

**BENTON BIG SWAMP
CREEK LODGE**

583 +/- Acres

Lowndes County, AL

\$1,597,420

**NATIONAL
LAND
REALTY®**



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OVERVIEW:

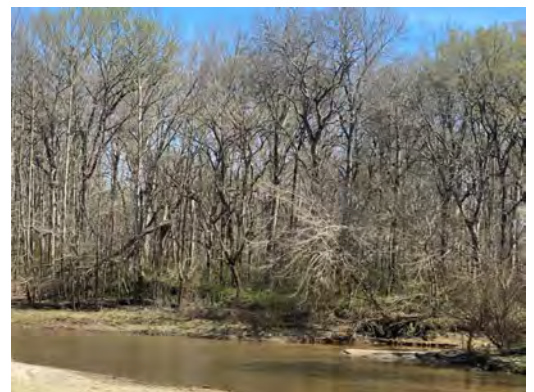
This timber, hunting, and recreational tract has a premier location, located in the heart of the Black Belt region on Big Swamp Creek near the Alabama River. The rich fertile soils are the foundation for consistently producing trophy deer and turkeys. The property features a nice 2-story lodge with recently redecorated interior, city water, 2 fireplaces, 5 bedrooms, 2.5 bathrooms, screen porch, sleeps 16 comfortably, large garage storage area, covered brick barbecue pet, and walk-in cooler. Also on the property are 2 equipment sheds with a total of 7 bays and an archery range tower. The tract is private and surrounded by responsible landowners with good access on a all weather gravel road. This is a unique opportunity to own one of the finest turnkey hunting recreation properties in the southeast.

PARCEL #/ID: Multiple

TAXES: (Call Agent for Details)

ADDRESS:

0 Percy Johnson Road
Hayneville, AL 36040



PROPERTY HIGHLIGHTS:

- 200+/- acres of a high game fence enclosure with 9', all galvanized steel high fence construction. The native deer herd was hunted to near elimination in the high fence enclosure and re-stocked with superior whitetail genetics. Current deer population in the enclosure per owner: Consists of 25 bucks, 30 does and 25 buck fawns.
- Miles of internal roads which provides easy access throughout the property.
- 37+/- acres of food plots that range in size from .5 acre to 6 acres. Most food plot have a permanent shooting house.
- 209+/- acres of 21yr to 24yr 1st thinned planted pines with prescribed burned understory growing on high-site index.
- 10+/- acres of beautiful hardwood SMZ along Pilot and Big Swamp Creek.
- 214+/- acres of beautiful merchantable hardwoods. High percentage of mass-producing oak spices.
- 92+/- acres of 21yr hardwood natural regeneration with high percentage of oak spices which provides good wildlife habitat balance.
- 5+/- ac cedar thickets, 10+/- ac pre-merch timber, 5+/- ac mixed pine HWD, 1+/- ac camp area.
- 1.6+/- miles of water frontage along Big Swamp Creek. Beautiful sandbars and deep year round water makes for a great recreation resource for fishing wildlife and water sport activities.
- Level to flat topography. Elevations range from 240+/- ft along ridges to 110+/- ft along Big Swamp Creek. Soil types consist of Leaf Sandy Loam on higher elevations, which have a high site index for pines between 90 and 100. Catalpa and Leeper Clay soils in low elevations along Big Swamp Creek well suited for hardwoods.

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=2057827



Benton Big Swamp Creek Lodge

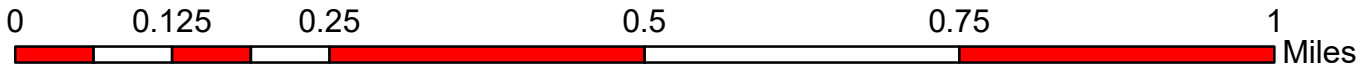
-  583+/-ac Benton Big Swamp Creek Lodge
-  Access Rd
-  Deeded Easement
-  Lodge



