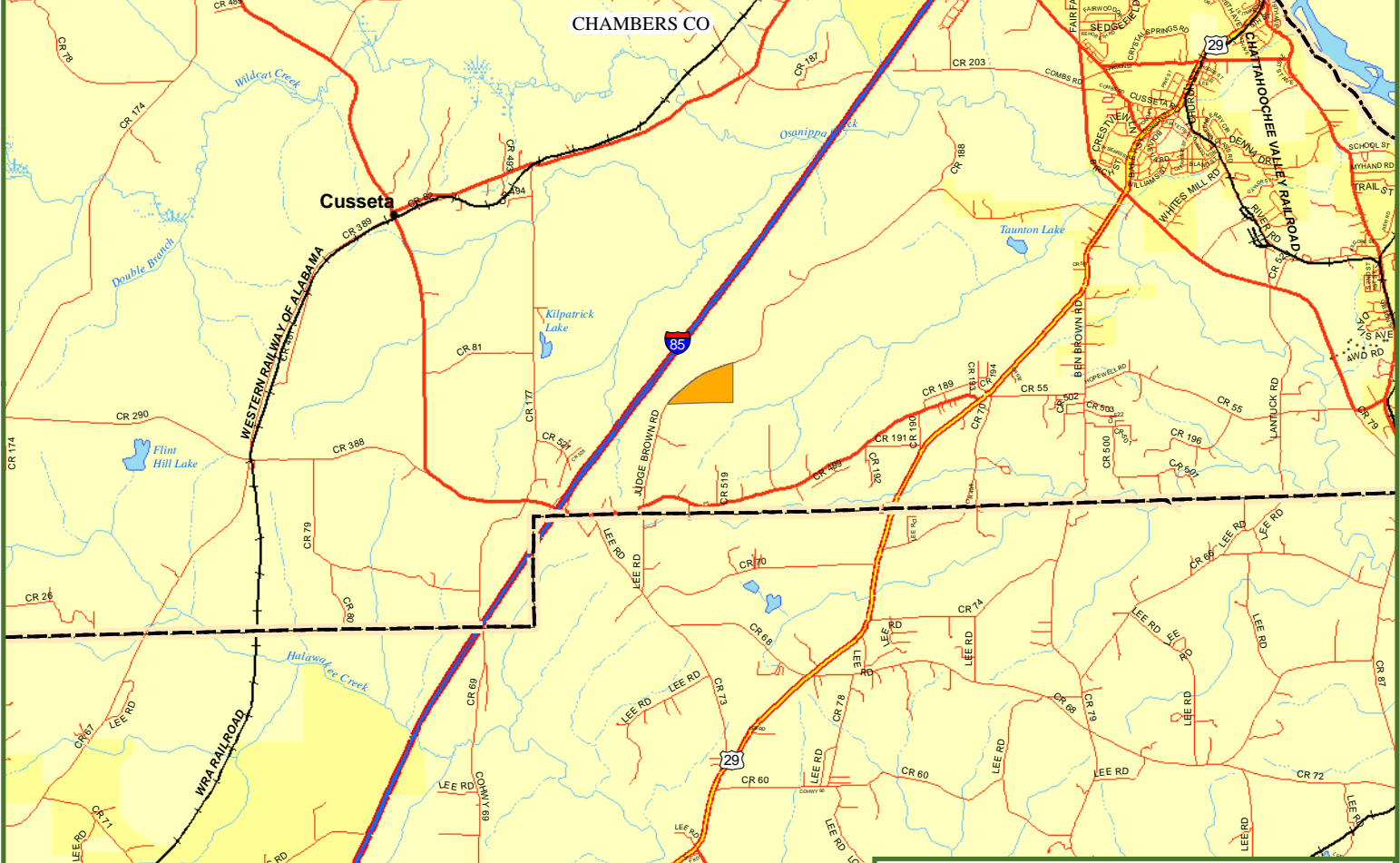


Locus Map

Judge Brown Road Tract

Chambers County, AL

85.00 ± Acres



Legend

- Judge Brown Road Tract
- Railroads
- Secondary State or County Hwy
- Primary US or State Hwy
- Primary Limited Access or Interstate
- Counties

