

# Blount County, Alabama

~ 120 acres\*

**\* acreage is approximate and not warranted.**

Type: Land sale, sold subject to a perpetual Conservation Easement

**Hunting Land, Recreational Land, Timberland, Conservation Land.**

**Land will only be conveyed subject to a perpetual conservation easement.**

Irrigated: No

Residence/Development No more than one homesite upon each tract.

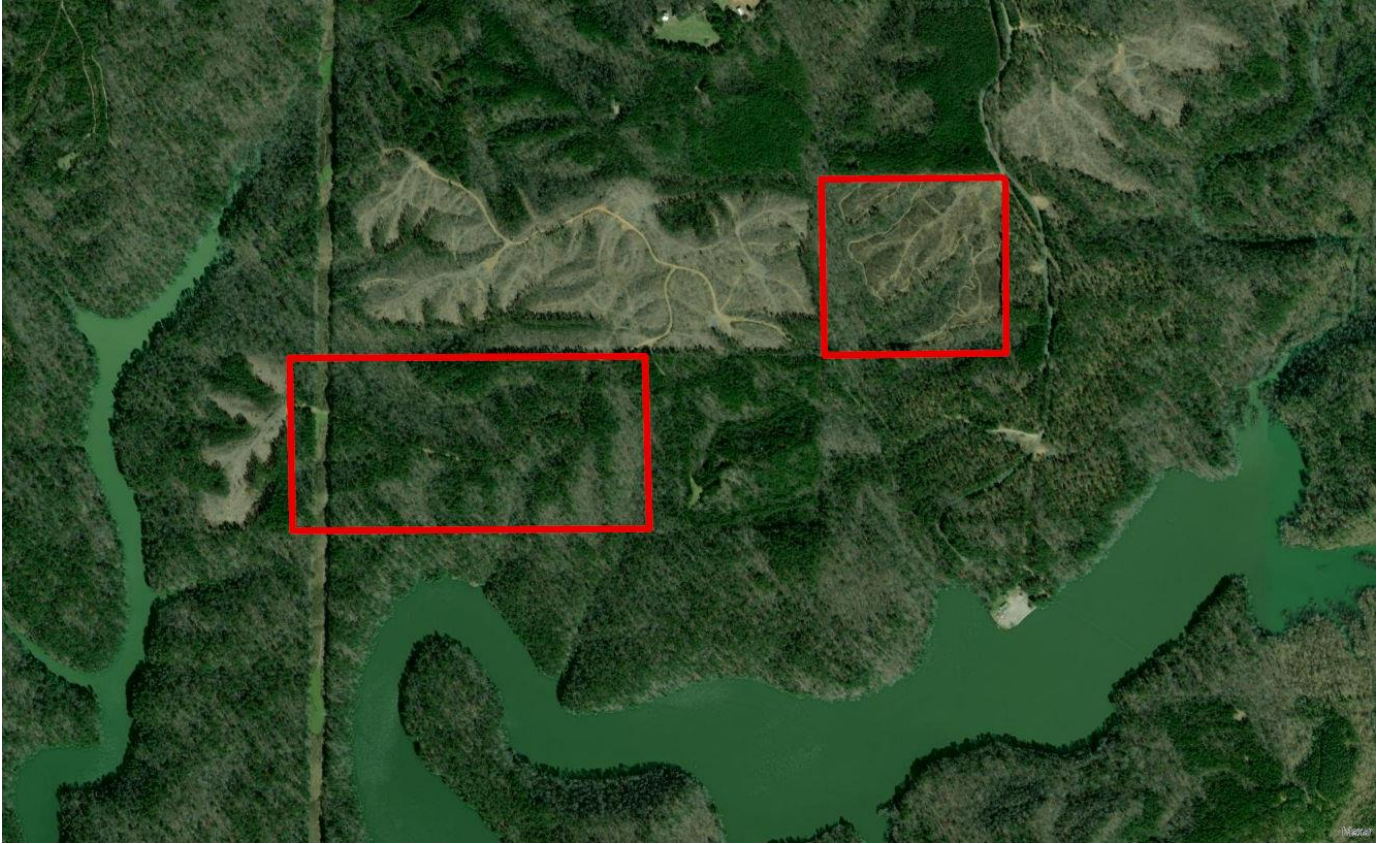
## **Description:**

Offered for sale are two parcels, approximately 120 acres, more or less, of recreational/timber land, located south of Oneonta, along Boat Landing Road. All acreage is approximate and not warranted. These parcels are 0.2-mile apart, with views of Inland Lake. Purchaser may obtain own survey if desired. The Property is to be sold subject to a perpetual Conservation Easement that allows recreation, forestry consistent with best management practices, and one home site upon each tract, but which otherwise protects the property from development. Within the Forestry Envelope, forestry activities shall be consistent with Best Management Practices, and a limited number of food plots are allowed. There shall also be a forested (no-harvest buffer) along identified creeks/drains. Residential and commercial development is not permitted, beyond one (1) allowable home site on each parcel; within each home site envelope, the easement will permit a single-family residential dwelling and typical appurtenances (such as barns, sheds, etc.). Due to the conservation easement that will be placed on the property at the time of conveyance, the Property is offered for significantly less per acre than other properties in the area. If development is not something you are considering, why pay for development rights you are not going to exercise anyway? Listed at \$2,292 per acre, sold subject to perpetual conservation easement. Buyer may obtain survey (that is also acceptable to seller). Acreage is not warranted.

For more details on the Conservation Easements restrictions, reserved rights, and other terms please contact:

Hal Robinson  
Georgia-Alabama Land Trust, Inc.  
(912) 508-1855

**Overview maps:**



Future Uses (Reserved rights under the Conservation Easement)

Hunting

Recreation

Residential-Single Family (maximum, one (1) per each parcel)

Forestry (consistent with state Best Management Practices, stream buffers); certain hardwood areas protected

Roads for forestry and agriculture and to the permitted dwelling(s).

**Note:**

The information contained herein is provided as general information only and has been obtained from sources deemed reliable. The information is presented subject to errors, omissions, change of price or conditions, prior sale or withdrawal without notice.

Prospective purchasers should conduct their own due diligence and make their own investigations, projections, and conclusions concerning the information contained herein. The Property will only be sold subject to a perpetual Conservation Easement. For more information on the required conservation easement and the sale process, please reach out to Land Trust directly. Land Trust does not provide legal or financial advice.