



Sikes Creek Turn-key Hunting and Timber Tract

893 +/- Acres | Barbour County, AL | \$2,900,000



National Land Realty
4267 Lomac Street
Montgomery, AL 36106
NationalLand.com



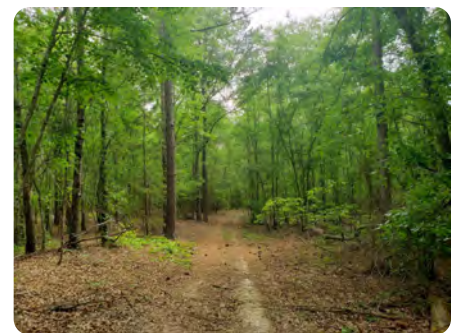
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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

This turn-key hunting tract has it all: diverse timber stands, camphouse/shop, strategically placed food plots, custom shooting houses, natural ponds, hayfield and bordered by Sikes Creek in trophy deer managed Barbour County. The intricate road system allows for easy access to a diverse stand of timber from bottomland hardwood and various ages of planted pine, as well as mixed natural pine/hardwood stands, all with a site index over 80. Merchantable timber stands provide immediate income and have been professionally managed. Enjoy trophy deer, turkey, quail, and small game hunting and relax later in the 3 BR/2BA camphouse or on the screened back porch. Sikes Creek borders the property for 1.2 miles, connecting with another creek that contains 3 natural ponds with excellent fishing and duck hunting. Less than 1.5 hours to Montgomery or Columbus, GA less than 40 min to Dothan or Troy. Give me a call to see this diverse timber and hunting tract.



ACREAGE BREAKDOWN

893 +/- acres (244.9+/- Planted
Pine, 346.1 +/- Natural
Pine/Hardwood, 203.4 +/- Bottom
Hardwood, 45.4 +/- Wildlife
Openings, 30.0 +/- Hay, 15.3 +/-
Natural Ponds, 8.3 +/- Powerline)

PARCEL #/ID

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063405150000003,
063405160000001,
063405160000001.002,
063405160000001.003,
063405210000001,
063405220000003

ADDRESS

268 Jonestown Road
Clio, AL 36017

LOCATION

From Clio, AL travel East on
Alabama State Route 10 for 5
miles to Jonestown Road (dirt) on
the right. Turn onto Jonestown
Road and property is on both sides
of the road.

