

## Alabama Hunting Ranch Comes With Rustic Charm—and a Party Barn



Nancy A. Ruhling

**C**hadwick Farm, which is in the southernmost foothills of the Appalachian Mountains, is a large-scale recreational sporting ranch.

“It’s a nice unique hunting property,” said David Chadwick, who bought the property that previously had been owned by timber companies in 2007. “It’s unusual to be able to hunt multiple species—quail, turkey and deer—on one property.”

Chadwick, a businessman, who was attracted by the tranquility of the setting, custom built the main cabin and party barn, which have a rustic

theme, “to look as though they had been married to the property for 100 years.”

The ranch, whose acreage is large for the area, “is the perfect culmination of highly developed recreation, and hunting options and amenities,” said Tim James Jr. of Jon Kohler & Associates who listed it in September.

He added that because of the 700-foot change in elevation on the property, “when you’re on the top of the mountain, you can see for miles.”

The compound is being sold with furnishings, tractors and other equipment.



## STATS

The ranch spans 1,827 acres and comprises a three-bedroom main cabin, which was built in 2008 and spans more than 2,000 square feet. There's also a 2,200-square-foot party barn, a pavilion, a pole barn and a log cabin that dates to the 19th century.

More than 10 miles of maintained roads crisscross the ranch, and there's two trout-stocked lakes of 8.5 and 10 acres, and over 150 acres of managed quail woods.

## AMENITIES

The main cabin, constructed from reclaimed heart pine timbers, also has salvaged wood floors, high-end appliances, wood-burning fireplaces and a covered porch that looks down at a pine forest.

The party barn, which is down an oak-lined drive, has an open floor plan, vaulted ceilings and



exposed wood beams, an enormous exterior sliding barn door, a full-size bar, a large wood-burning fireplace, a full-scale kitchen with upscale appliances and an outdoor fire pit.

A separate bath house has four toilet stalls and a farmhouse sink. The property has thousands of oak trees, honey-producing beehive boxes and wildlife food plots with shooting houses.

## NEIGHBORHOOD NOTES

St. Clair County is a rural area where you can “enjoy the country and an easier way of life,” Chadwick said. “You feel like you’re out in the middle of nowhere, but I’m 15 to 20 miles from my home and my office.”

The central location, James said, is a prime asset: The farm is within 200 miles of Atlanta; Birmingham, Alabama; and Nashville, Knoxville, and Chattanooga, in Tennessee.

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*Agents: Jon Kohler and Walter Hatchett, Jon Kohler & Associates*