



Prime Hunting Paradise with Luxury Lodge & Lakes

1,225 +/- Acres | Washington County, AL | \$12,500,000



National Land Realty
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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

This remarkable property offers a perfect blend of luxurious living and the thrill of outdoor adventure, all within an hour of Mobile and I-65, and an easy drive to I-10, Pensacola, FL, and the Biloxi, MS area.

A Hunting Paradise Awaits:

Step into a world where hunting dreams come true. As you approach, you'll be welcomed by the convenience of paved road frontage and 30+ miles of meticulously maintained road and trail system that winds through the landscape, granting you easy access across this sprawling retreat.

There's an abundance of game, including trophy whitetail bucks (both free range and enclosed), fallow deer, turkey, dove, quail, ducks, and other small game. 800± acres are enclosed with a 10-foot game fence, home to a thriving population of trophy deer of an estimated 115± bucks and 130± does that include monstrous Texas genetics, along with fallow deer. The remaining 456± acres are free range and also teeming with game. Over the past 10± years, the property has been home to a breeding program that has enhanced the genetics of its deer population, with five breeder pens on site, ranging from 1.5 to 12 acres in size. In 2022, \$400,000± in deer were released. The wildlife habitat is extremely well managed, with a rotating control burn schedule and a year-round feeding program, supported by a 7-ton and a 20-ton silo. Over 15 food plots, including a 12± acre agricultural field that also serves as an exceptional dove field, 13 fiberglass shooting houses, wood-constructed shooting houses, and ladder stands have been thoughtfully placed throughout the property.

A Timber Haven:

Beyond its hunting allure, this property is an excellent source of short and long-term income. Its professionally managed timber stands consist of mature natural hardwood and pine, along with valuable longleaf pine plantations. The timber's tax-free income potential is substantial, with an estimated value available upon request.

Serene Waters and Natural Beauty:

Two scenic 12-acre fishing lakes, stocked and professionally managed for trophy bass, invite you to while away your days in peaceful tranquility. For waterfowl enthusiasts, a 2.5-acre duck pond has been host to wood ducks, teal, and other species, providing exciting hunting opportunities.

The Epitome of Luxury Living:

As if the natural wonders weren't enough, this property features an exquisite lodge that leaves nothing to be desired. Crafted from limestone harvested from a private quarry in San Antonio, the lodge boasts 20,000± square feet under roof and 14,000± square feet of living space. With 5 bedrooms, a spacious bunk room, 6 full bathrooms, 1 half bath, and a host of amenities, this lodge is a masterpiece of luxury. Walk-in closets, trophy room, craft room, gym, movie theater, storm shelter, walk-in gun safe, 3-car garage, and a great room with a commercial-grade kitchen, massive fireplace, and hand-constructed hearth are just some of the highlights.

Outside, a sparkling pool and fishing lake provide stunning backdrops for relaxation and entertaining. With sunrise views over the rear and sunset views over the front, every moment here is a picturesque experience. Just outside the lodge is a matching building that houses multiple equipment bays with rollup doors and a game processing facility. Contents and equipment are negotiable with acceptable terms.

Mineral Ownership and Income Potential:

Mineral rights are included (per Seller), and the property's location in the Citronelle oil field opens the door to potential pore space or mining income from oil or gas.

A Rare Gem Below Replacement Cost:

This remarkable property is priced significantly below replacement cost, presenting a unique opportunity for qualified buyers. Explore options such as tax shelter via a conservation easement, bonus depreciation, and other programs that would not interfere with its current use and potentially pay for the property or a majority of it. A buyer-specific pro forma can be created upon request.

This is more than a property; it's a lifestyle and an investment in the pursuit of excellence. Seize the chance to make this one-of-a-kind property your very own, where luxury living and outdoor adventures converge. Contact Clint Flowers, ALC at 855.NLR.LAND for more information or a personal tour of this unparalleled preserve.

