

**CALLAWAY
FARMS**
5,701 +/- Acres
Dallas County, AL
CALL FOR PRICE

**NATIONAL
LAND
REALTY®**



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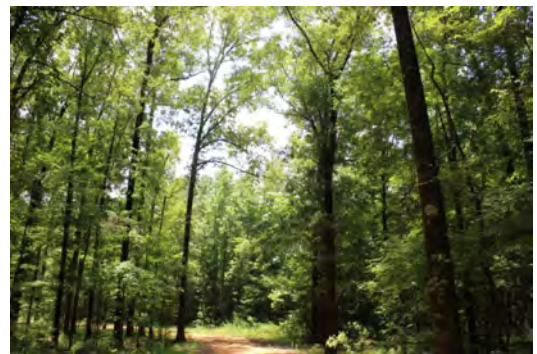
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OVERVIEW:

Callaway Farms is located in Alabama's fertile Black Belt Soil Region along the Alabama River drain basin that consists of hundreds of thousands of acres of bottomland hardwoods that are flanked by very productive farm land and is considered to host some of the best trophy deer, turkey, waterfowl and upland bird hunting in the Southeast. As you ride through Callaway Farms you see a very diverse wildlife habitat from mature old-growth bottomland hardwoods that provide a great source for mast-bearing hardwood trees, the nucleus for maximum wildlife growth, combined with upland pines and fallow farm fields for wildlife bedding and productive agriculture fields. This totally all-inclusive 5701+/- acre private property boundaries are protected with a high-game fence that creates a protected property boundary for total privacy and ultimate wildlife management for trophy deer and turkeys and control of unwanted pests such as feral wild hogs. Callaway Farms has over 6 miles of river frontage along the scenic Alabama River and miles and miles of all-weather access roads networking throughout the property. The accommodations at Callaway Farms are first class with 2 custom built river lodges that overlook the beautiful Alabama River (Lake Daniel) and also a guest lodge as well as a shop area with several barns, a workshop, and a wild game processing facility complete with a walk-in cooler and numerous custom built fully enclosed shooting houses. Property will be conveyed by statutory warranty deed. For more information on Callaway Farms, contact Bob Jamison at (205) 454-2239 or Monroe Payne at (205) 652-3333 of National Land Realty. **Property is shown by appointment only, either Bob Jamison, Monroe Payne, or Jerry Joe Ingram must be present during the showing, and pre-qualification may be requested before scheduling a showing.**