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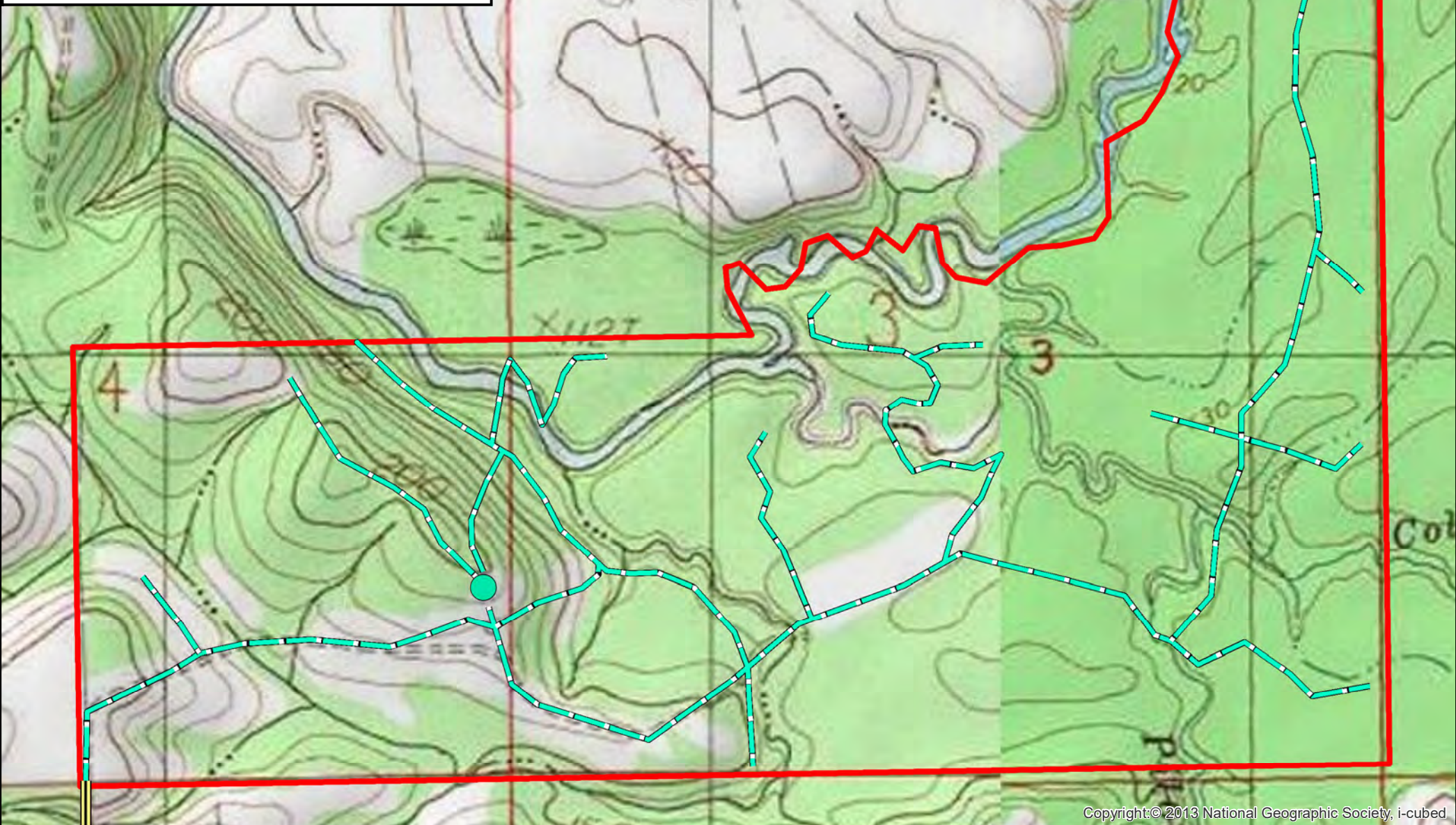


