



Sawgrass Plantation – Premier Hunting & Fishing Property

1,025 +/- Acres | Sumter County, AL | \$5,635,983



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PROPERTY SUMMARY

Premier 1,025± Acre Hunting & Fishing Property in Emelle, Alabama – Black Belt Region

Located in the heart of Alabama's famed Black Belt, this exceptional 1,025± acre recreational tract in Emelle is a true outdoorsman's paradise. Whether you're passionate about deer hunting, turkey hunting, duck hunting, dove hunting, hog hunting, or freshwater fishing, this property offers a turnkey experience for those who crave the ultimate in rural Southern living and sporting opportunities.

The land features a beautifully rustic camp house, fully equipped with multiple bedrooms designed to accommodate couples, families, or hunting groups. A spacious den and well-appointed kitchen make this the ideal retreat for enjoying meals and sharing stories after a day in the field or on the water. A large covered outdoor entertainment area provides a relaxing place to catch your favorite football game or soak in stunning sunrise and sunset views. Anglers will appreciate six managed fishing lakes, ranging from 6± acres to an impressive 30± acre lake, complete with a boat landing. These lakes are expertly managed for trophy bass fishing and healthy bream populations, making them ideal for seasoned fishermen and family outings alike.

Hunters will find everything they need with large food plots, strategically placed shooting houses, hunting stands, and game feeders set up to maximize success. The property boasts a rich population of whitetail deer, eastern wild turkey, ducks, wild hogs, and dove, offering year-round hunting opportunities. Known for its world-class dove hunts, this property has hosted unforgettable weekends with friends and family, making lifelong memories in the field for the last 22 years. Additional improvements include a large barn/shop for storing ATVs, tractors, and implements. Horse lovers will enjoy the pastureland and horseback riding trails, perfect for pleasure riding through the scenic rolling to level topography of this diverse property.

With paved county road frontage, electricity, water, septic on-site, and easy access, this property is ready to move into and begin enjoying immediately. The land is bordered by large adjoining landowners, offering privacy, security, and an exceptional wildlife corridor.

Properties of this scale and quality are rare in the Black Belt. Whether you're searching for a premium hunting lodge, a private fishing retreat, or a legacy recreational property, this Emelle, AL estate delivers on every level.

Shown by appointment only. Contact us today to schedule your private tour of this premier Alabama hunting and fishing property.

ACREAGE BREAKDOWN

1025+/- acres

ADDRESS

2600 Highway 116
Emelle, AL 35459

LOCATION

Contact us for property location details.



PROPERTY HIGHLIGHTS

- Premier Hunting Property in Alabama's renowned Black Belt – deer, turkey, duck, hog & dove hunting
- 6 Stocked Fishing Lakes ranging from 6± to 30± acres – professionally managed for bass & bream
- Rustic Camp House with multiple bedrooms, large den, full kitchen – perfect for families & hunting groups
- Outdoor Entertainment Area – ideal for gatherings, watching football, or enjoying scenic sunsets
- Strategic Hunting Setup – food plots, shooting houses, hunting stands & game feeders in place
- World-Class Dove Hunts – memorable experiences with family & friends
- Horse Pasture & Riding Trails – enjoy full days of pleasure riding through rolling topography
- Large Barn/Shop – ample storage for equipment, ATVs, and gear
- Timber & Scenic Terrain – mix of mature timber and open land with rolling to level topography
- Utilities Ready – electricity, water, and septic system on-site
- Easy Access – paved county road frontage, located in a private and peaceful rural setting
- Ideal Location – in the heart of Alabama's Black Belt, known for rich soil and exceptional wildlife habitat
- The property could be utilized as a commercial hunting operation