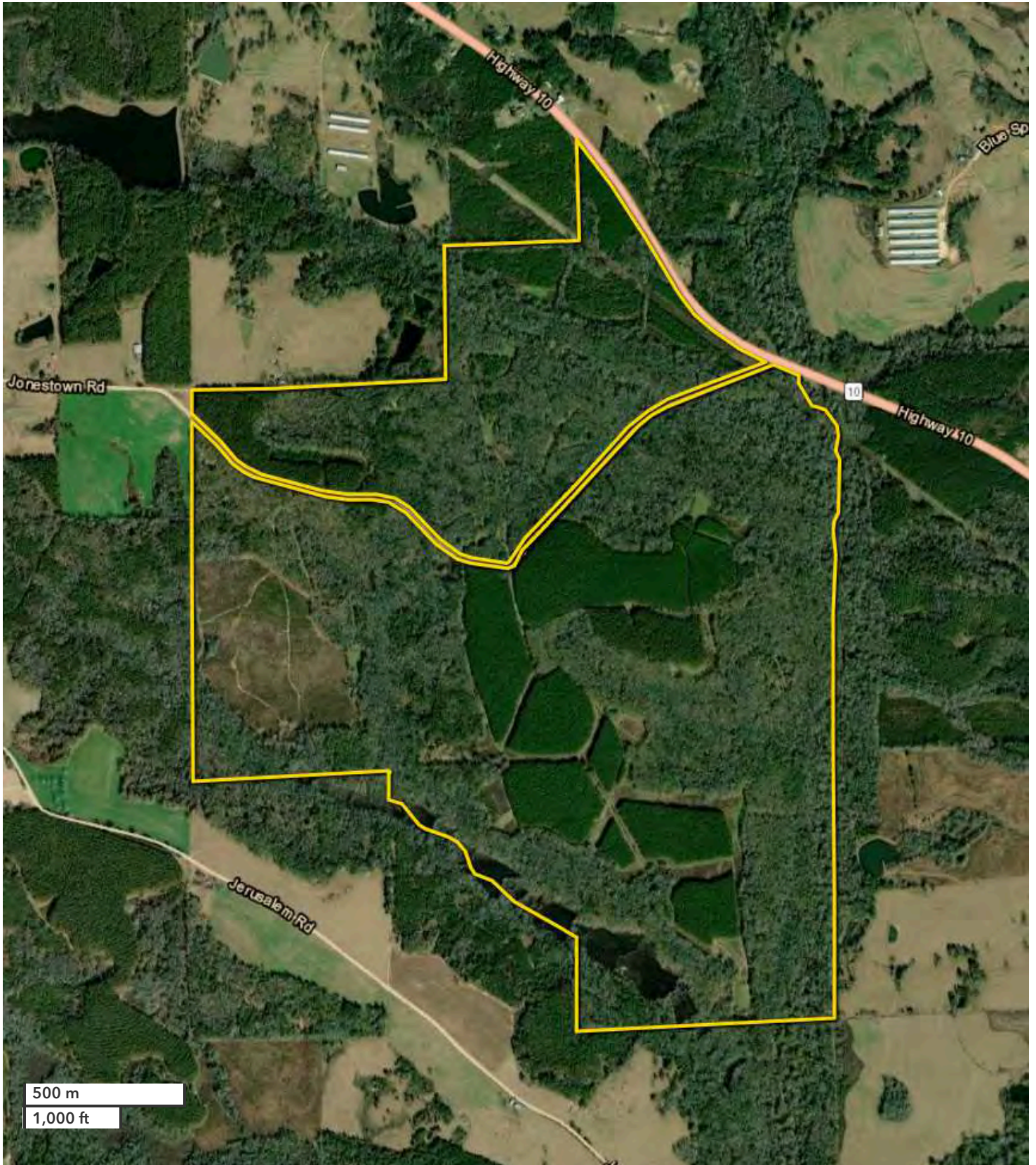
PROPERTY HIGHLIGHTS

- Turn-key Recreational Hunting & Fishing
- Substantial timber value (Hardwood,Pine)
- 1.2 miles on Sikes Creek and several other smaller creeks for year round water.
- Furnished 3 BR/2Bath Camp House with front and back porches.
- Metal Barn/Shop
- Trophy Deer Management-Barbour County is the only trophy managed county in Alabama with an antler point restriction all year other than youth season.
- Excellent internal roads
- 20+ custom shooting houses
- Numerous food plots
- Natural ponds with other sites suitable to build a pond.
- Certified Treasure/Stewardship Forest
- Less than 1.5 hours from Montgomery, AL or Columbus, Ga. Less than 40 minutes to Troy or Dothan, AL
- Acreage South of Jonestown Road can be purchased separately.