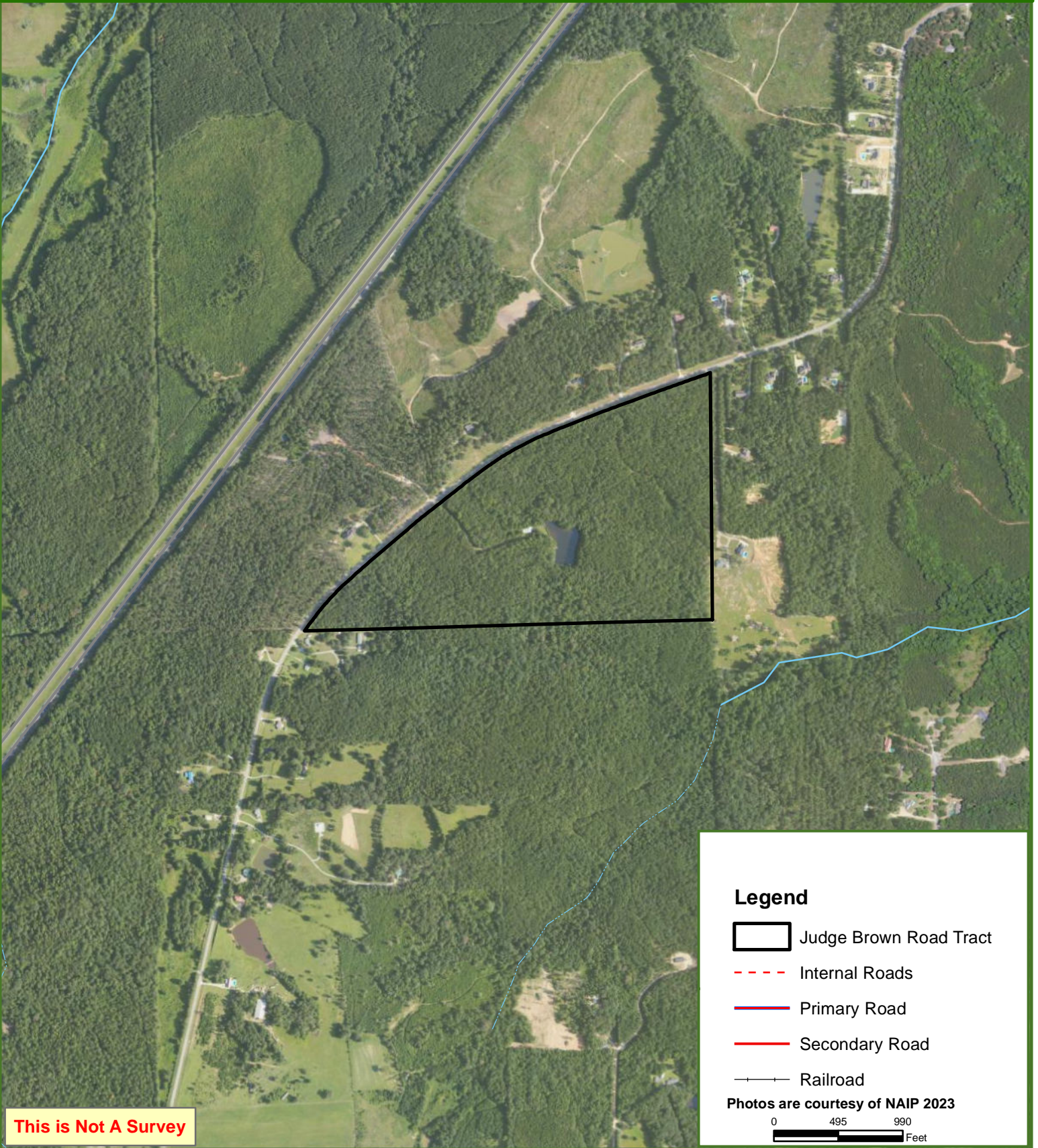
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Judge Brown Road Tract

