



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

RECREATIONAL TIMBER INVESTMENT TRACT

**540± ACRES**  
**ST. CLAIR COUNTY, AL**  
**\$3,996,000**



OFFICE (334) 931-0090  
[WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

OFFICE (205) 612-2848  
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# THE ST. CLAIR 540

# PROPERTY PROFILE

## LOCATION:

- Kelly Creek Road  
Cropwell, AL 35054
- St. Clair County
- 0.5± Miles from the  
Kelly Creek Boat Launch
- 3.4± Miles SW of  
Logan Martin Lake
- 14.2± Miles S of Cropwell
- 33± Miles SE of Birmingham
- 79± Miles NE of Montgomery
- 129± Miles W of Atlanta

## PROPERTY USE:

- Investment
- Hunting
- Recreation
- Potential Home Site
- Camping

## COORDINATES:

- 33.42205, -86.3643

## PROPERTY INFORMATION:

- 540± Total Acres
- 380± Acres in Loblolly
  - 202± Acres Planted in 2016
  - 178± Acres Planted in 2015
- 80± Acres Clear-Cut
- Multiple Gates
- Huge Transmission Line
- Ample Road Frontage
- Multiple Ponds
- Well-Maintained Internal Roads
- Established Food Plots

## TAX INFORMATION:

- \$1,287.57 - 2024



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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE ST. CLAIR 540

**WELCOME TO A RECREATIONAL TIMBER INVESTMENT TRACT IN ST. CLAIR COUNTY, ALABAMA.** Located off Kelly Creek Road approximately 33 miles southeast of Birmingham, this 540± acre property is a rare find!! The land has been in the same family since the late 1800s and has been well managed year after year.

Of the total acreage, the land consists of 380± acres of well-managed loblolly pine plantation, offering immediate and long-term timber investment potential. Roughly 202 acres were planted in 2016, and 178 acres were planted the year prior. An established, well-maintained internal road system provides excellent access throughout.



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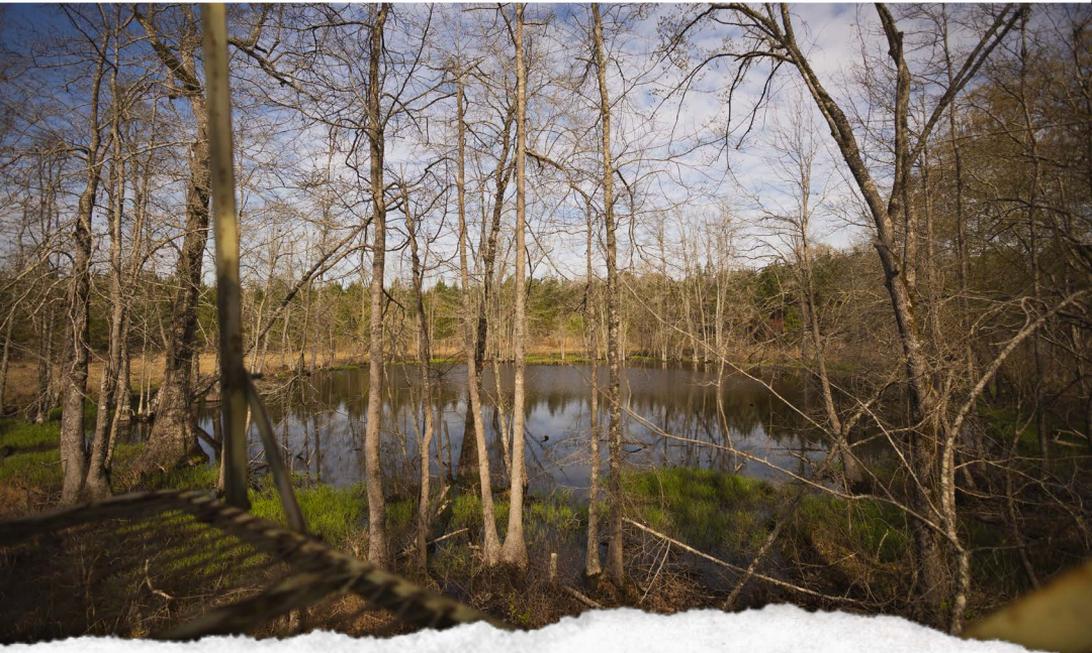
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# MORE ABOUT THE ST. CLAIR 540

There are several ponds on the property, as well as multiple future pond sites. You will also find several established food plots and some beautiful SMZs running through the pine plantations. An 80± acre area of recent clear-cut presents a blank slate, ideal for converting into food plots, pasture, or a private home site. Approximately one mile of transmission line runs along the eastern side of this tract, and four gates offer multiple access points.

