



Blackbelt Hunting, Recreation and Timber Tract

827 +/- Acres | Lowndes County, AL | \$3,500,000



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PROPERTY SUMMARY

Premier Recreational & Hunting Tract with Exceptional Diversity and Location!

The location, composition, and diversity of this property make it one of the most compelling recreational and hunting tracts to come on the market in recent years.

The land offers an outstanding mix of habitat types, including:

- 120± acres of mature hardwoods
- 375± acres of pine plantation, ranging from 5 to 16+ years in age
- 40± acres of recent clear-cut
- 225± acres of natural timber
- Over 5 miles of large creek frontage
- 2 large fields, one 30+/- acres and the other 15+/- acres
- 15+ miles of improved internal roads, ensuring excellent access across the entire property
- 3.5+/- acre lake

Wildlife Features:

Located in the famous Black Belt, this property offers some of the best deer and turkey hunting opportunities in the Southeast! There are 16 established food plots, including one 30+- acre field and another 20+-acre field—ideal for hay, summer crops, or a dove field. Most plots are enhanced with high-end shooting houses, creating turnkey opportunities for hunting. A ½-acre duck hole adds valuable waterfowl potential and serves as an additional water source for game.

There is also a 3.5+- acre lake, providing for fishing opportunities for the whole family. The topography and soils across the property also offer multiple ideal locations for a larger lake, if desired.

Access & Utilities:

One of the most convenient aspects of the property is its extensive road frontage, offering multiple access points:
0.5 miles of paved frontage on Blue Hill Road
1.5 miles of gravel frontage on Hulett Road
0.3 miles of gravel frontage on Flamingo Road
Additionally, power is available on three sides, providing excellent flexibility for future improvements or build sites for a lodge and/or barn.

Recreational Development Potential:

With its strategic layout, shape, and lay, the property is an excellent candidate for high-fence development.

Location:

Ideally situated just 35 minutes from Montgomery, 2 hours from Birmingham, and 2 hours from Mobile, this tract offers the perfect blend of seclusion and accessibility in a highly sought-after area.

ACREAGE BREAKDOWN

827 +- Acres of mixed timber, lake, food plots, roads, and fields

PARCEL #/ID

45 14 07 35 0 000 008.001

ADDRESS

0 Blue Hill Road
Gordonville, AL 36040

LOCATION

From US HWY 80E, turn right onto Co Rd 17 and go 9.3 miles. Turn right onto Blue Hill Road and go .2 miles. Property on the right.



TAXES

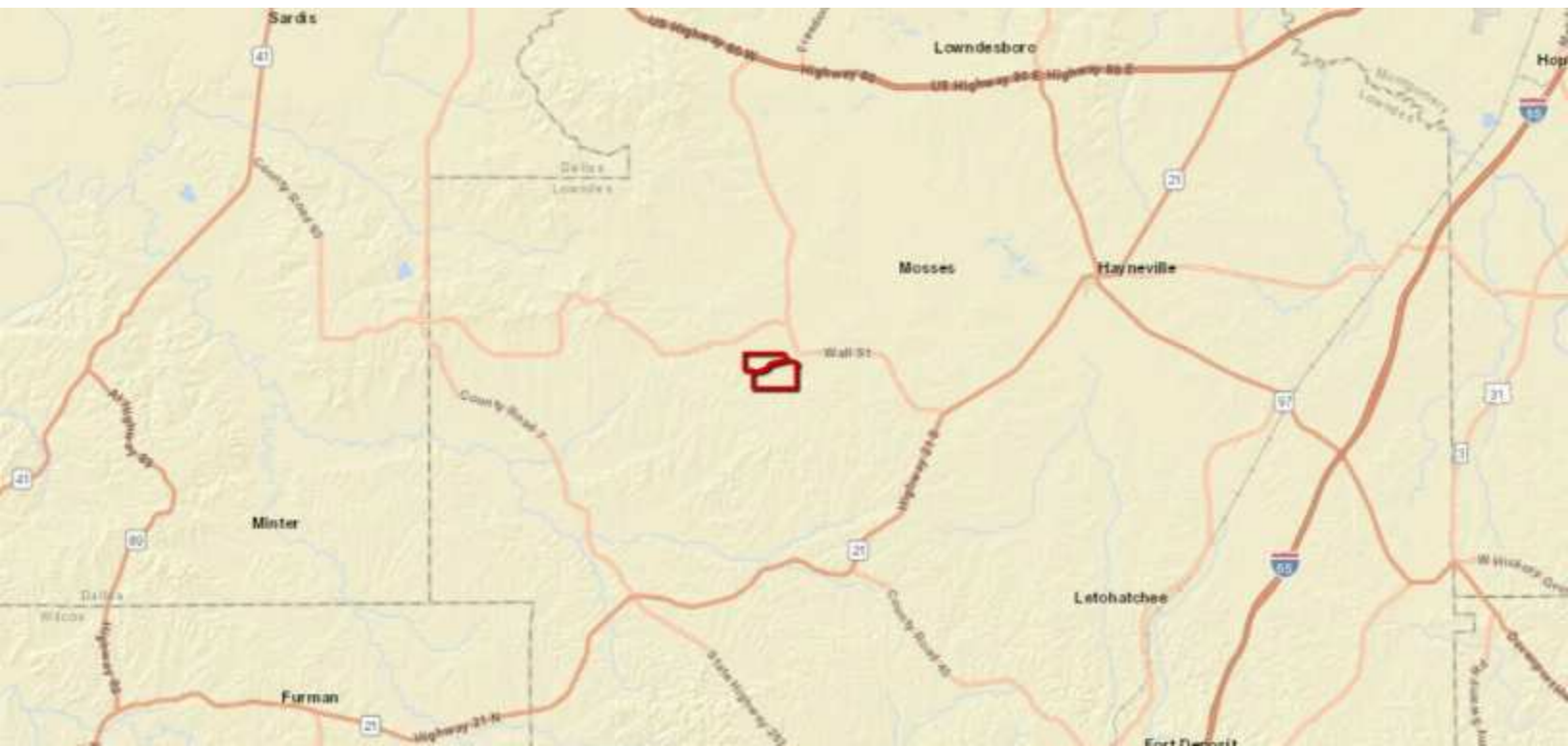
\$732/year (2024)

