

UNDER CONTRACT



Alabama River Hunting and Fishing Recreation

200 +/- Acres | Montgomery County, AL | \$500,000



ADDRESS

0 I-65 South
Montgomery, AL 36104

LOCATION

North Montgomery County, AL.
Fronting I-65 and the Alabama River.
Contact us for property location details.

PROPERTY SUMMARY

- Level topography with elevations ranging from 140 ft to 130 ft in the upper elevation and 125 ft along drains and the Alabama River. The entire property is in the 100-year flood plain.
- Natural bottomland hardwood timber provides excellent hunting and diverse wildlife habitat. Hardwoods, food plots, and frontage along the Alabama River and oxbow ponds add to the overall recreational value of the property.
- Over 4,100 +/- ft of water frontage along the Alabama River on the property's north and south ends.
- The property has about 100+/- acres of fallow fields that could possibly be cleared and put back into row crop production.
- Great location fronting I-65; nestled between downtown Montgomery, 2

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