

LAND FOR SALE



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L-1000365

REDUCED PRICE
Hunting and Fishing Paradise
571.60+/- Acres, Pike County, Alabama



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PROPERTY INFORMATION

Property Location: From Hardee's restaurant located at the corner of Highway 231 by-pass and Highway 10, Brundidge, Alabama, go east about six miles on Highway 10 to County Road 4415 (Lamar Steed Road); turn left on County Road 4415 and go northeast 0.8 mile to County Road 4411; (Richland Baptist Church is across the road at this intersection.) Turn left on County Road 4411 and go north-northwest two miles to the metal entrance gates on the left (west) side of County Road 4411.

Legal Description: 571.60 +/- acres located in Sections 16 and 17, Township 9 North, Range 23 East, Pike County, Alabama

Property Description: This is a hunting and fishing paradise with plentiful deer, turkey, wood ducks and other wildlife, 25 acre managed trophy bass lake and several small ponds. Richland Creek flows through the southwest corner. This tract is approximately 90% wooded with mixed mature timber (native hardwoods and pines), 85+/- acres in planted 16+/- year old loblolly pines (CRP Program), and hardwood bottoms along the creeks. The income from the pines in the CRP program is \$4,253.00 annually and this contract will expire September 30, 2022. You could manage your timber and generate substantial income from future timber sales. Also, if desired, the hunting and fishing rights to this property could be leased with estimated annual income of \$25,000. This tract has one private tree-lined entrance and none of the buildings, lake, ponds or food plots are visible from the public road. If desired, a high fence could be installed since this property has limited public road frontage.

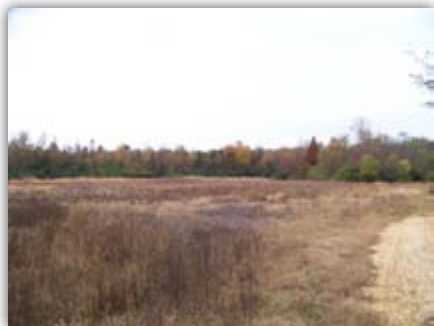
Improvements: Secluded 1,800 +/- sq. ft (heated and cooled) modern 2-story log cabin; Cabin has three bedrooms, two and a half baths, central heat and A/C, native stone fireplace, metal roof, large covered front porch and deck; 25 acre managed trophy bass lake stocked with F-1 hybrid bass and copper nose bluegill; 2-story boat house on lake; numerous food plots for wildlife ranging from one acre up to over 10 acres (large enough for dove shoots); well-maintained internal access road system; deep well; cleaning facilities for fish and game; and, buildings for storing fire wood, A.T.V's, tractors, and other implements.

REDUCED Price: \$1,650,000

Annual Taxes: \$1,582 or \$2.77 per acre

Terms: Cash

Agent Comments: This would be a great place to live, an outdoor retreat to enjoy with family and friends or perfect for entertaining business clients. This secluded outdoor paradise has it all, including excellent hunting and fishing, a modern 2-story log home and a 2-story boat house on the 25 acre managed trophy bass lake. QDMA deer density map shows greater than 45 per square mile! This property is in a peaceful rural setting, but is only a few miles from shopping, restaurants, medical facilities and much more in nearby Brundidge and Troy. You can now own this hunting and fishing paradise at a greatly reduced price!



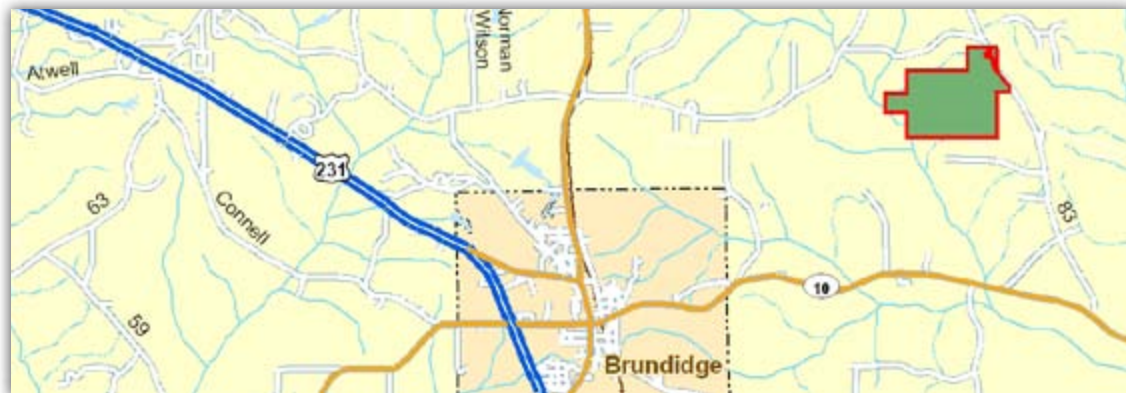




Aerial Photo



Property Location Map



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. The Farmers National Company representatives on the reverse side are the Designated Agents of the Seller.