



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**82± ACRES
BIBB COUNTY, AL**

\$180,400

PONDVILLE COMMUNITY

OFFICE (334) 931-0090 | WWW.SMALLTOWNPROPERTIES.COM

THE BIBB 82

PROPERTY PROFILE

LOCATION:

- Pondville Road
- Brent, AL 35043
- Bibb County
- 10± Miles S of Highway 82
- 10± Miles SW of Brent
- 12± Miles SW of Centreville
- 28± Miles SE of Tuscaloosa
- 55± Miles NW of Selma
- 65± Miles SW of Hoover

COORDINATES:

- 32.917624, -87.283571

TAX INFORMATION:

- Tax Code 00
- \$159 for 2025

PROPERTY USE:

- Hunting
- Recreation
- Potential Homesite
- Investment

PROPERTY INFORMATION:

- 82± Acres
- 1,700'± Road Frontage
- Natural Spring
- Stream
- 15-Year-Old Mixed Timber
- Larger Hardwoods Along the SMZ
- Adjoins the Talladega National Forest



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SHAWN SIMPSON

LAND SPECIALIST

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2121 5th Street, Ste 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE BIBB 82

THE BIBB 82 IS TUCKED AWAY IN THE QUIET COUNTRYSIDE OF THE PONDVILLE COMMUNITY, IN BIBB COUNTY, ALABAMA. Located approximately ten miles south of Hwy 82, the property offers privacy, natural features, and convenient access to nearby towns. The 82± acre tract consists of a mix of approximately 15-year-old pine and hardwood timber with larger hardwoods along the Stream Management Zone, creating a diverse and usable landscape. With roughly 1,700 feet of frontage along Pondville Road, the land is easily accessible while maintaining a private, rural setting. Water is available along Pondville Road, and according to the power company, electricity is available nearby.

One boundary adjoins the Oakmulgee District of the Talladega National Forest, providing direct access to approximately 157,000 acres of public land and exceptional long-term seclusion. The property shows abundant deer usage throughout, making it well-suited for hunting. A natural spring and a stream run through the property, further enhancing habitat and outdoor appeal.

Located just 12 miles from Centreville and roughly 28 miles from Tuscaloosa, the Bibb 82 is ideal for hunting, recreation, or a future homesite.

