

**JAKE PEAVY'S
SOUTHERN FALLS
PLANTATION
2365 +/- Acres
Wilcox County, AL
\$8,500,000**

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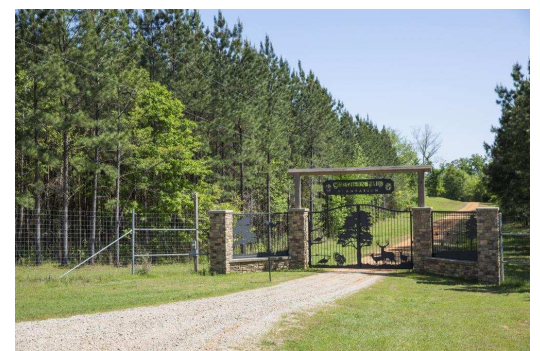
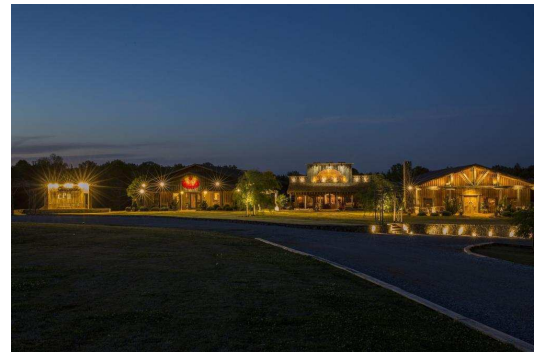


OVERVIEW:

One of the most renowned properties in the Southeast, Jake Peavy's Southern Falls Plantation is ideal for a family retreat, rural resort, commercial hunting operation, event destination, corporate retreat, or conservation easement, own 2,365+/- acres but hunt 4,605+, with world-class amenities like multiple lakefront lodges and saloon with custom appointments throughout, bowling alley, game room, full gym, driving range, massive barns/shops, horse barn with tack rooms, music stages, even a replica of Fenway Park. Enjoy multiple waterfalls with swimming holes, 5 stocked fishing lakes, fenced equestrian area, shooting range, and nearly half a mile of frontage on Lake Dannelly, a 35,000+ acre lake. This area of the Black Belt is famous for trophy whitetails, and the herd at Southern Falls has been expertly managed for 10+ years, with bucks taken by bow only for 4+ years. Multiple 150+ inch bucks are seen each year, along with abundant turkey, dove, and ducks. Your options are endless with 50+ wildlife openings, some 20+ acres in size, 28 shooting houses, 4 duck ponds, 3.5 miles of Game Fencing and 2.5 miles of cleared Game Fence ROW, breeder pen, and 2,240+ acres of adjoining leases, several of which can be purchased. The timber consists primarily of mature hardwood with the balance in varying ages of pine plantation. For full details on this legacy tract, call Clint Flowers, ALC at 855.NLR.LAND.

PARCEL #/ID: Multiple - Contact Agent for Details

TAXES: (Call Agent for Details)



