

SOLD



Fleming Branch Recreational Hunting and Timber Tract

199.68 +/- Acres | Henry County, AL



ADDRESS

0 County Road 184
Abbeville, AL 36310

LOCATION

From Abbeville, AL take Highway 95 south to Henry County 65. Turn left on Co Road 65 for approximately 2 miles. Turn Left on Henry County 184 and stay right on County Road 184 for approximately 1 mile to the property.

PROPERTY SUMMARY

Fleming Branch Recreational Hunting And Timber Tract offers both Loblolly and Longleaf pine plantations with CRP income available immediately and recreational hunting. A return on the investment should be available from a thinning on the Loblolly stands in the next 2-3 years. A majority of the soils on the tract are a Troup sandy loam that is well drained and offers a good site index for growing pine timber. This tract is suitable for logging during wetter periods which could command a higher price for the timber. The tract offers several areas that could be planted in wildlife food plots for deer hunting. A creek flows along the northern boundary and a natural spring head begins on the Southern boundary. A good internal road and interior firelanes provide access. The combination of Loblolly and Longleaf Pine, good site index, wet weather logging site, CRP income, and a return within 3 years, makes this a great tract for a timber investment and recreational hunting.

nationalland.com/listing/county-road-184-timber-investment



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



Dale Hurst
Office: 855-384-5263
Cell: 334-782-1240
Fax: 864-331-1610
Dhurst@nationalland.com

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.