

# Chadwick Farm, 1,827-acre Sporting Property Near Birmingham, Hits the Market



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**C**hadwick Farm, a sprawling 1,827-acre sporting property just 45 miles from Birmingham, one of Alabama's premier recreational estates, is now on the market.

The property combines the character of Appalachia with the feel of a southern hunting plantation and comes fully equipped for year-round outdoor enjoyment.

The estate's landscape is carefully maintained, featuring rolling quail woods, striking topography, and two lakes professionally managed for long-term quality.

The property is 15 minutes from the Gadsden Airport, less than an hour from Birmingham, and two hours from both Atlanta and Chattanooga.

At the center of the property stands a 2,000-square-foot lodge, built in 2008.

The lodge includes three bedrooms, two and a half baths, and a two-car carport.

Constructed with reclaimed heart pine timbers and barnwood flooring, the home blends rustic charm with modern convenience. High-end finishes and appliances, as well as a covered porch overlooking quail stands, highlight its thoughtful design.





Take a look:

One of Chadwick Farm's most unique features is its "party barn," designed with reclaimed barnwood, vaulted ceilings, exposed beams, and a full kitchen.

The barn also includes a wood-burning fireplace, bar, and oversized sliding doors that open to manicured grounds.

Outdoor amenities include a firepit, pavilion, fenced garden, and covered dining areas, making the space ideal for gatherings and events. A separate bathhouse with multiple stalls adds further functionality.

The property is being sold turnkey, complete with furniture, tractors, and equipment. With no conservation easements currently in place, future owners also have flexibility in how they choose to manage or develop the land.

Chadwick Farm represents a significant investment value, with improvements estimated at more than 40 percent below replacement cost. The scale, quality, and setting of the estate make it one of the most distinctive properties currently available in Alabama.