



Conecuh Rive Camp Timber & Hunting Retreat

1,026 +/- Acres | Covington County, AL | \$3,750,000



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PROPERTY SUMMARY

This waterfront property outside of Andalusia is a rare find: river frontage, road frontage, lodge, equipment shed, diverse timber, and fantastic hunting. Make lasting memories with friends and family enjoying the custom camp with wrap-around porch, wood-burning fireplace, 2 bedrooms, 1 bath, and drive-through equipment/horse barn/tool area with concrete floor. Enjoy boating, floating, or fishing the 3/4 of a mile of Conecuh River frontage with multiple large sandbars. Use the intricate network of roads, trails, and wildlife food plots for riding ATVs, horse riding, nature rides, or hunting the abundant deer, turkey, duck, squirrel, hog, dove, and other game present. The timber value is strong, boasting a diverse mix of mature pine saw timber and other products, various ages of pine plantation, and hundreds of acres of mature hardwood. Access is easy with 1+ mile of frontage Highway 77, all just a short drive from Montgomery, Mobile, Pensacola, or Destin. Interested in a conservation easement for tax shelter purposes? This property excels for that use as well. Timber value estimate available upon request. Don't miss your chance

ADDRESS

0 Highway 77
Rose Hill, AL 36028

LOCATION

Contact us for property location details.

ACREAGE BREAKDOWN

1,026+/- Acres

TAXES

\$0/year ()



PROPERTY HIGHLIGHTS

- Conecuh River frontage with multiple sand bars
- 2 bed 1 bath camp house with wrap-around porch
- Barn with three horse stalls and multiple storage areas
- Fenced pasture for livestock
- Established food plots with shooting houses and great internal road system
- Paved road frontage off of County Road 77
- Multiple creeks throughout the property
- Great hardwood and pine timber - timber cruise available upon request



ESTIMATED INCOME

\$0

nationalland.com/listing/conecuh-river-timber-recreational-and-camp-tract



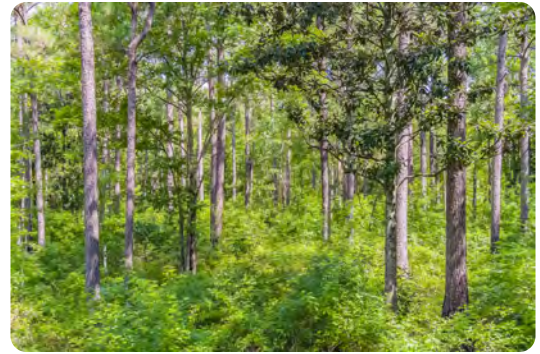


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