



Hunting, Recreational, Residential, Income Producing Farm in the Blackbelt

160 +/- Acres | Perry County, AL | \$950,000



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PROPERTY SUMMARY

Now available! The Alpha Road Farm is one of the most diverse properties to hit the market in recent memory, featuring an idyllic, updated farmhouse, large barn, income-producing row crop land and catfish ponds, fenced pasture, and recreational opportunities including fishing, duck, dove, deer, and turkey hunting!

The 3 bed/2 bath farmhouse, beautifully nestled amongst truly ancient oak trees, has been fully updated with highlights including an open floor plan, a large kitchen with stainless appliances, full-length front porch with scenic views, an expansive master bath, and gorgeous hardwood floors. A 100'x75' barn provides plenty of storage for all machinery and equipment. The property is convenient yet private, located half a mile down a gravel road.

The farm consists of 50 acres of row crop ground that is currently in soy beans, 20 acres of fenced pasture for cows or horses, and 5 ponds, consisting of 35 acres of water, that are currently used to raise catfish. In addition to income production, the ponds are a huge draw for waterfowl and offer some of the best duck hunting opportunities in Alabama.

For additional fishing opportunities, some or all of the ponds could be converted to bass and bream, or a few of the ponds could be consolidated into a large lake if desired by the new owner. Additionally, there are approximately 20 acres on the far end of the property that have been left fallow for several years, providing excellent cover for whitetail deer, which could be cleared and utilized for food plots. The soil itself is another attractive quality, rated as prime farmland by the USDA, and can be described as a clay loam. Quality soils grow quality wildlife, and the hunting in the area is proof of that.

Whether you're looking for a productive farm, an income-generating investment, or a private retreat with top-tier hunting and fishing, the Alpha Road Farm checks every box.



ACREAGE BREAKDOWN

160 +/- Acres

ADDRESS

680 Alpha Road
Uniontown, AL 36786

TAXES

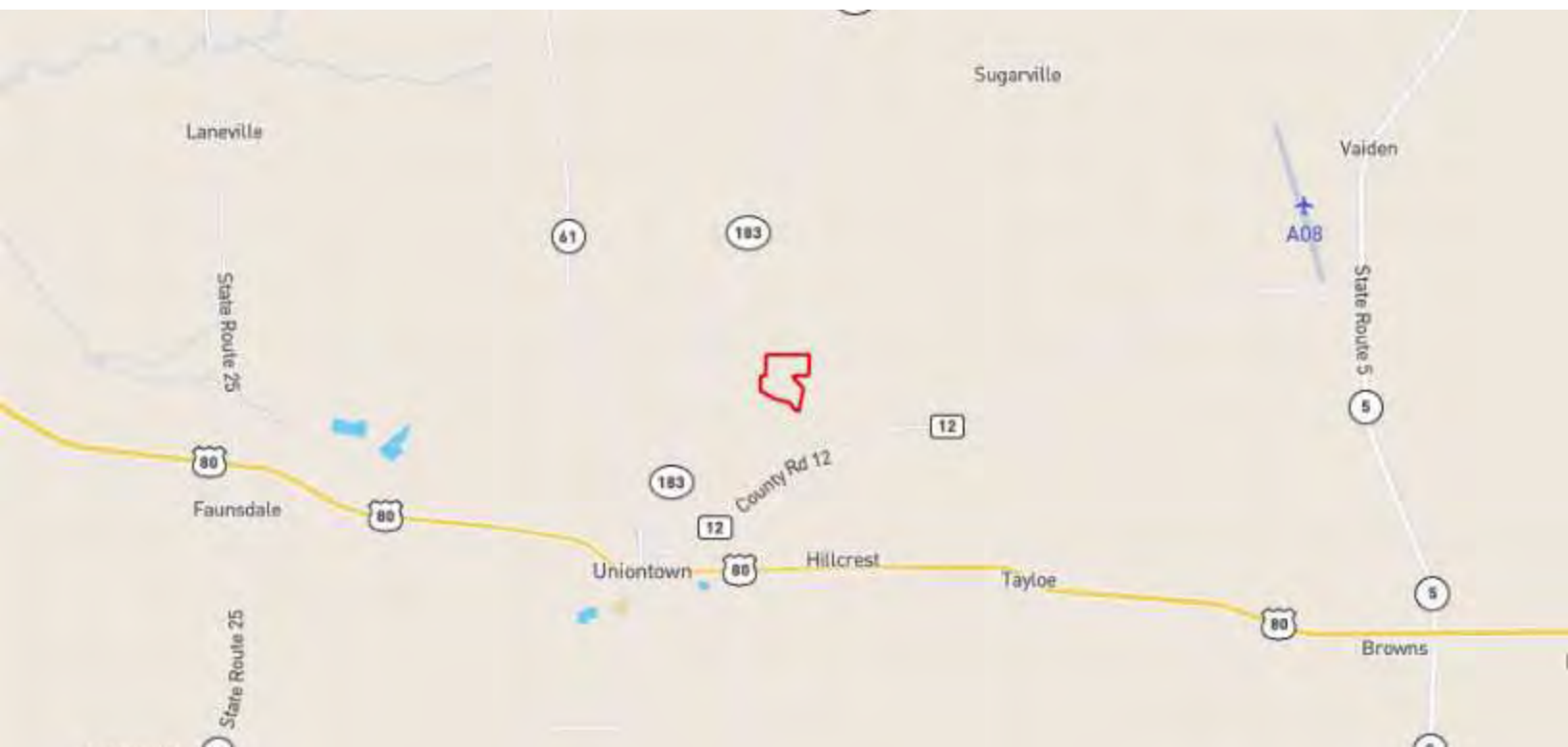
\$2,113/year (2024)