Chambers County, AL

85.00 ± Acres



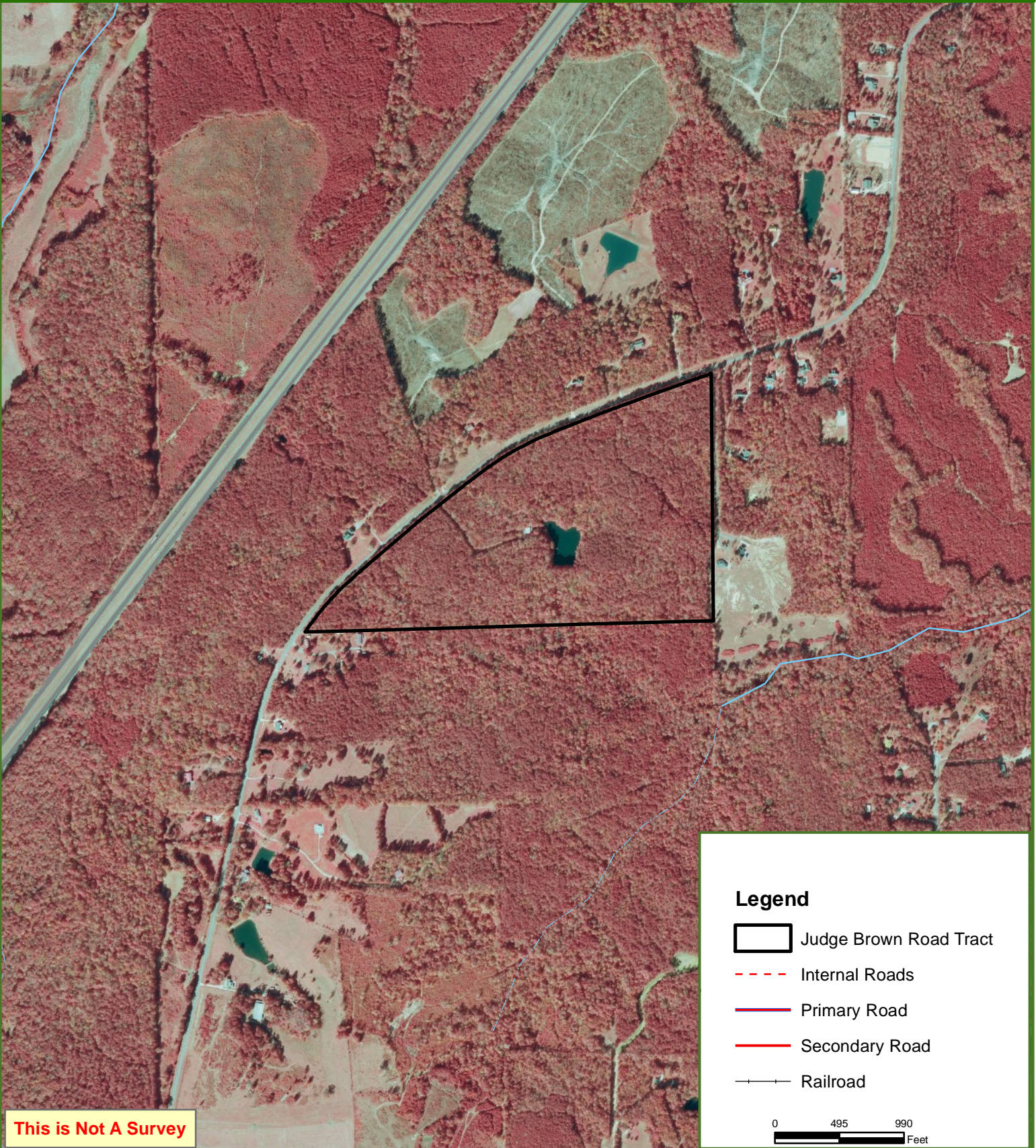
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Judge Brown Road Tract






