

The Unmistakable Beauty of Chadwick Farm



SoulGrown

Chadwick Farm is the kind of property that stops you in your tracks—a rare, turn-key sporting estate where thoughtful land stewardship meets exceptional design. Spanning 1,827± acres in the southernmost foothills of the Appalachian Mountains, the property offers rolling topography, sweeping elevation changes, and a diversity of habitat that makes it one of the most complete recreational properties in the South. Located just 45 minutes from Birmingham and two hours from Atlanta, it's a place designed for gathering, hunting, and immersion in the outdoors.

The property is represented by Tim James Jr., a native of Alabama's Black Belt who grew up in Greenville and now lives in Mobile. James joined Jon Kohler & Associates in 2017, bringing with him a deep knowledge of high-quality land and a purpose rooted in stewardship. His work centers on helping others experience the joy of land ownership—whether they're pursuing a lifelong dream or honoring years of care invested in the land.

Land, Water, and Wildlife in Balance

That intention is evident throughout Chadwick Farm. With more than 700 feet of elevation change, the property delivers breathtaking views at every turn. Old-growth quail woods, hardwoods, plantation pines, open fields, lakes, and creeks create a landscape that is both visually striking and highly functional, offering flexibility for future timber and wildlife management alongside potential income streams.

Approximately 150 acres of quail woods have been meticulously managed with prescribed fire and are equipped with three callback houses. Wild quail populations are supplemented seasonally, creating exceptional wing-shooting opportunities for half-day or full-day hunts. The property's extensive road system provides easy access throughout, connecting strategically placed wildlife food plots, shooting houses, and feeders. Deer and turkey hunting are excellent, with the diverse terrain allowing for quail hunts in the morning and deer in the evening.

Water resources are another defining feature. Two professionally managed lakes, each ranging from eight to ten acres, along with additional ponds and frontage on Perimeter Creek, offer trophy-quality fishing. Managed year-round by Southeastern Pond, the lakes are fertilized, limed, and electroshocked annually to guide future management decisions, with trout released each fall to further enhance the experience.

Architectural Details Made for Gathering

The property's amenities match the scale and quality of the land itself. The main lodge, built in 2008, sits along a ridge overlooking manicured quail woods. Constructed from reclaimed heart pine timbers and barnwood, the 2,000± square-foot lodge features three bedrooms, 2.5 bathrooms, high-end appliances, and thoughtfully curated interiors. A covered front porch offers a peaceful vantage point, where the distant whistle of wild quail sets the tone.

A short UTV ride away, an oak-lined drive leads to the property's striking "party



barn," positioned beside an 8.5-acre lake. Built with reclaimed materials and heart pine floors, the space feels pulled from the pages of *Garden & Gun* or *Architectural Digest*. With vaulted ceilings, exposed beams, a full bar, wood-burning fireplace, and upscale kitchen, it's designed for entertaining. Nearby, a matching bathhouse, firepit, pavilion, and fenced garden complete the setting.

Additional features include custom stone entrances and walls, along with a restored

19th-century dogtrot cabin relocated from West Virginia. Sitting at the highest point on the property, the cabin offers unobstructed, long-range views and a powerful sense of place—quiet, elevated, and deeply rooted in Appalachian tradition.



With its architectural-quality improvements, meticulously managed wildlife habitat, and prime location just outside Birmingham, Chadwick Farm stands as a rare Alabama offering. Represented by Tim James Jr., the property reflects a balance of vision, care, and respect for the land—an opportunity to own not just acreage, but a legacy.

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