PROPERTY HIGHLIGHTS

- Premier deer and turkey hunting property
- 16 food plots, many of which are outfitted with modular shooting houses, including a 30+- acre and a 20+- acre field, perfect for summer crops or dove field
- 3.5+- acre lake
- Outstanding diversity ranging including natural timber, hardwood, and pine plantation that is varied in age
- 5+ miles of creek frontage
- 15+ miles of internal roads
- Topography and soils across the property also offer multiple ideal locations for a large lake, if desired
- The property's attributes make it a particularly attractive option for high-fencing
- Power and road frontage on three sides



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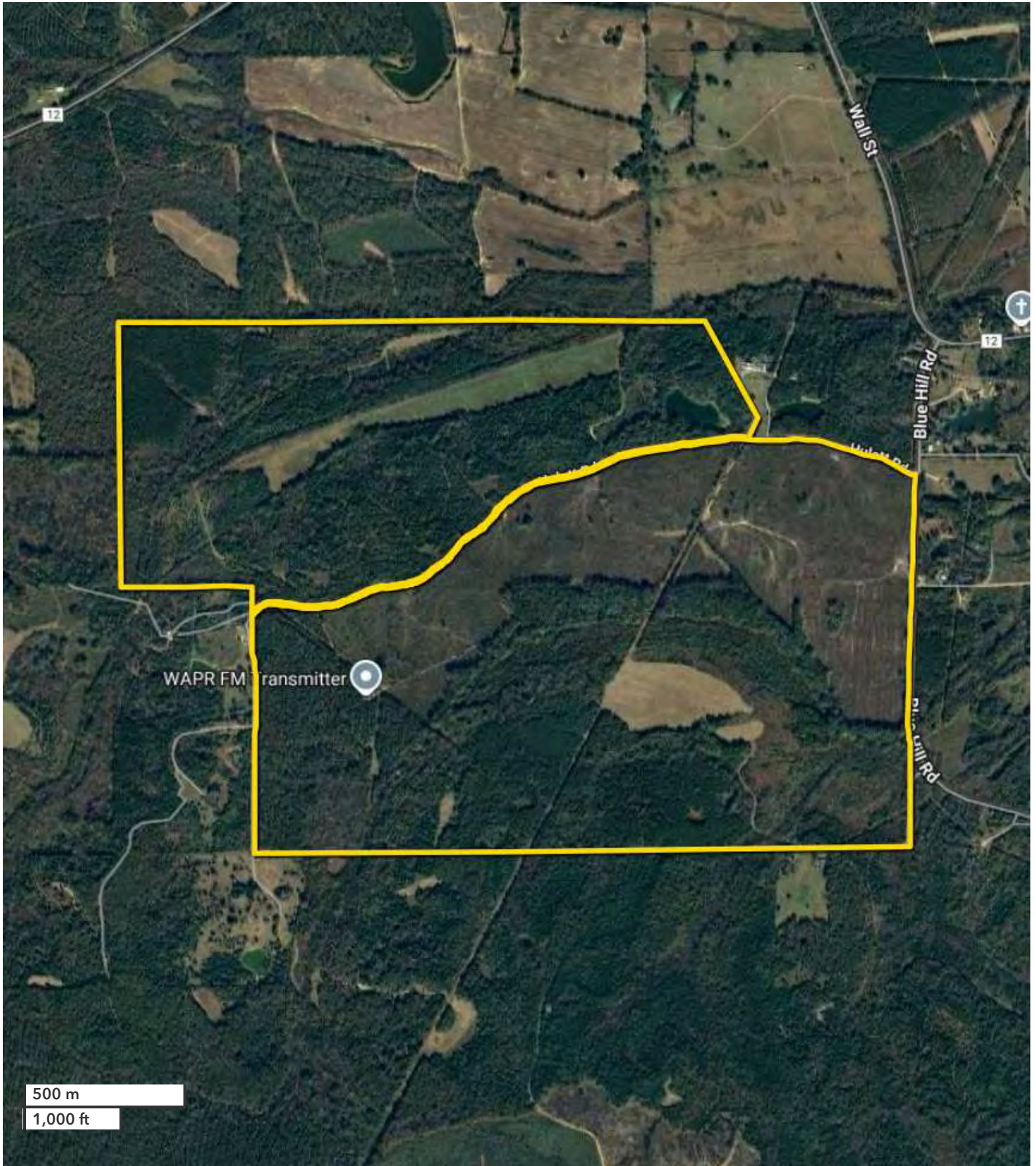