**Contact Shawn Simpson today to learn more
and experience #TheSmallTownWay!**



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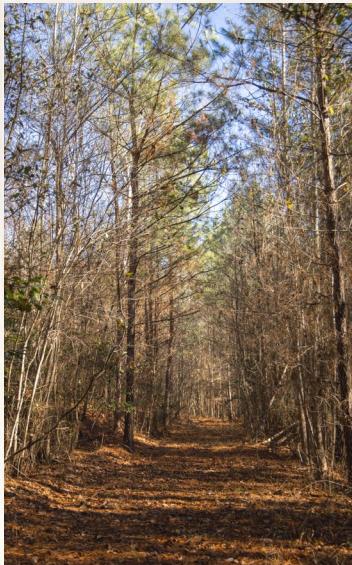
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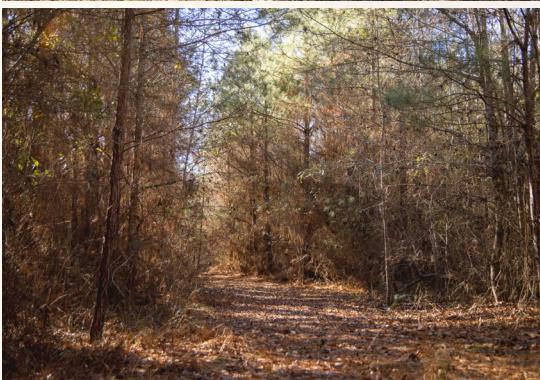
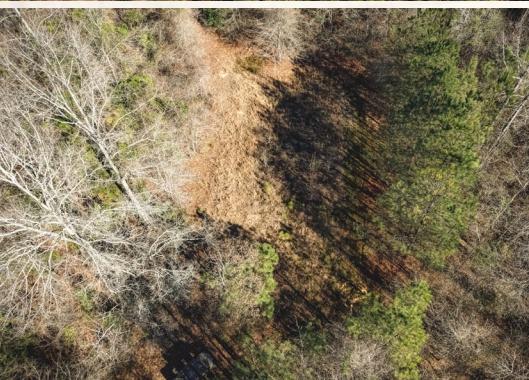
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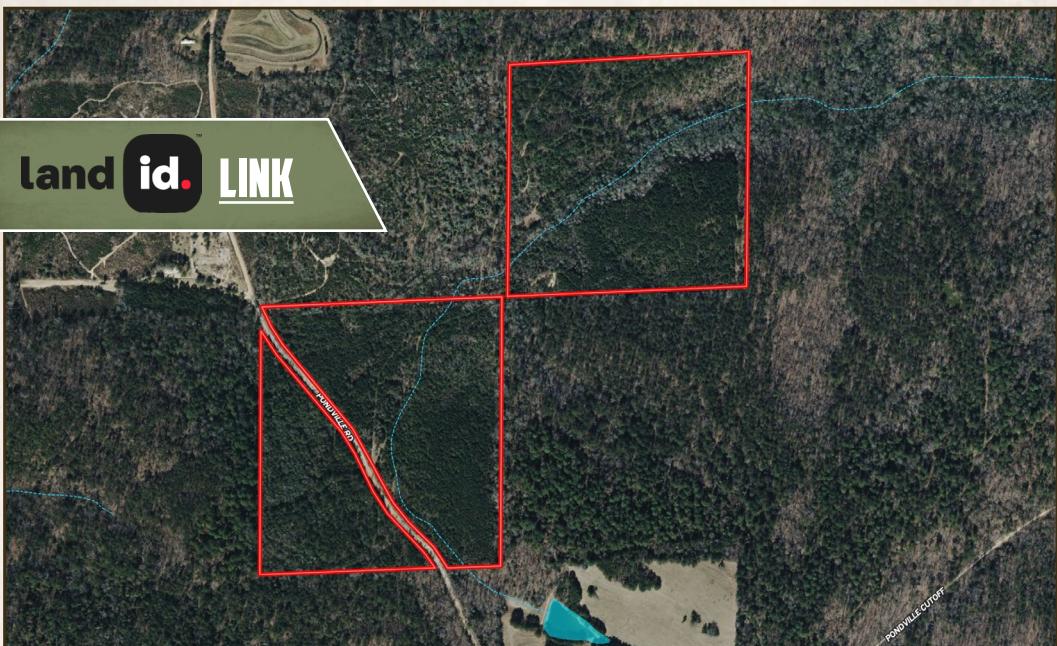
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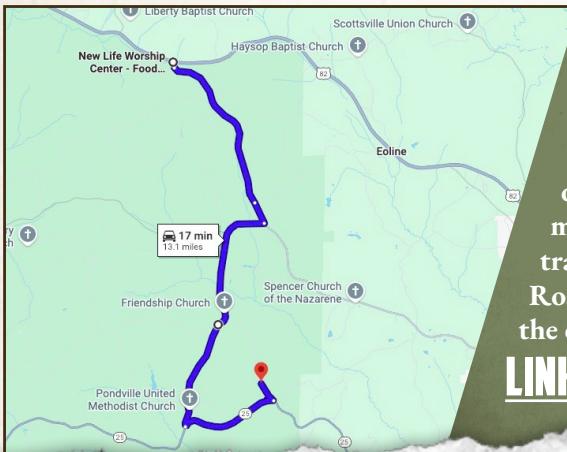
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land **id.** **LINK**



Directions From the Intersection of US 82 E and County Road 1 in Duncanville, AL: Travel 4.5 miles south on County Road 1. Turn right on Bibb County 16 and continue 5 miles. Turn left on AL 25 North and travel 2.5 miles. Turn left on Pondville Road and in 0.5 miles you will arrive at the destination.

LINK TO GOOGLE MAP DIRECTIONS



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