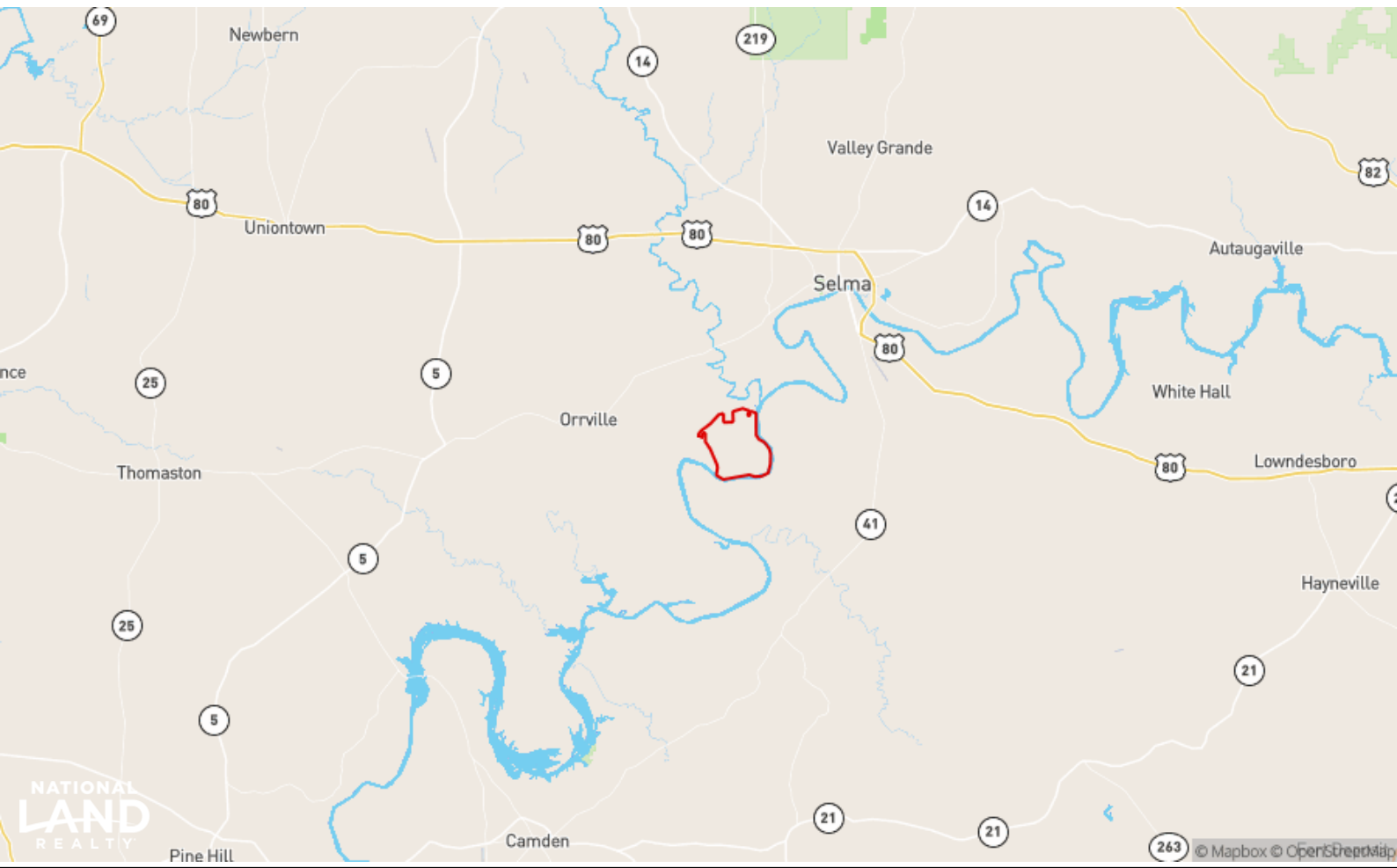
PROPERTY HIGHLIGHTS:

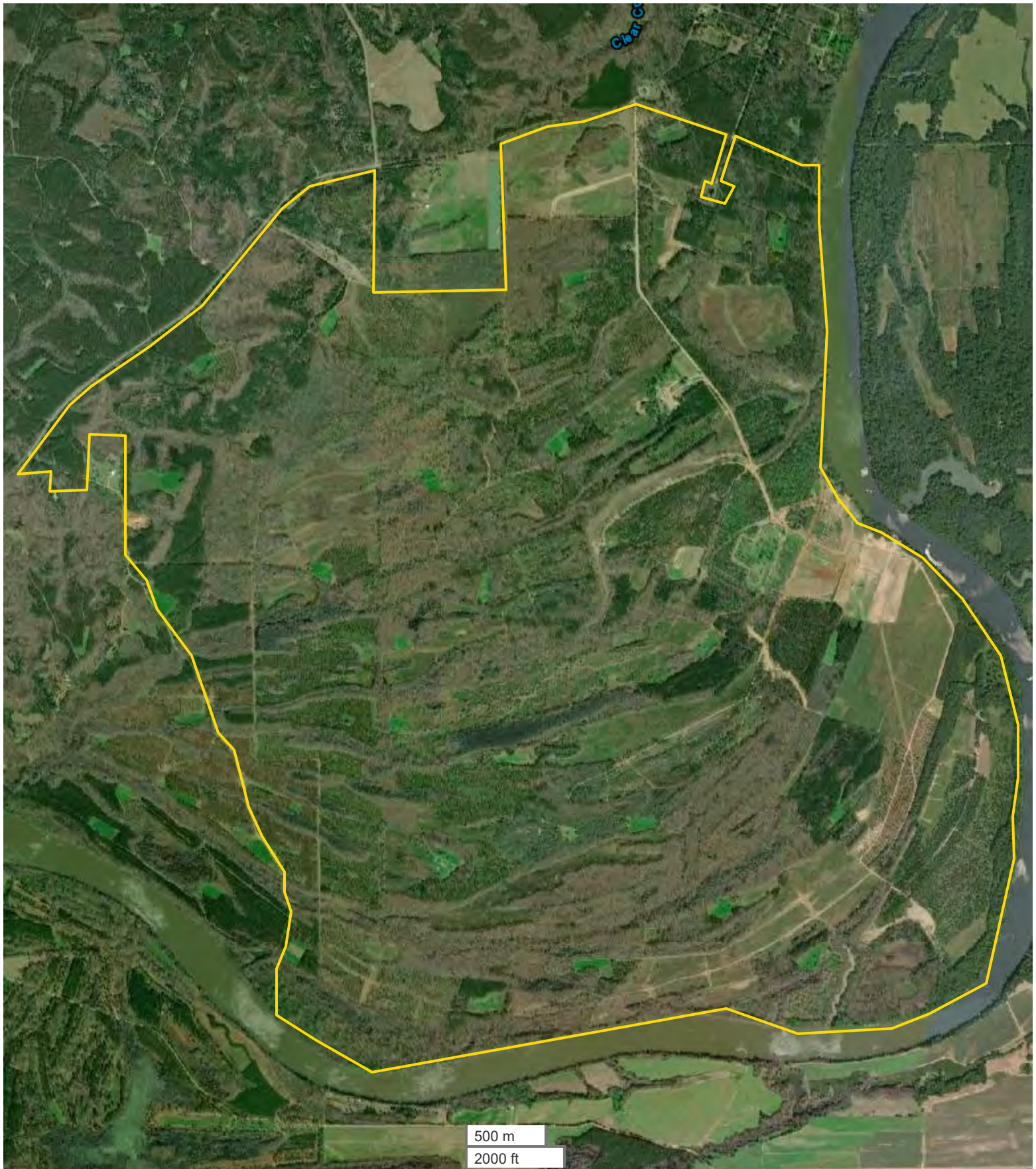
- The perimeter of the property is fenced on 3 sides with a first-class 9', all galvanized steel high fence with predator wire. The remaining property boundary is boarded by the mighty Alabama River.
- In addition to the 5701+/- acre property boundary high fence, there is an additional 475+/- acres within the property that is a fully enclosed high game fence enclosure with a newly constructed 9', all galvanized steel high fence. The deer herd inside the 475+/-acre enclosure is an exceptional world-class trophy deer herd with some of the best whitetail genetics for superior trophy bucks in the country.
- Callaway Farms' deer herd management is exceptional. Inside the 5701+/- acre property, great care and planning have been implemented for high protein natural browse legumes, forbs, grasses, and most importantly the deer power food from thousands of acres of mast-producing oak trees. This combined with supplemental wildlife food plots is the kind of deer habitat that God intended for deer to feed on. The feeding management combined with very selective deer harvesting makes Callaway one of the best trophy deer properties in the southeast.
- Over 6 miles of beautiful scenic views of the Alabama River. The river is also an excellent area for fishing, boating, and skiing and is a US navigable waterway from Montgomery to Mobile Bay. In addition, the valuable water frontage has potential as a waterfront development.
- The turkey and quail hunting potential is greatly enhanced with the perimeter high game fence that aids in the defense of unwanted pests such as coyotes and feral wild hogs.



VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=2235621





Callaway Farms

5701+/- Acres

Dallas County Alabama

- 2345+/-acres Hardwoods
- 1028+/-acres Merch-Pine 467+/-acres
- 1315+/-acres Pre-merch Pine 264+/-acres
- 301+/-acres Fields
- 132+/-acres Mixed Pine HWD
- 8+/-acres Cedars
- 60+/-acres Pecan
- 70+/-acres Lake Site area
- 136+/-acres +/-acres Natural Regeneration
- 13+/-acres Borrow Pit
- 10+/-acres Cut Over
- 187+/-acres Fallow Field
- 81+/-acres Swamp
- 15+/-acres Young Merch HWD
- 475+/-acres Game fence area