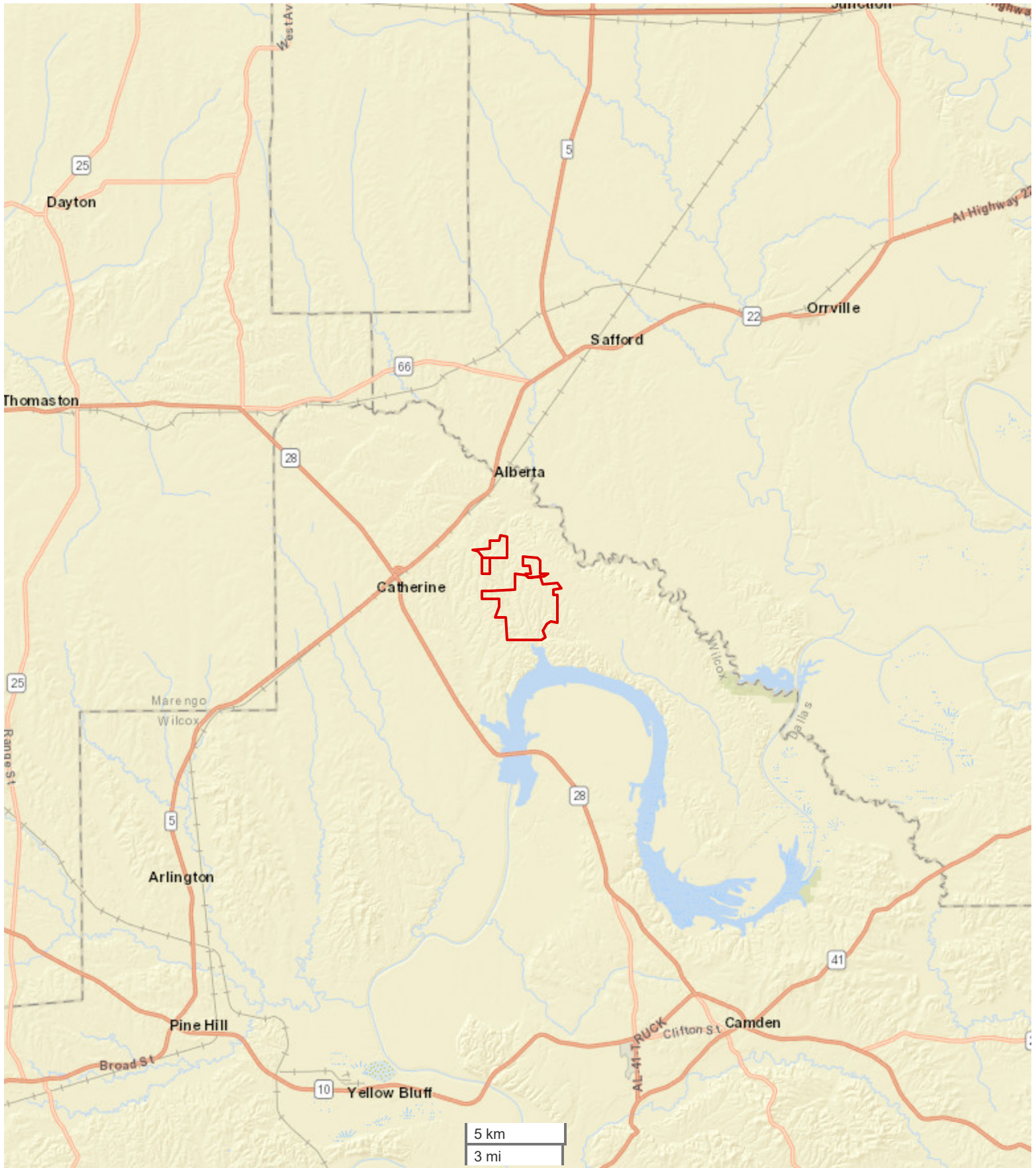
PROPERTY HIGHLIGHTS:

- Southern Falls is one of the most renowned properties in the Southeast. Own 2,365 acres, hunt 4,605+ acres
- Ideal for a family retreat, commercial hunting operation, event destination, or corporate retreat, enjoy world-class amenities including multiple custom lodges, saloon, and gym with exquisite woodwork and detail throughout,
- 5 stocked fishing lakes totaling 33+ acres, multiple waterfalls with swimming holes and beaches, multiple duck ponds, and nearly half a mile of frontage on Lake Dannelly, a 35,000+ acre lake
- 3.5 miles of High Fencing with 2.5 miles of additional cleared High Fence ROW
- Deer herd trophy managed for 10 years, abundant turkey, doves, and ducks
- 4 stall horse barn with 5 tack rooms, fenced equestrian pasture
- Two large barn shops with expansive storage, offices, equipment bays, and roll-up doors
- Amphitheater overlooking a concert stage with state of the art lighting and sound
- Located 90 mins from Montgomery, under 2 hours from Birmingham, 2 hrs 15 mins from Mobile, under 4 hrs from Atlanta, and 4.5 hrs from Nashville.

