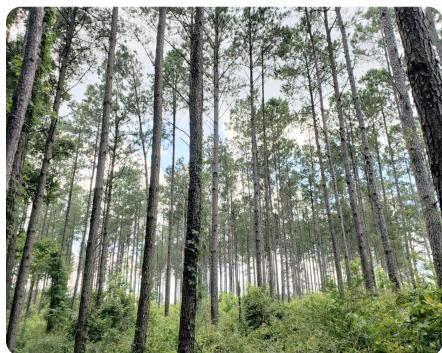


SOLD



Roaring Branch Recreation & Timber Tract

243 +/- Acres | Barbour County, AL



ADDRESS

000 County Road 17
Louisville, AL 36048

LOCATION

From Louisville, AL, take Highway 130 and go 1.8 miles. Turn right on County Road 17 and travel 4.8 miles. The gate to the property is on the right.

PROPERTY SUMMARY

Turn-key hunting tract, diverse timber stands, furnished cabin, enclosed barn, equipment shed, and more. This property has lots to offer, with stands and food plots established, an intricate road system throughout the tract, including 4 creek crossings, a pond, a duck hole, a 10-acre dove field, and an irrigated garden inside a high fence. Spend the weekend or longer in the completely furnished cabin with 2 BA and 3 BD that easily sleeps 10 and enjoy the manicured grounds. Timber stands include mature hardwoods, merchantable loblolly stands including 40 acres in CRP with income, and 4 yr old planted longleaf pines. Enjoy great deer hunting in the only trophy-managed county in the state, along with turkey, duck, and dove hunting. Access is available off CR 17 and a deeded easement from Cody Kennedy Road. Just over 1 hour from Montgomery, 1 hour from Dothan, 30 minutes to Troy, Ozark, or Eufaula. Don't wait to view this multi-use property.

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