Map Prepared by Jerry Joe Ingram Jr.
334-300-4273 jingram@nationalland.com



Benton Big Swamp Creek Lodge

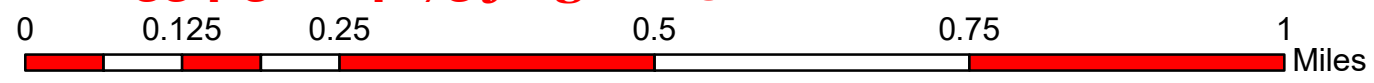
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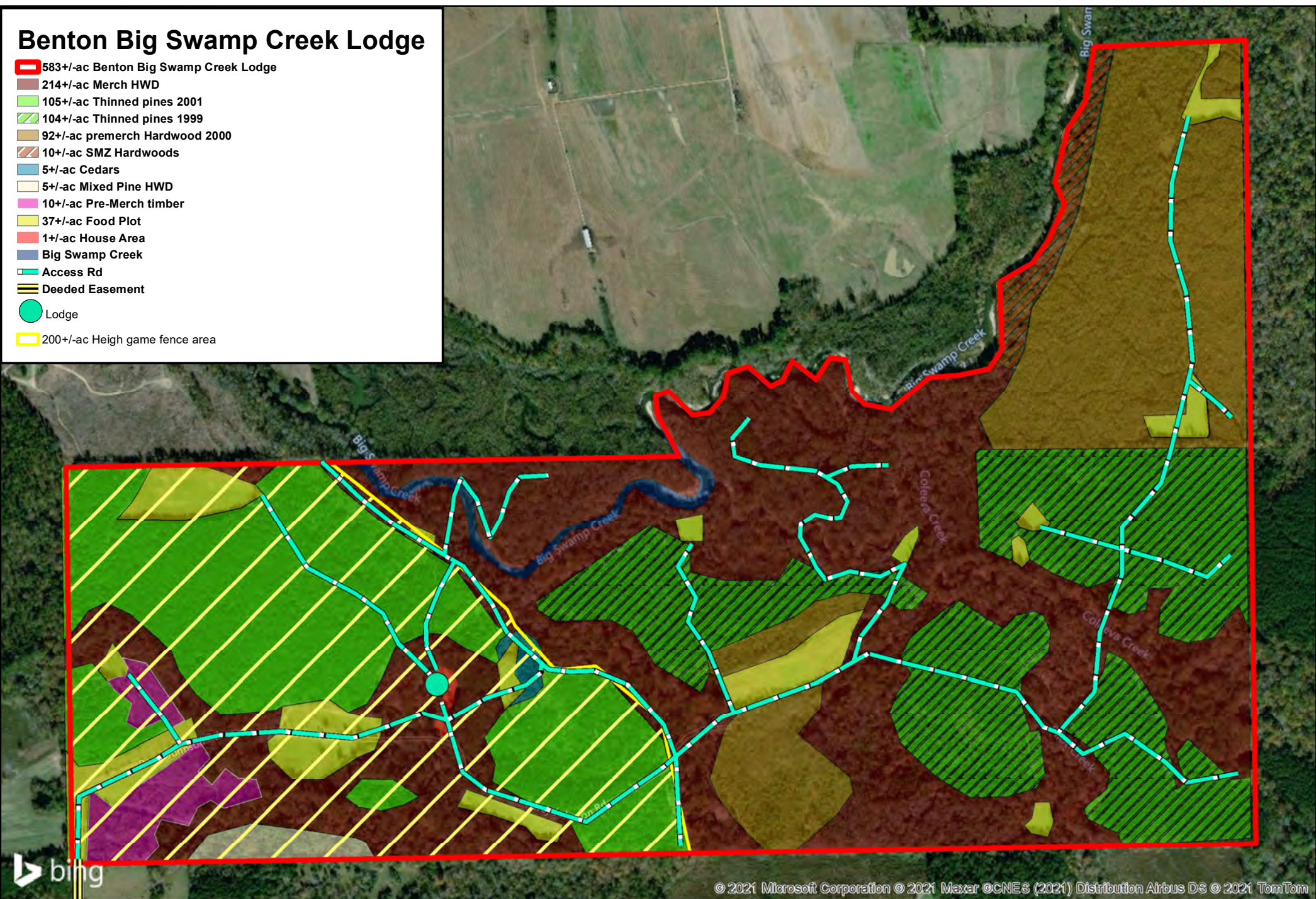


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Benton Big Swamp Creek Lodge

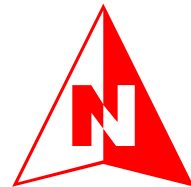
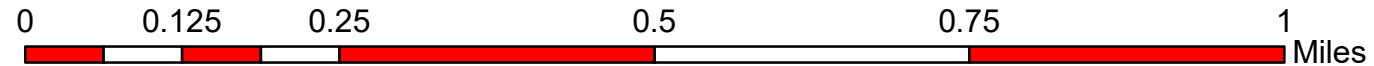
-  583+/-ac Benton Big Swamp Creek Lodge
-  214+/-ac Merch HWD
-  105+/-ac Thinned pines 2001
-  104+/-ac Thinned pines 1999
-  92+/-ac premerch Hardwood 2000
-  10+/-ac SMZ Hardwoods
-  5+/-ac Cedars
-  5+/-ac Mixed Pine HWD
-  10+/-ac Pre-Merch timber
-  37+/-ac Food Plot
-  1+/-ac House Area
-  Big Swamp Creek
-  Access Rd
-  Deeded Easement
-  Lodge
-  200+/-ac Heigh game fence area



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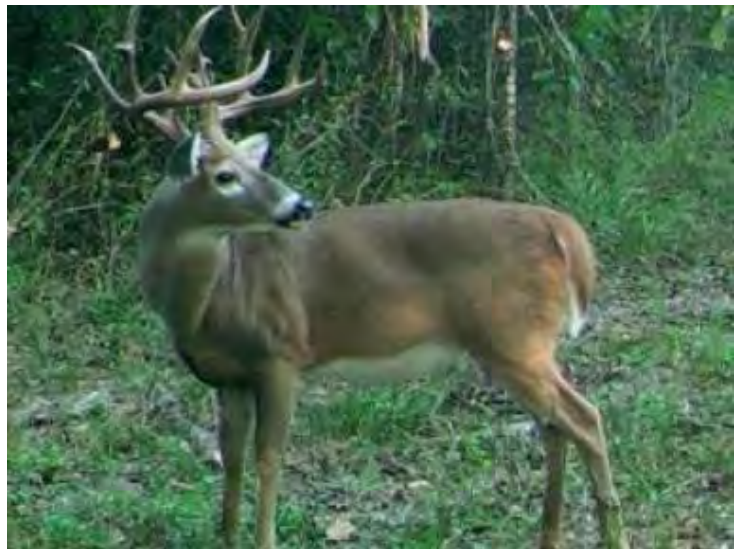


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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**