PROPERTY HIGHLIGHTS

- Located within an hour of Mobile and I-65
- Abundance of game, including trophy whitetail bucks, fallow deer, turkey, dove, quail, ducks, and other small game
- Over 15 food plots, including a 12± acre agricultural field
- 13 fiberglass shooting houses, wood-constructed shooting houses, and ladder stands
- Mature natural hardwood and pine, along with valuable longleaf pine plantations
- Two scenic 12-acre fishing lakes
- 2.5-acre duck pond has been host to wood ducks, teal, and other species,
- Lodge boasts 20,000± square feet under roof and 14,000± square feet of living space
- Sparkling pool



ADDRESS

468 Oak Road
Deer Park, AL 36529

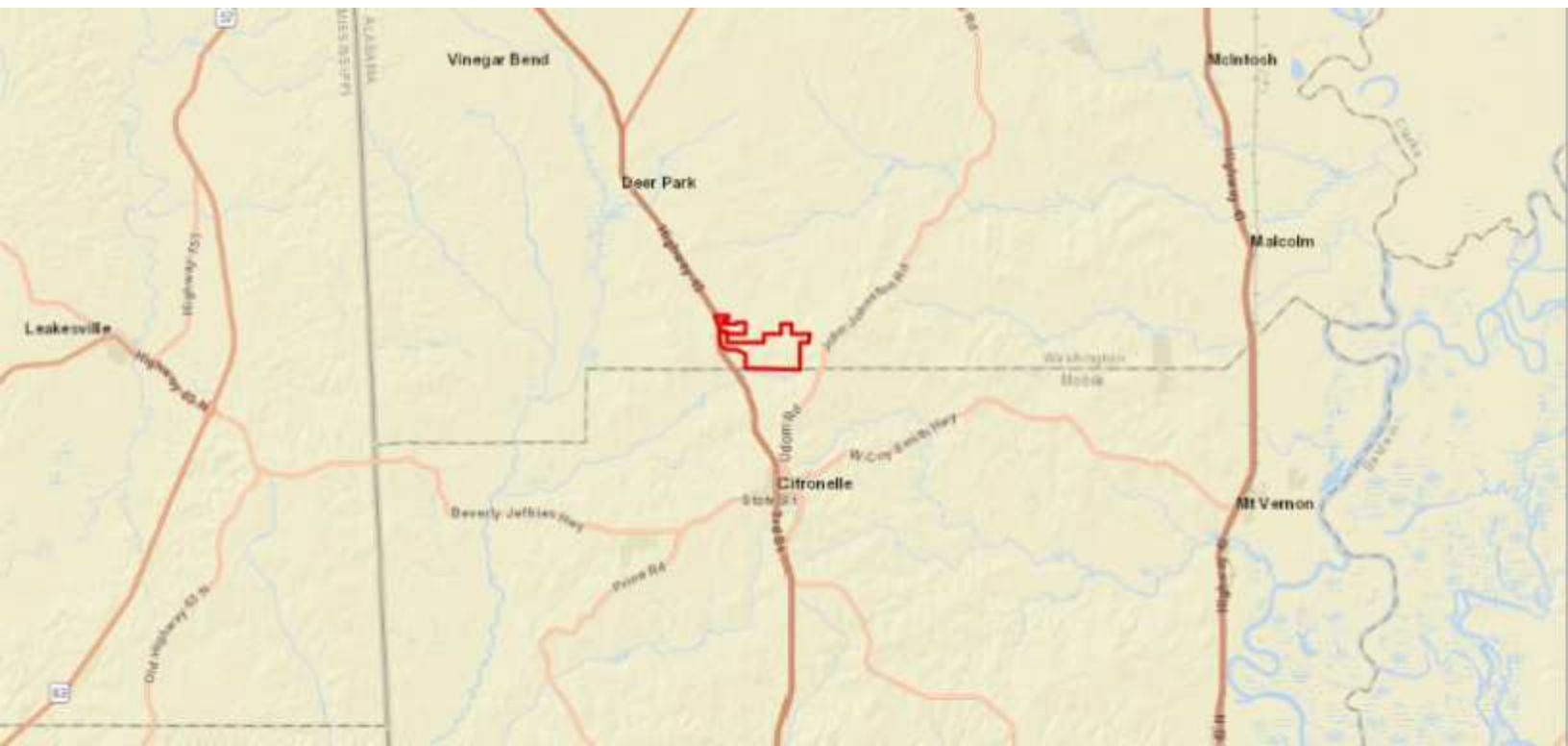
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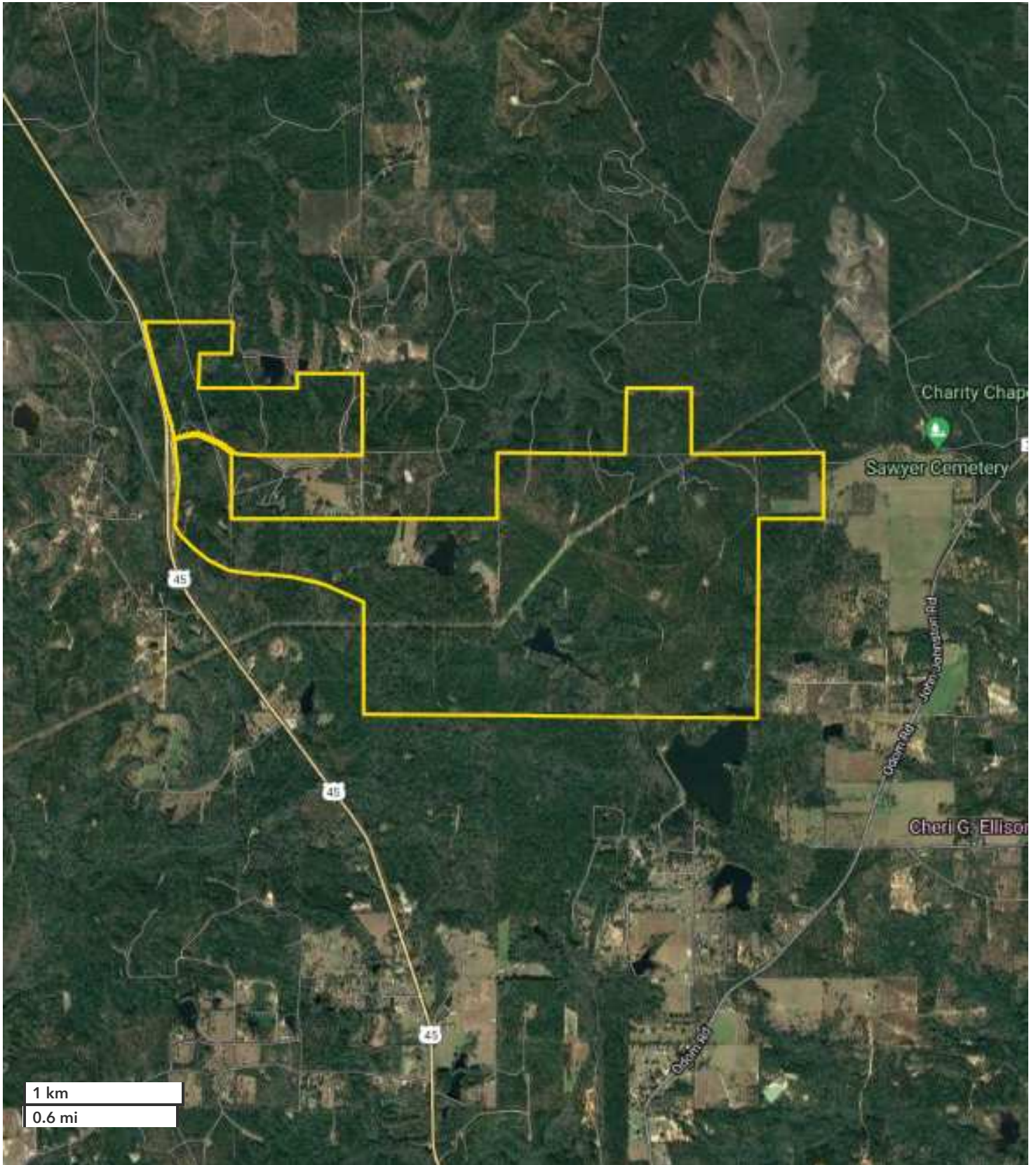
Call agent for directions.

