



Soggy Bottom Lodge - World Class Hunting Fishing & Shooting Resort

1,224 +/- Acres | Marengo County, AL | \$11,900,000



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PROPERTY SUMMARY

Whether you're looking for a family hunting property, corporate retreat, tax shelter, or income producing business with resort level event, hunting, and recreational opportunities, you couldn't dream of a better place than Soggy Bottom. Currently operated as a family retreat and commercial hunting, fishing, and event business, you can hunt monster bucks, elk, fallow deer, ducks, quail, pheasant, turkey, and dove, fish multiple large, trophy managed lakes, stay sharp with multiple shooting ranges & courses, and gather at two of the greatest custom lodges in the country. Located a few miles south of Linden, AL in the renowned Black Belt, Soggy Bottom was established in 2013 with a vision of creating a rustic sportsman's paradise where first class is the standard in all they offer, and no expense has been spared to achieve that. The wildlife habitat has been developed and meticulously maintained for years, with well-established native browse and a network of large, year-round food plots with shooting houses that supply high protein food to the monster bucks Soggy Bottom is known for. The duck ponds with blinds are used for release duck hunts and also see wild waterfowl as well. Accessing and traveling Soggy Bottom is easy with paved road frontage on two sides, each with its own custom remote gates allowing for easy division or privacy when in use by two groups at a time, and miles of paved or improved internal roads. Water features are one of the most sought-after land improvements, and Soggy Bottom doesn't disappoint. There are three professionally managed fishing lakes totaling 41+/- acres, two of which are adjacent to lodges, both with piers & pavilions, making them ideal for weddings or events and providing beautiful views along with full creels. Speaking of lodges, you couldn't ask for better. The original Lodge, built from wood, beams, and tin salvaged from old barns, is truly a work of art. From its old Coke-container constructed cabinets to the wrap-around porch, you have to keep a lookout or you'll miss unique details spread throughout. The Lodge has beautiful views of the lake, sleeps up to 18 with 3 expansive bedroom suites, en suite bathrooms, a commercial kitchen, an open dining room, game room, and den, and just outside is an outdoor kitchen and dining area that can seat up to 40. At Shack 33, you'll be blown away by the lakefront, hilltop views, and the variety of amenities surrounding you. It features 7 guest bedrooms and 39 beds, a private master suite with spa, commercial kitchen, dining area for 40+, and a game room with bar. The massive porch seats 80+ and has a hibachi grill, flat top, a large built-in grill and fryer, and outdoor fireplaces. Other amenities include an event pavilion, 8.75+/- miles of game fencing, 20+/- acre breeder pen, equipment barns, feed barn, concert stage, continental pheasant shoot tower, and diverse, merchantable timber throughout including pine plantations and scenic hardwood, contributing to its significant conservation easement opportunities. Soggy Bottom is a place where dreams can come true, and it's priced millions under replacement cost. Don't miss your chance to see it!



ADDRESS

18618 Hwy 43
Linden, AL 36748

LOCATION

Contact us for property location details.