★ Manager house

★ Main River Lodge

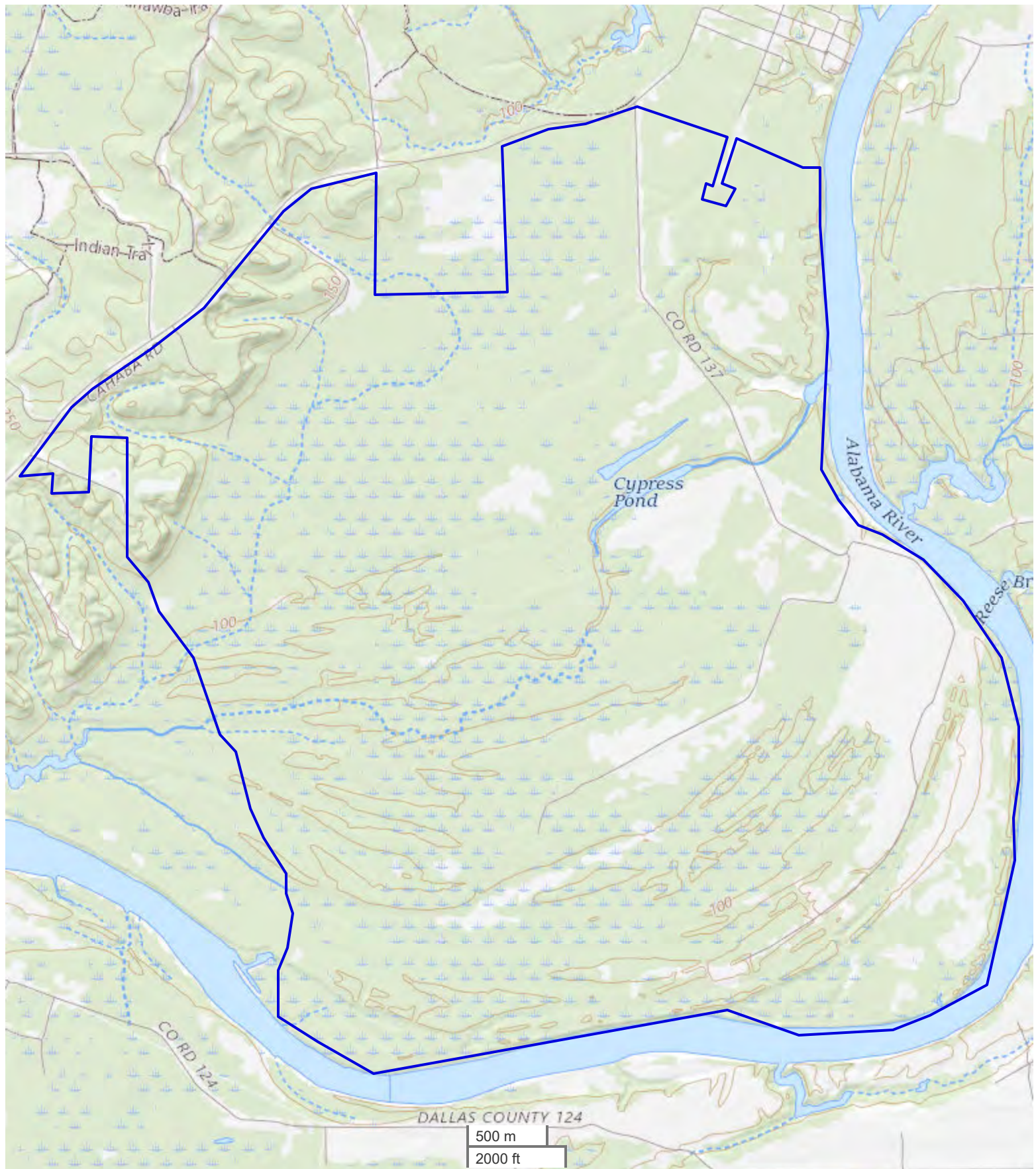
★ Shop area

★ Smaller River Lodge

— Roads

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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

THIS IS FOR INFORMATION PURPOSES. THIS IS NOT A CONTRACT.

Alabama law requires you, the consumer, to be informed about types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

A SINGLE AGENT is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

A SUB-AGENT is another agent/licensee who also represents only one part in a sale. A sub-agent helps the agent represent the same client. The client may be either the seller or the buyer. A sub-agent must also be completely loyal and faithful to the client.

A LIMITED CONSENSUAL DUAL AGENT is a licensee for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to the client, except where the duties owed to the client conflict with one another.

A TRANSACTION BROKER assists one or more parties, who are customers, in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

*Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. Present all written offers promptly to the seller;
5. Answer your questions completely and accurately.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are:

1. Provide information about properties;
2. Show properties;
3. Assist in making a written offer;
4. Provide information on financing.

You should choose which type of service you want from a licensee, and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction broker.

The licensee's broker is required by law to have on file an office policy describing the company's brokerage services. You should feel free to ask any questions you have.

The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule, but would be appreciated.

Agent Print Name

Consumer Print Name

Agent Signature

Consumer Signature

Date

Date

***THIS IS NOT A CONTRACT.**