Located just minutes from Logan Martin Lake near the Kelly Creek boat launch, this property combines strong recreational appeal with investment upside. Logan Martin Lake is a 17,000± acre reservoir known for boating, fishing, and its proximity to Birmingham.

**Contact Daniel Hayes or Cade Mullins today to learn more and schedule a private showing of the St. Clair 540.**



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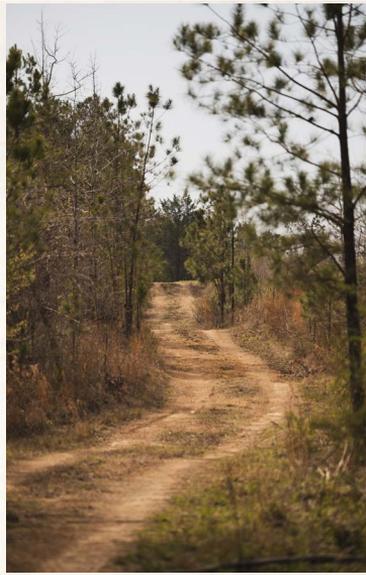
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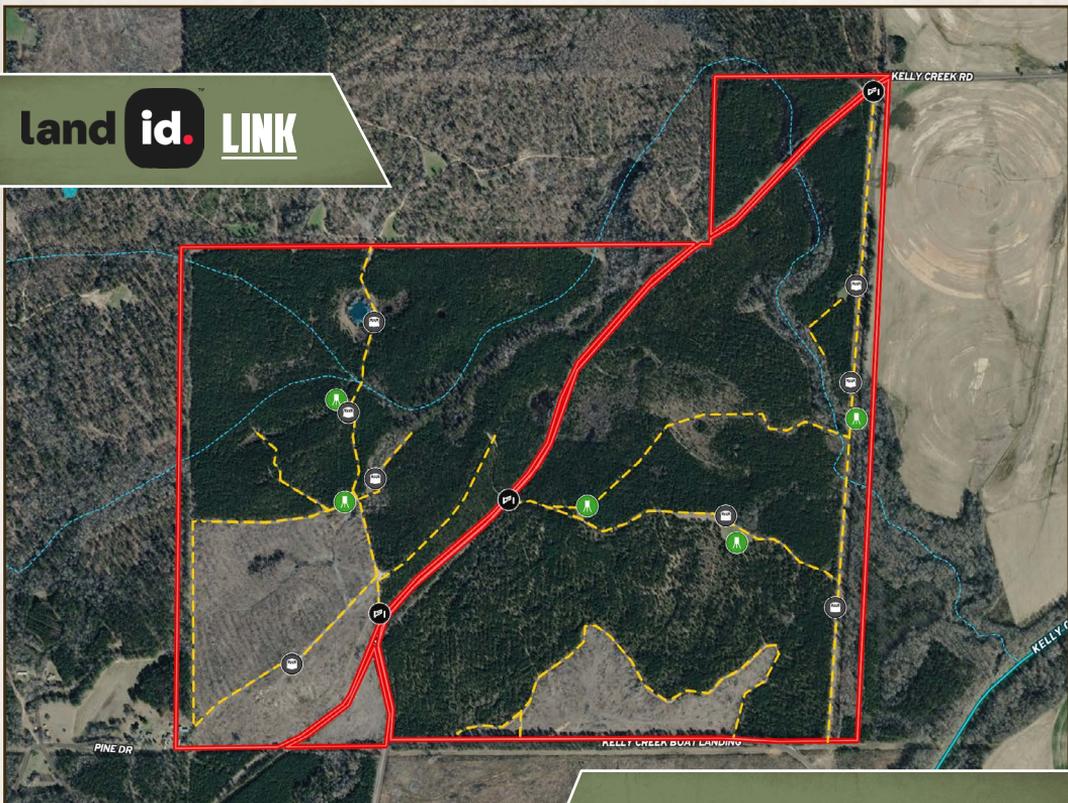
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land id. LINK



Directions from Vincent, AL: Travel 1 mile north on Hwy 231. Turn right on State Route 60 and proceed 1.9 miles. Continue on Kelly Creek Road/ Shelby County 60 and travel 1.5 miles to the property on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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