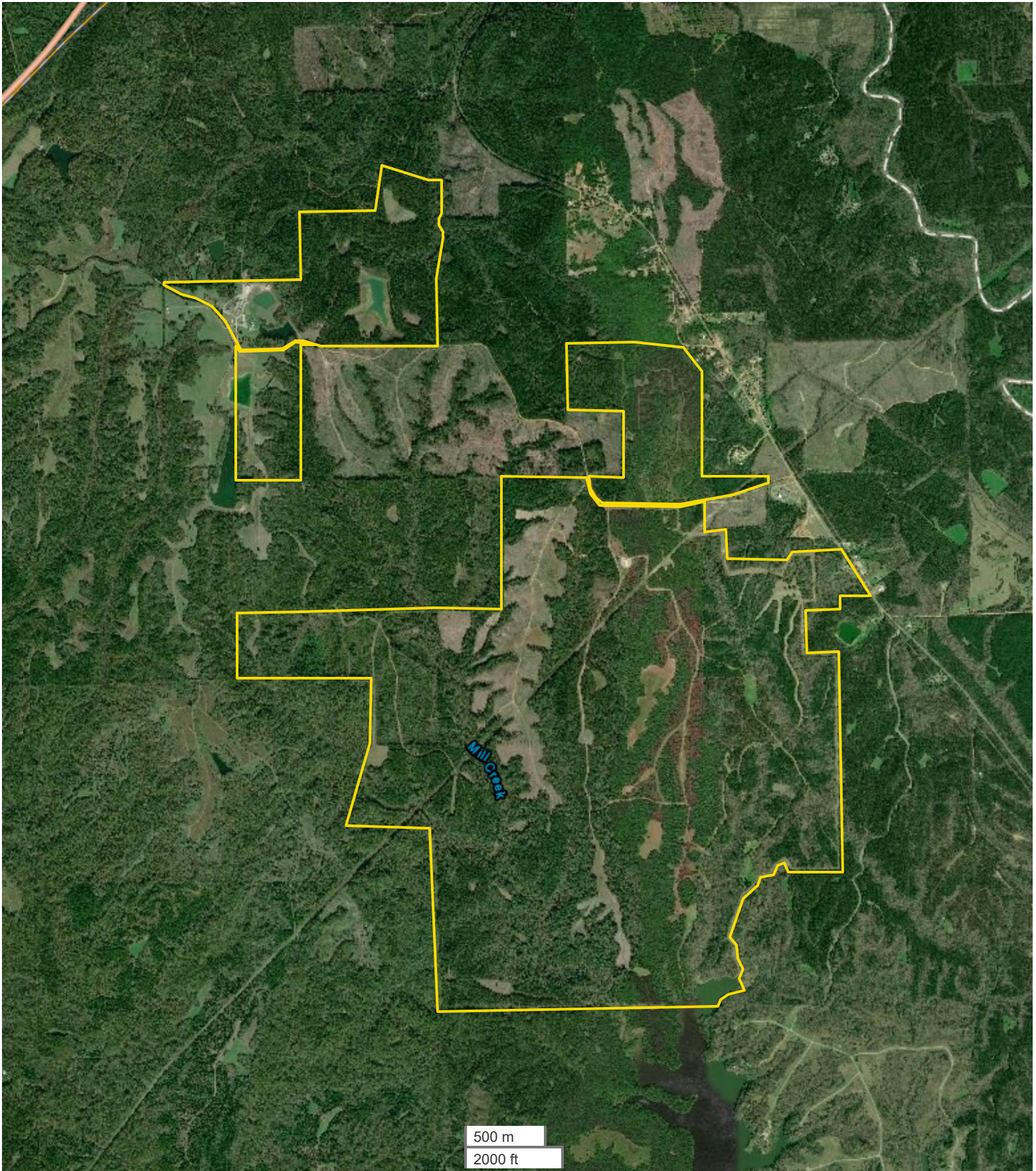
VIEW FULL LISTING:

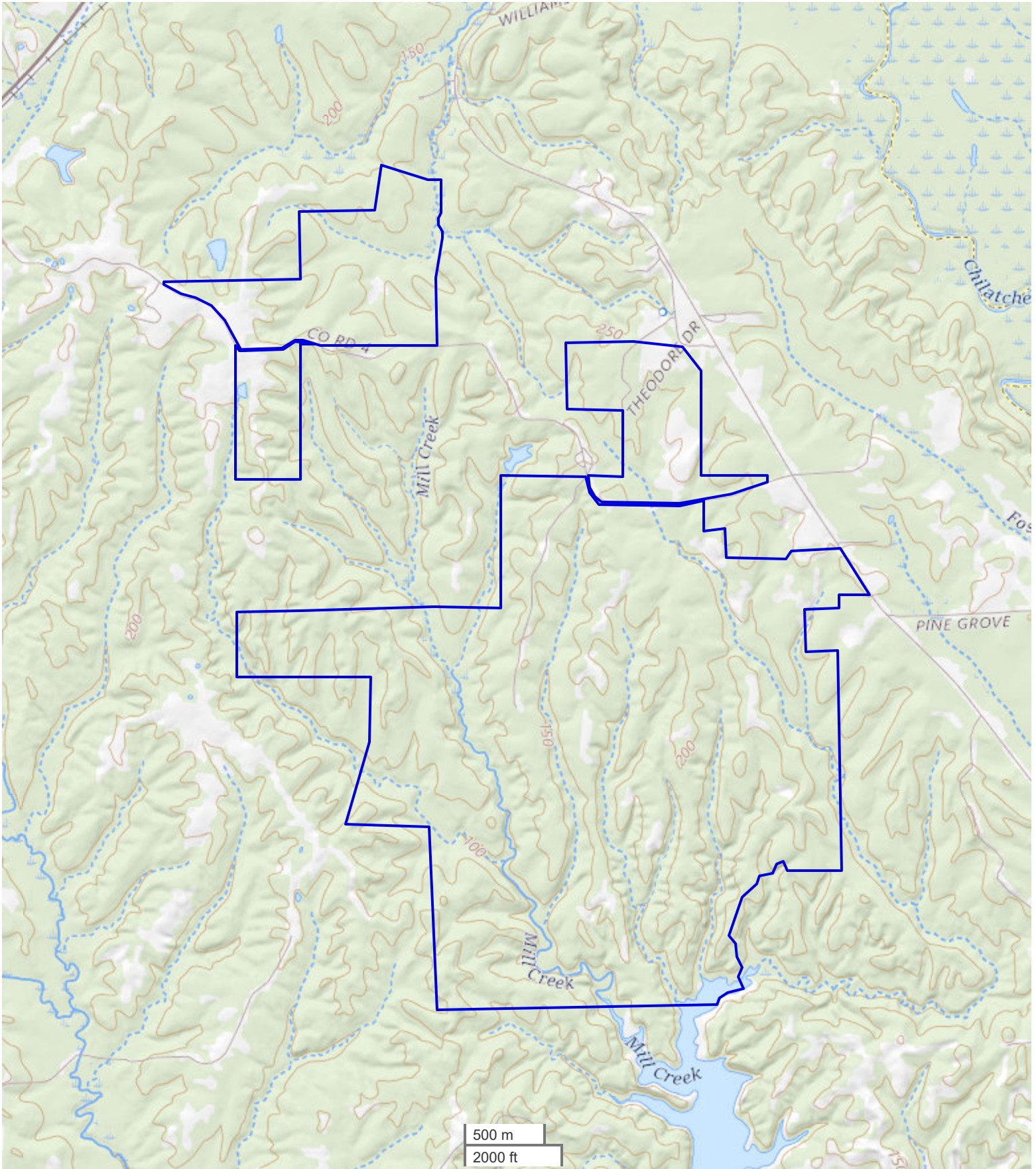
www.nationalland.com/viewlisting.php?listingid=1041810





All boundary lines noted in pictures, aerals 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.**