ACREAGE BREAKDOWN

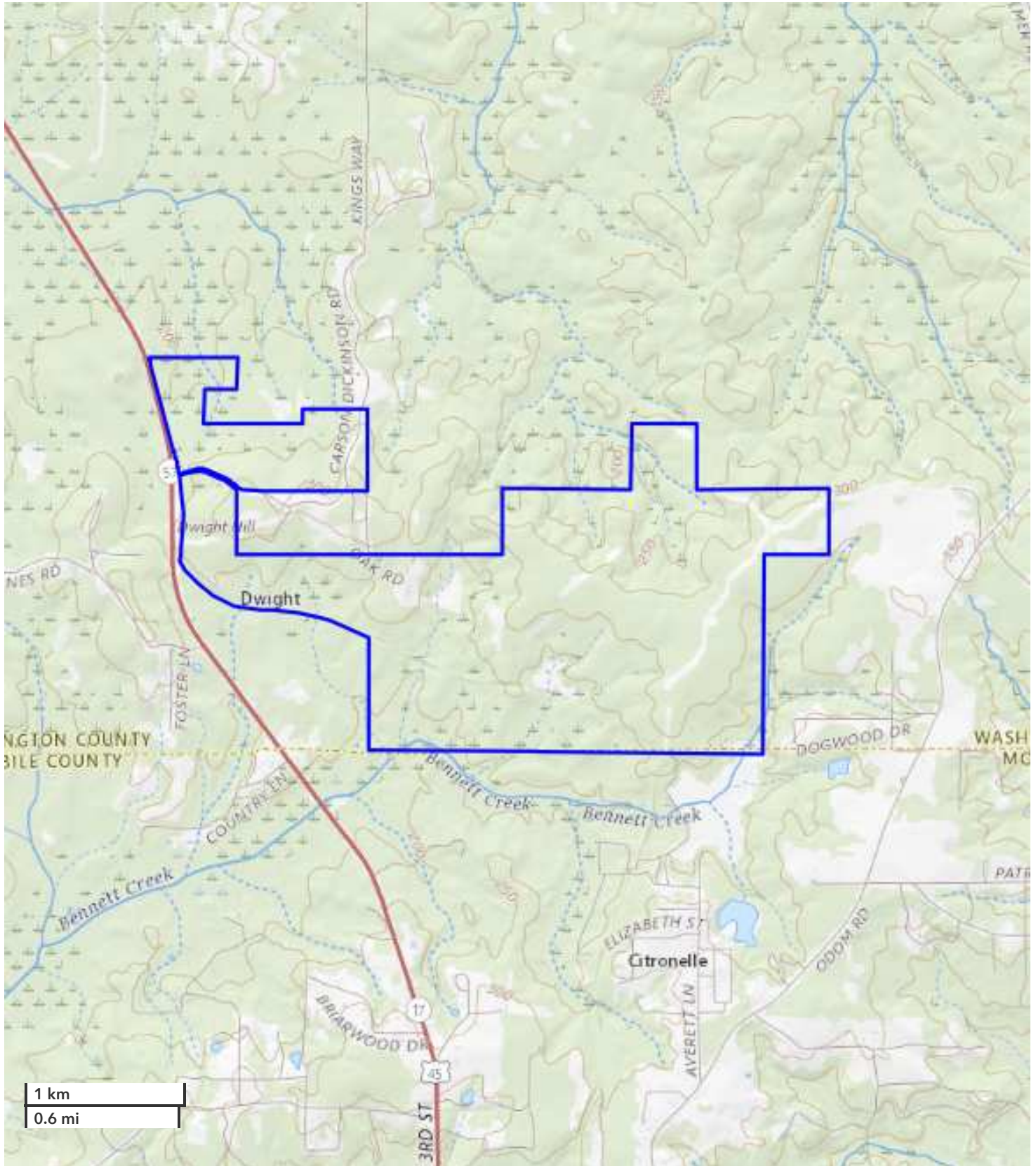
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All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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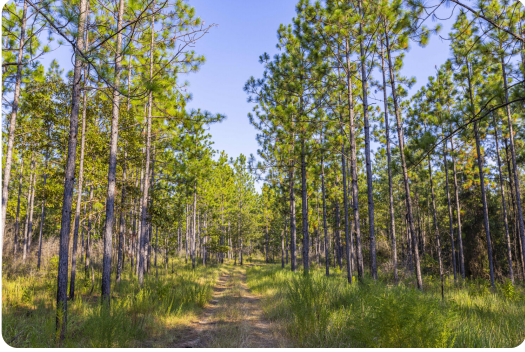
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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**