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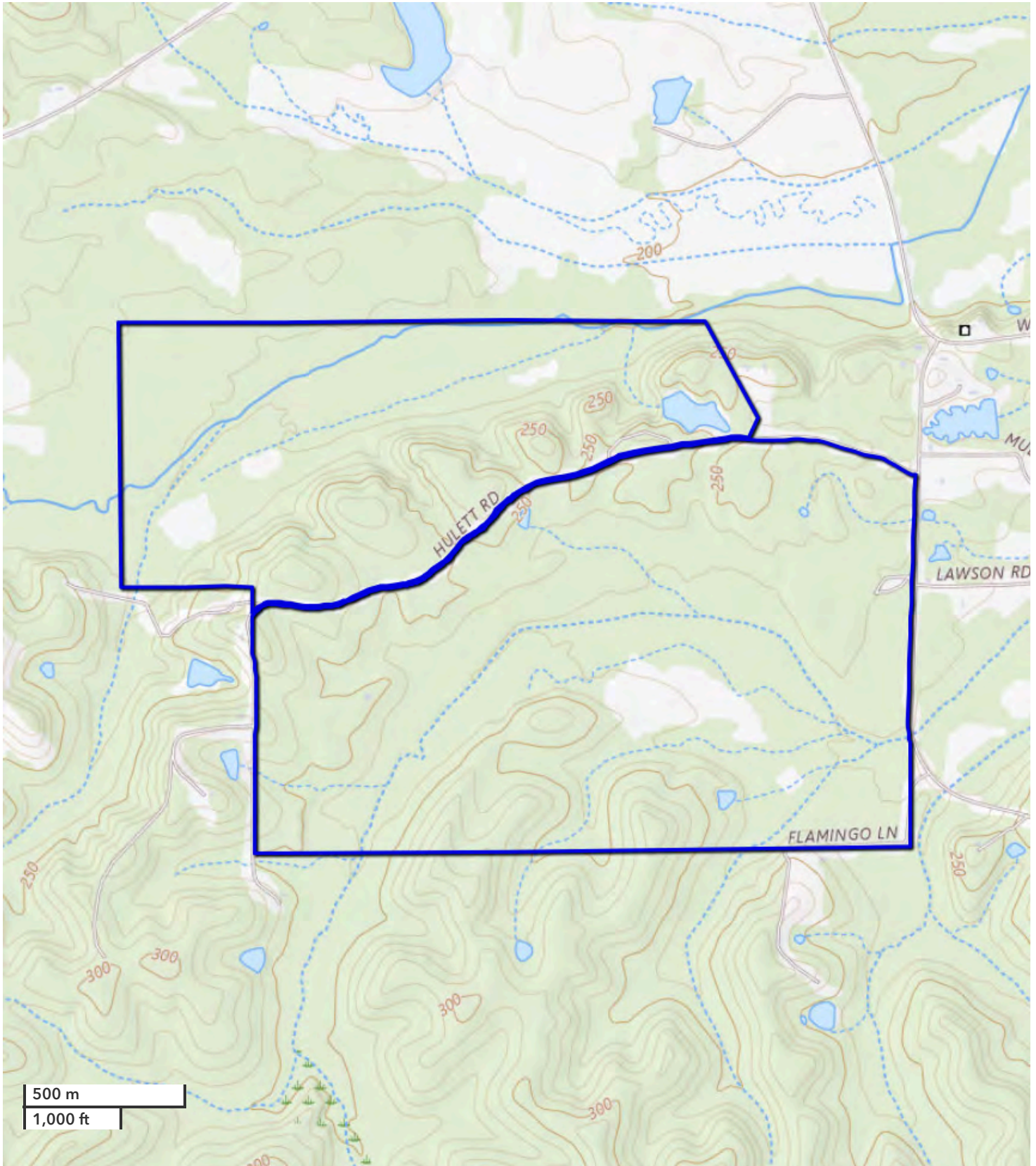
All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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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.**