LOCATION

Contact us for property location details.

PROPERTY HIGHLIGHTS

- Gorgeous 3 bed/2 bath farmhouse, fully updated with highlights including an open floor plan, large kitchen with stainless appliances, full-length front porch with scenic views, expansive master bath, and gorgeous hardwood floors
- 100'x75' barn provides plenty of storage for all machinery and equipment
- 50 acres of row crop ground that is currently in soy beans and 20 acres of fenced pasture for cows or horses
- 5 ponds, consisting of 35 acres of water, that are currently used to raise catfish and offers income production and some of the best duck hunting opportunities in Alabama
- For additional fishing opportunities, some or all of the ponds could be converted to bass and bream, or a few of the ponds could be consolidated into a large lake if desired
- The soil itself is another attractive quality, rated as prime farmland by the USDA, and can be described as a clay loam
- Suitable as a productive farm, an income-generating investment, or a private retreat with top-tier hunting and fishing

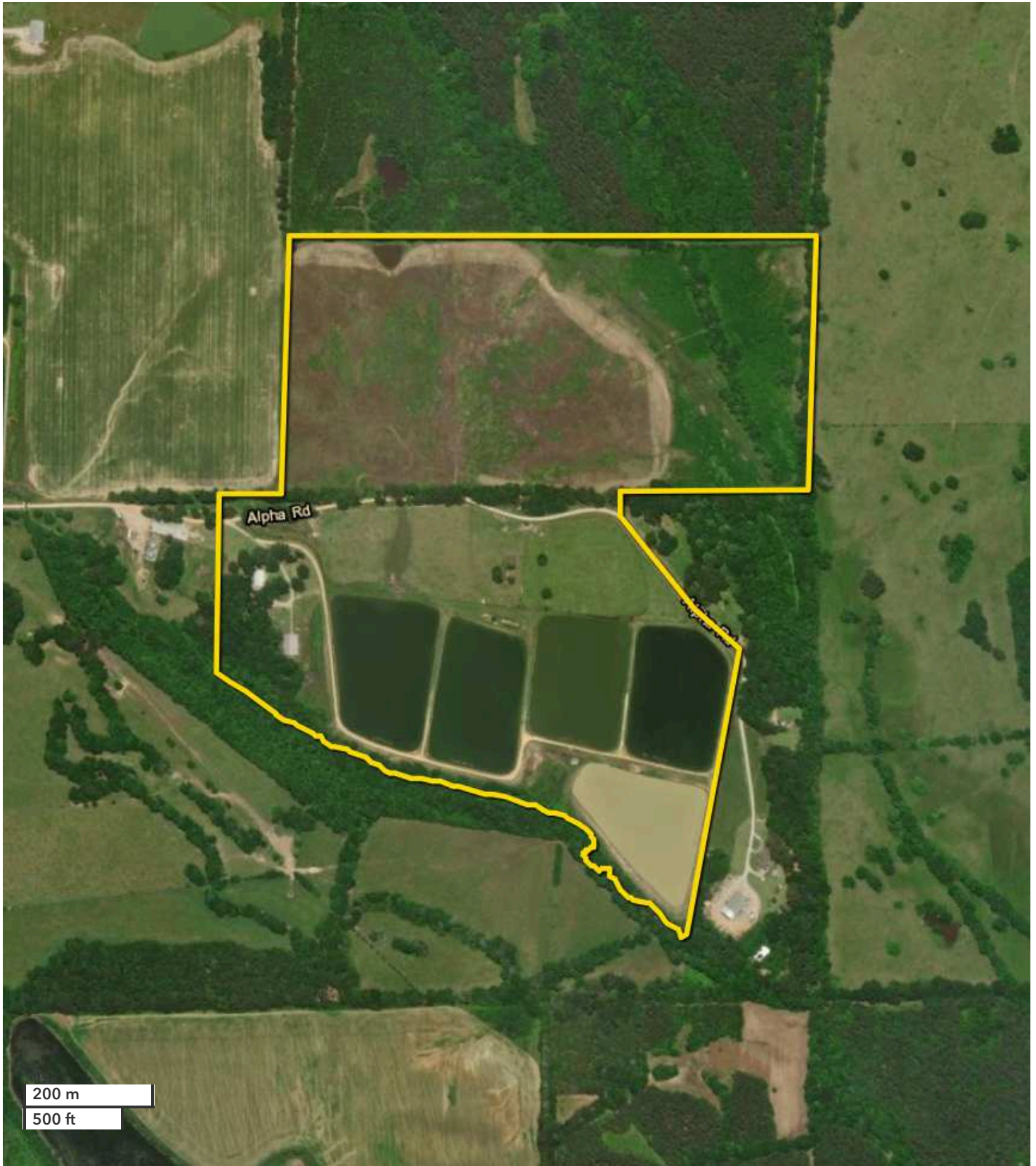




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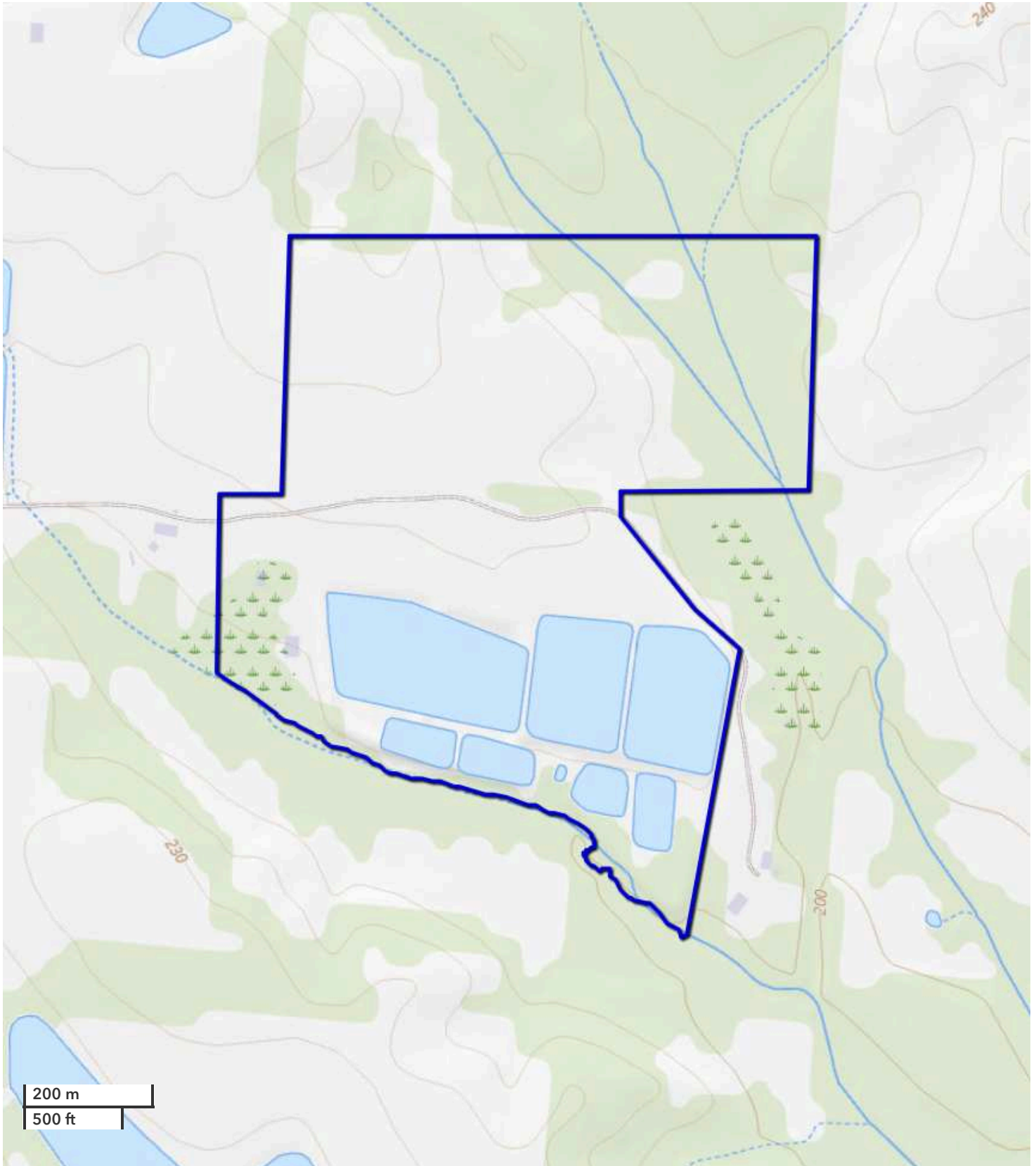
All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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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.**