ACREAGE BREAKDOWN

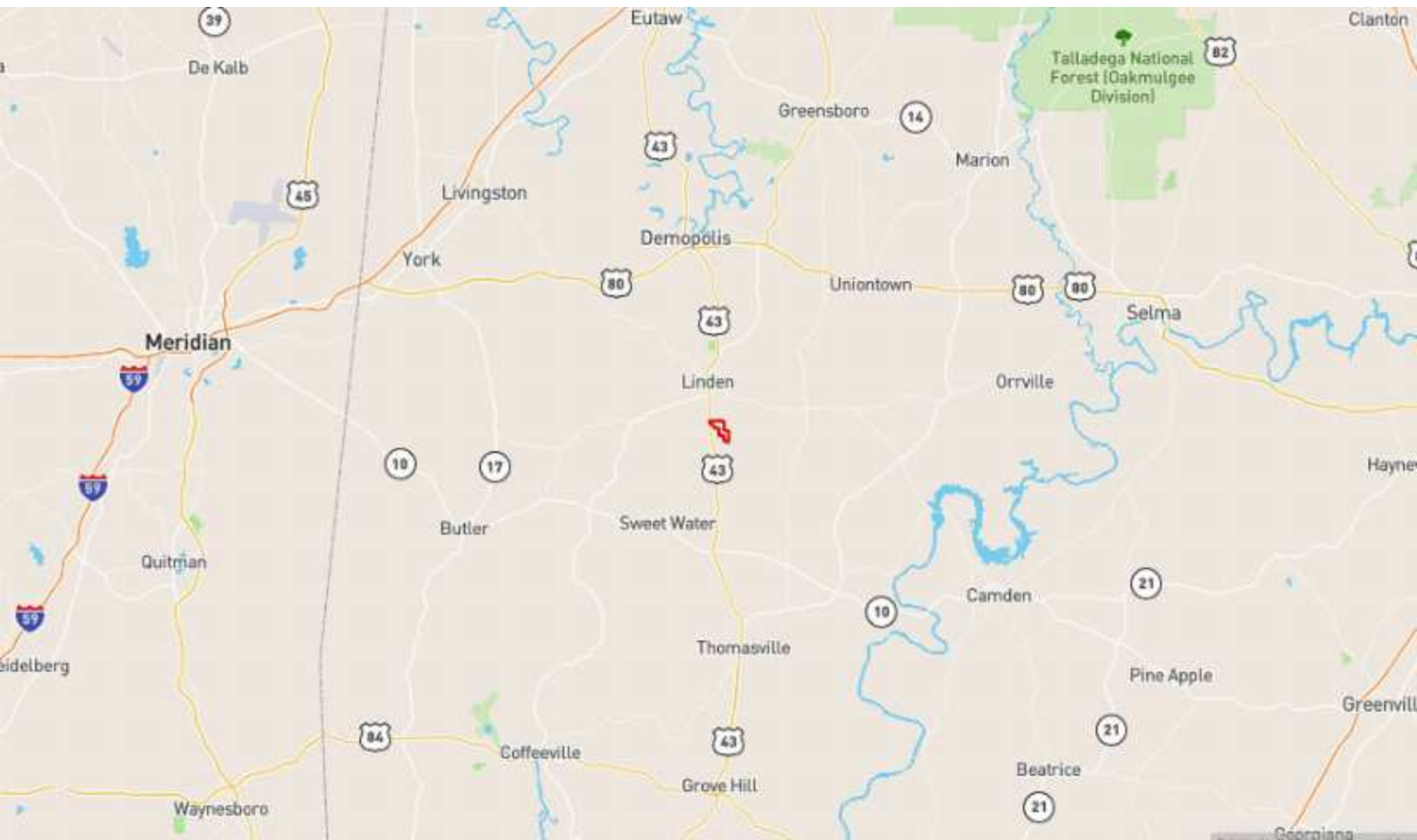
1224+/- Acres

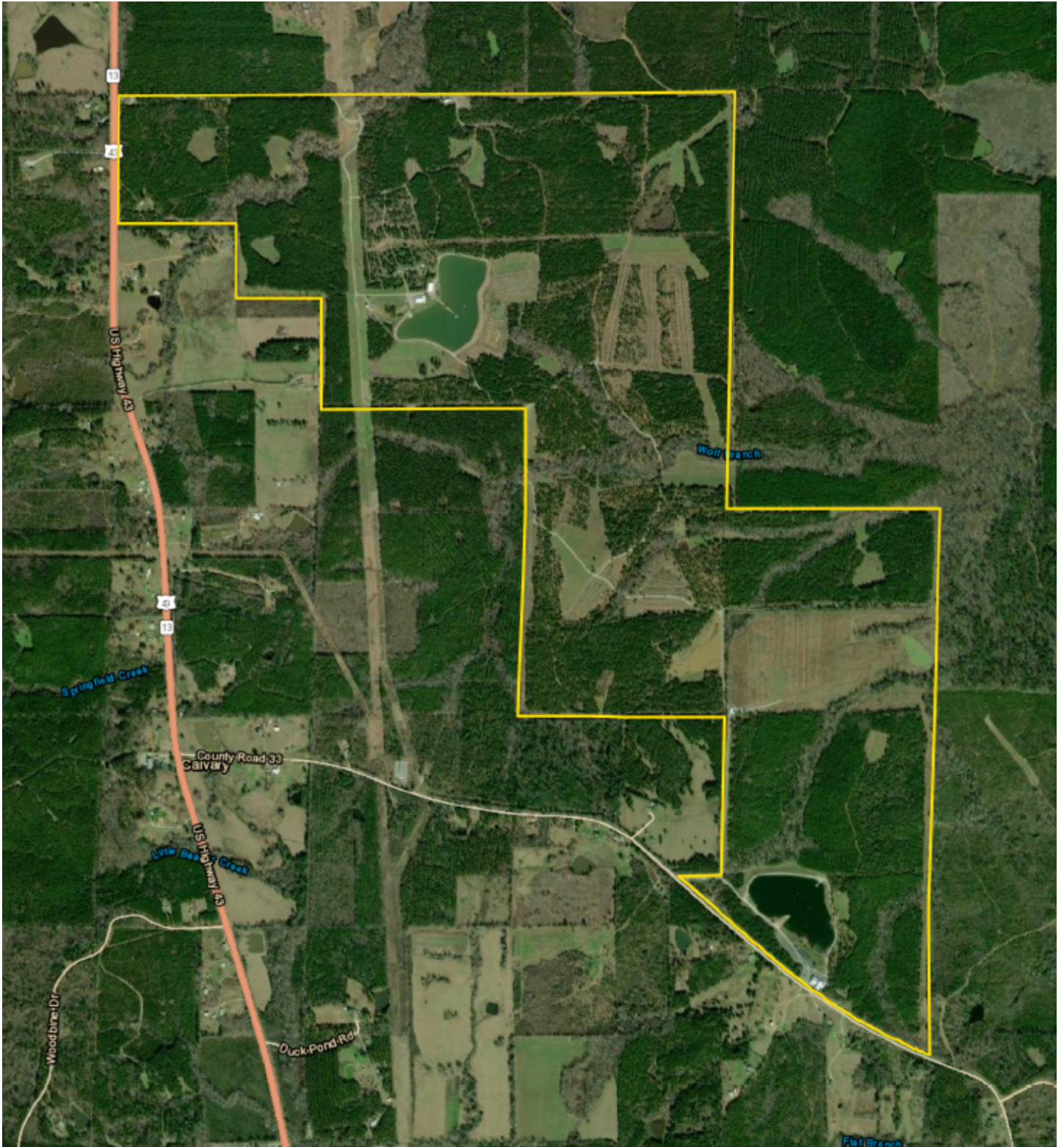
PROPERTY HIGHLIGHTS

- Family hunting property, corporate retreat, tax shelter, or income producing business with resort level event, hunting, and recreational opportunities
- Hunt monster bucks, elk, fallow deer, ducks, quail, pheasant, turkey, and dove; fish multiple large, trophy managed lakes
- Stay sharp with multiple shooting ranges & courses
- Gather at two of the greatest custom lodges in the country
- Duck ponds with blinds
- Paved road frontage
- Large, year-round food plots with shooting houses
- Miles of paved or improved internal roads
- 3 professionally managed lakes
- Lodge sleeps 18 with 3 expansive bedroom suites, en suite bathrooms, commercial kitchen, and open dining, game room, and den
- Shack 33 features 7 bedrooms and 39 beds, a private master suite with spa, commercial kitchen, dining area for 40+, and a game room with bar
- Event pavilion
- 8.75 miles of game fencing
- 20+/- acre breeder pen
- Equipment barns, feed barn, concert stage, and so much more!