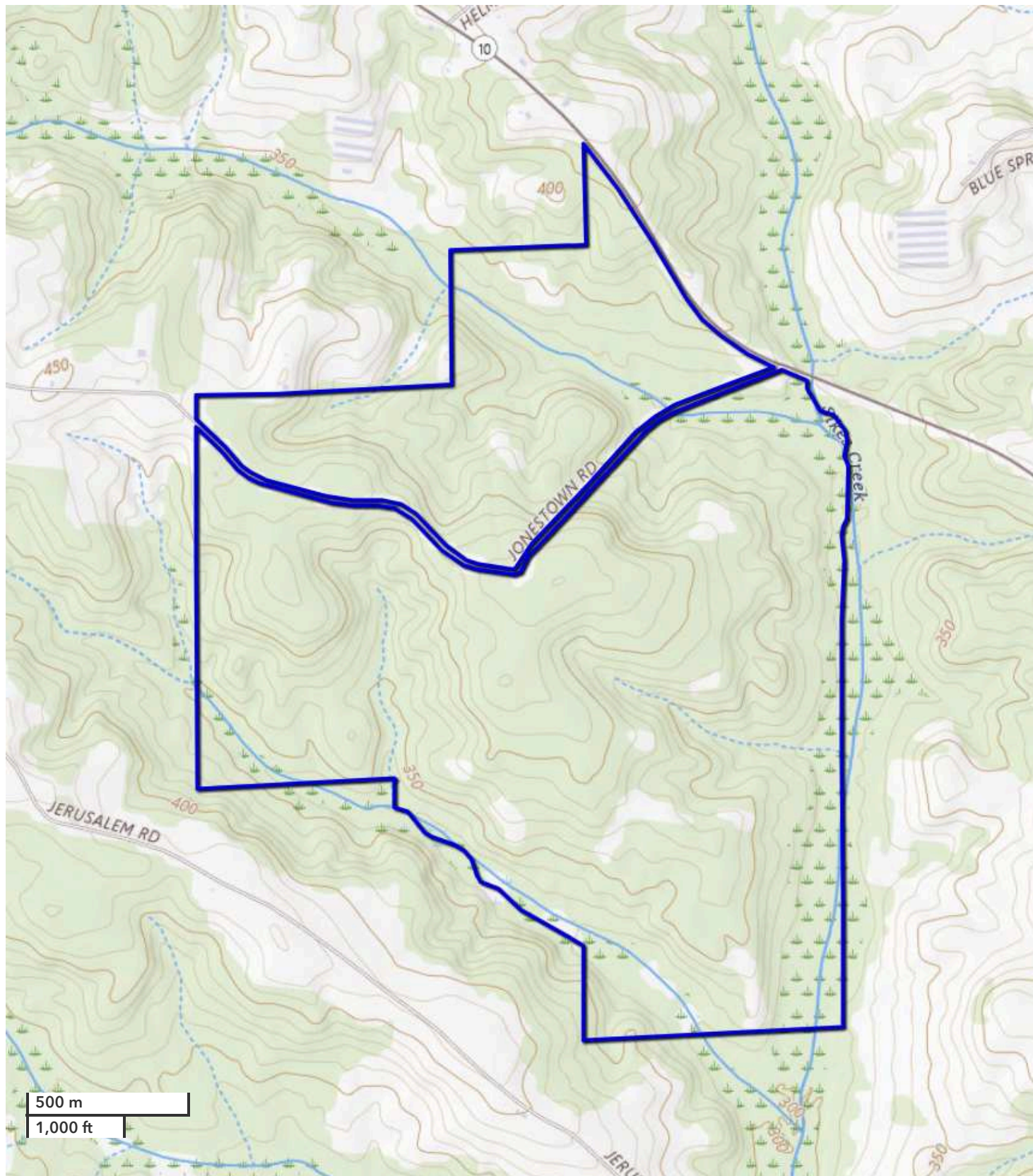


nationalland.com/listing/sikes-creek-turnkey-hunting-and-timber-tract





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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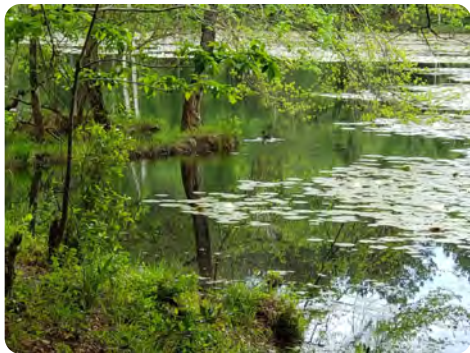
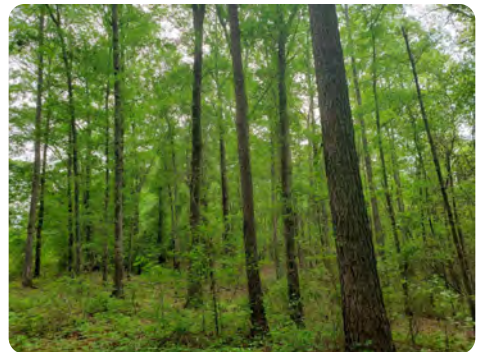


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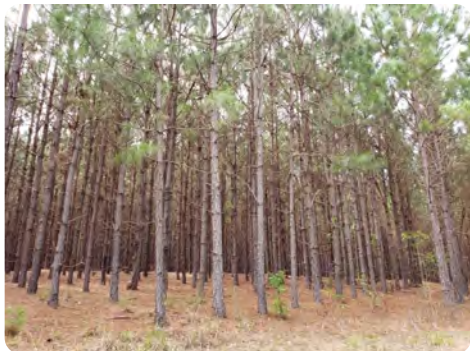


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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**