Chambers County, AL

85.00 ± Acres



This is Not A Survey

Legend

-  Judge Brown Road Tract
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad

0 495 990
Feet

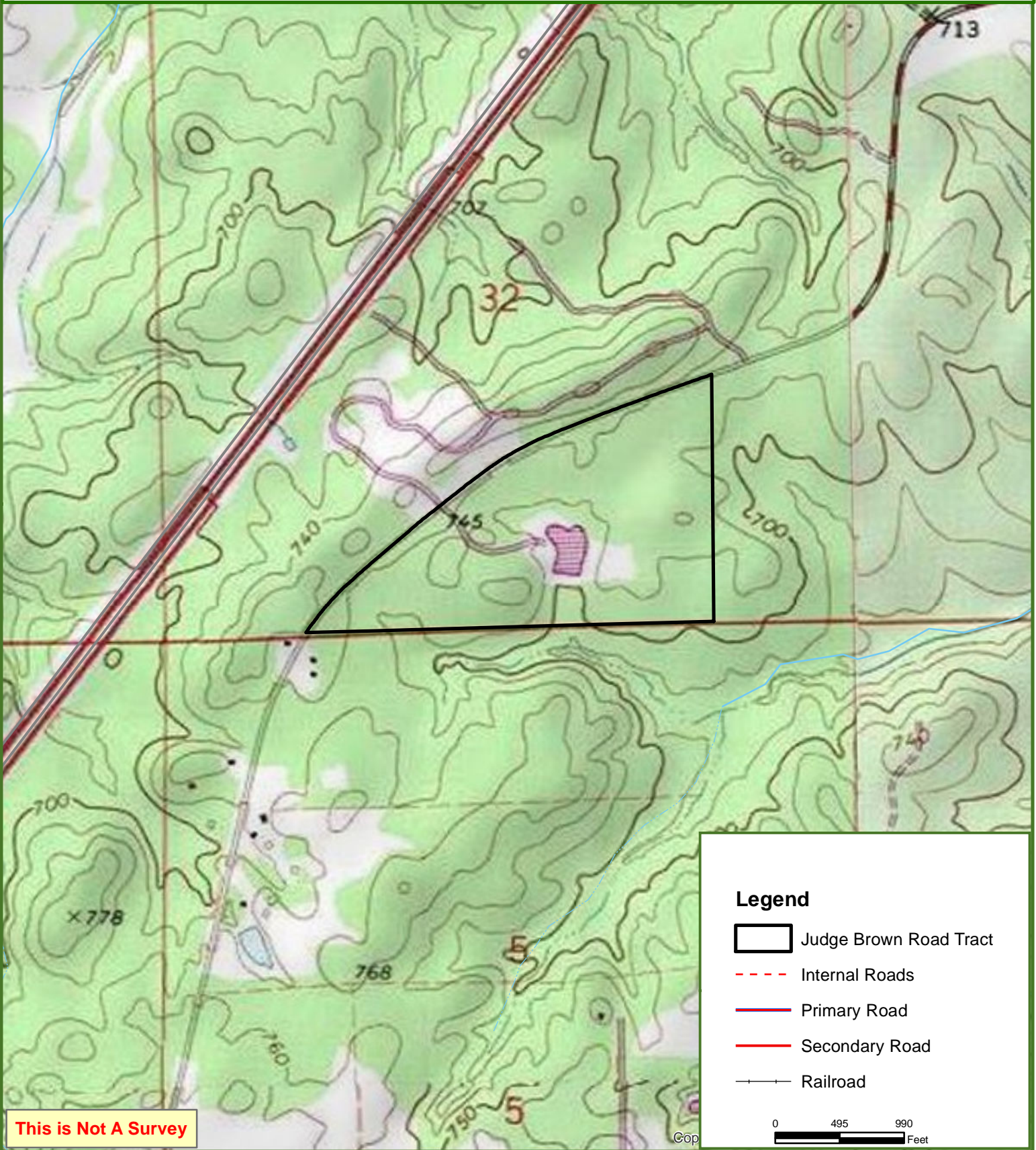
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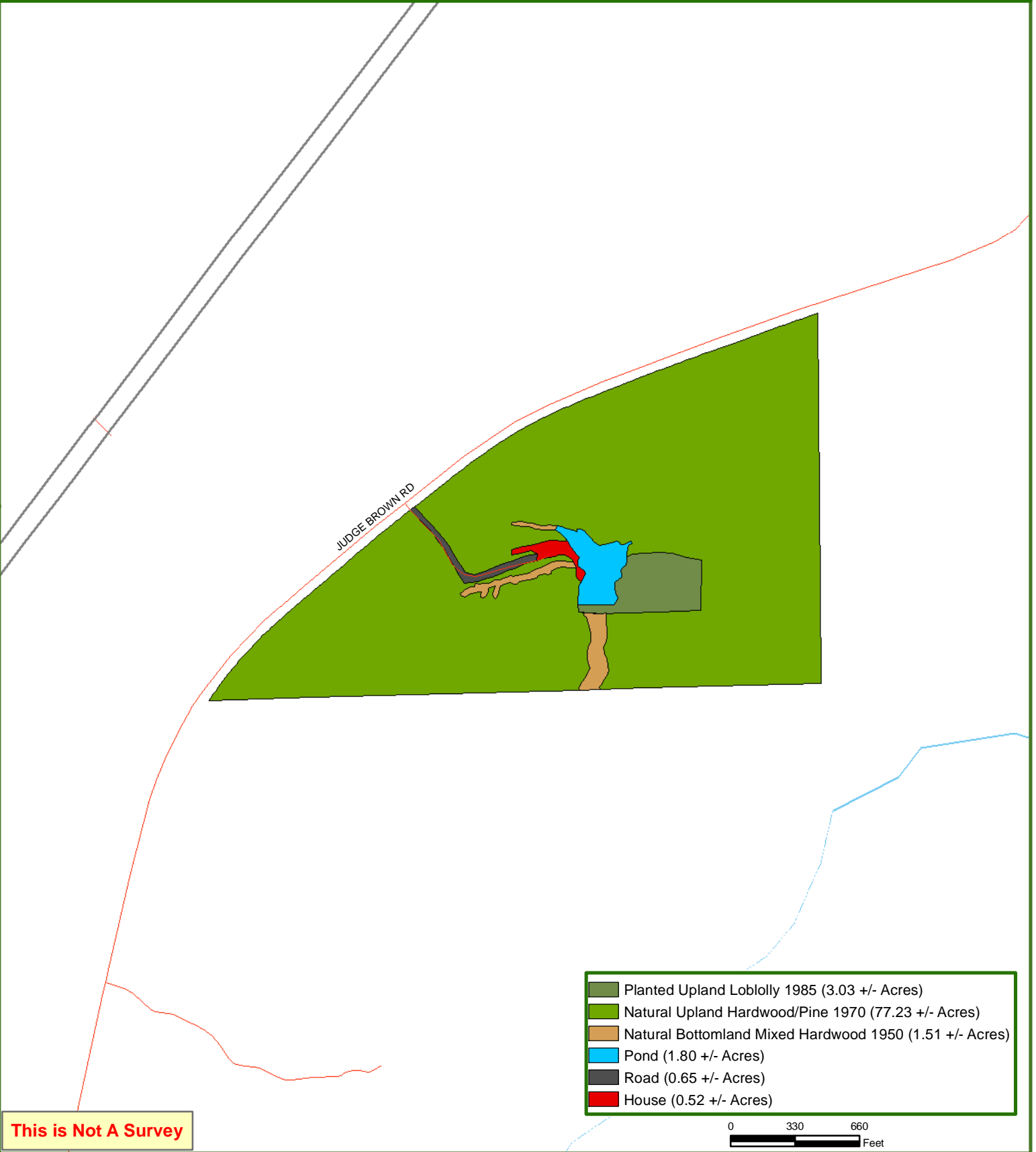
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Judge Brown Road Tract

Chambers County, AL

85.00 ± Acres



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0 330 660
Feet

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