

SOLD



Black Belt Hunting, Pasture, & Large Ponds

420 +/- Acres | Sumter County, AL



ADDRESS

0 McCainville Rd
Livingston, AL 35470

LOCATION

When you turn off of I-20 go west on Hwy 28 about 0.75 miles to McCainville Rd. Go north on McCainville Rd about 0.7 miles to the north double gate on the east side of the road.

PROPERTY SUMMARY

Mature bucks, turkeys, dove, water-control structure for ducks, bass and bream fishing, fenced pasture, limestone-bottom creek, pear and apple orchards, clover food plots, an extensive road system, and several gorgeous home/cabin sites combine to maximize your enjoyment of this well-managed Black Belt hunting property. This must-see, diverse property surrounded by management-minded neighbors offers everything from burned and managed pine plantation to mixed timber to open pasture for raising cattle. The existing 1-5 acre +/- ponds have bass and bream, with additional potential pond sites. A water-control structure facilitates duck hunting. Productive sawtooth oak, pear, and apple orchards are in almost every food plot. There are also wild persimmon, pecan, and walnut trees. Prescribed burns over the past couple years and existing fire lanes help with timber and wildlife management. The extensive internal road system makes all parts of the property easily accessible. Conveniently located 45 minute

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