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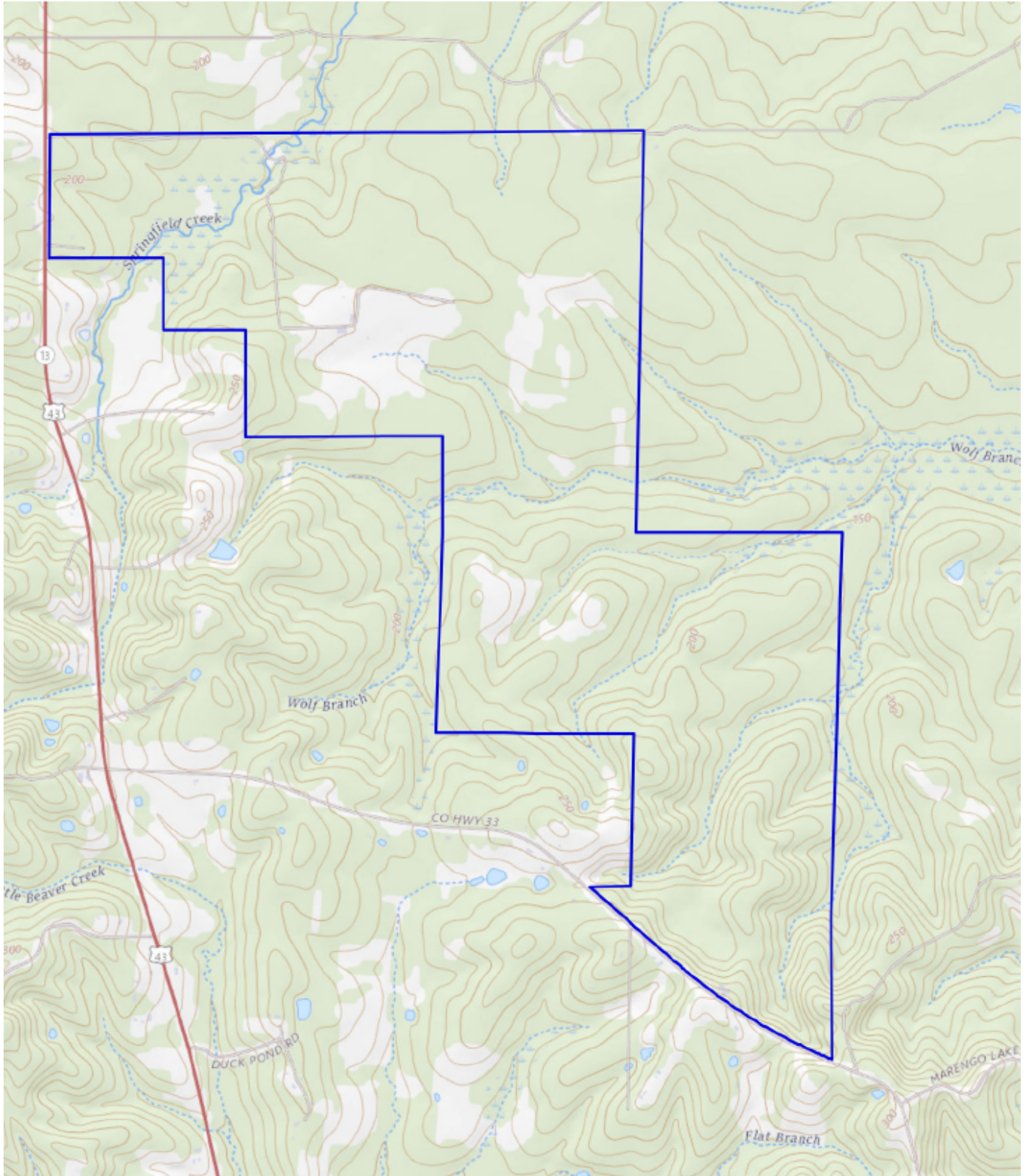
All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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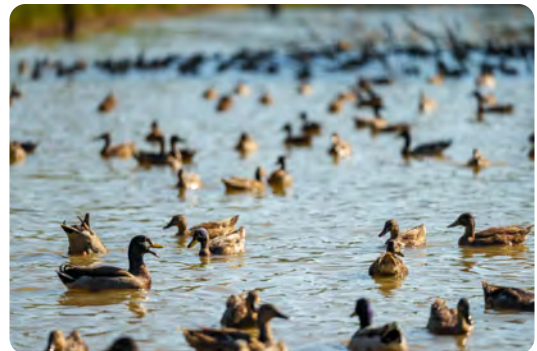


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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**