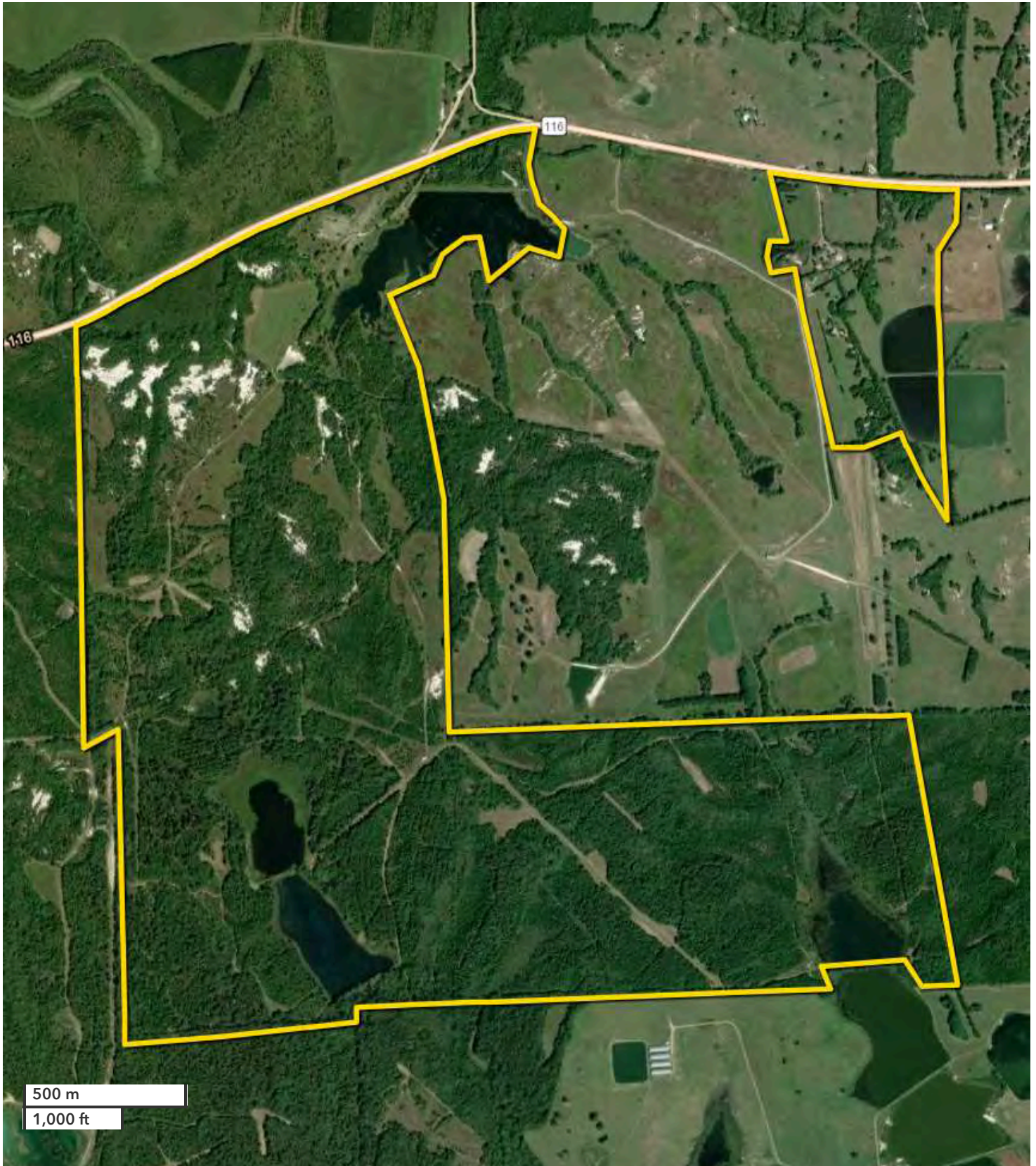




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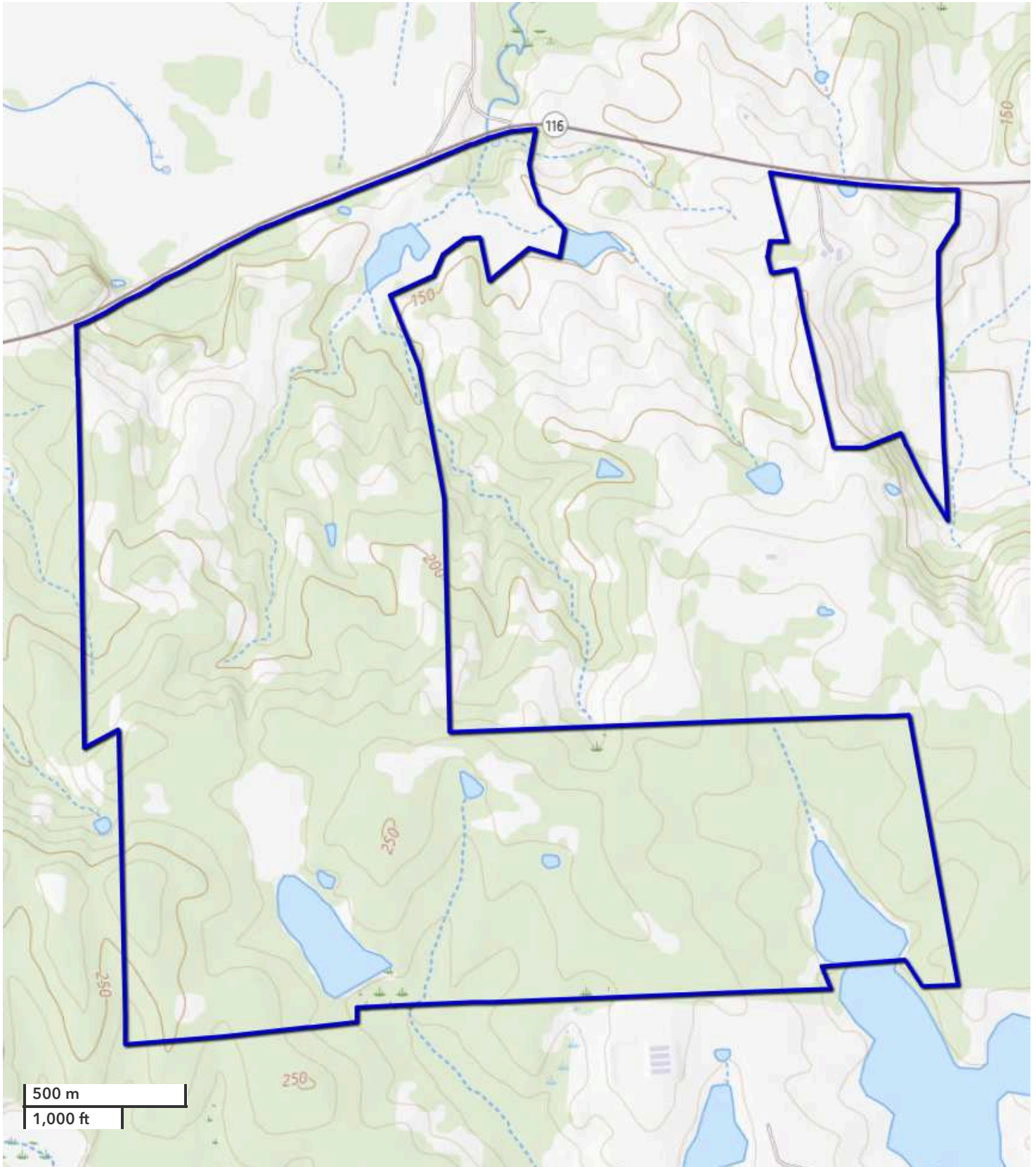
All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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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.**