



Prime Hunting Paradise with Luxury Lodge & Lakes

1,225 +/- Acres | Washington County, AL | \$12,500,000



ADDRESS

468 Oak Road
Deer Park, AL 36529

LOCATION

Call agent for directions.

PROPERTY SUMMARY

This 1,256± acre hunting and recreational paradise is located within an hour of Mobile, AL, and offers luxury living with exceptional outdoor adventure. The property features 800± high-fence acres with trophy whitetail and fallow deer, enhanced by a breeding program, plus 456± acres of free-range hunting. Enjoy turkey, quail, dove, ducks, and small game. There are 30+ miles of roads, 15+ food plots, two 12± acre stocked lakes, and a 2.5-acre duck pond. Professionally managed timber offers income potential from mature hardwoods, pine, and longleaf plantations. The 14,000± sq ft luxury lodge features 5 bedrooms, a bunk room, trophy room, theater, gym, safe room, and pool. Additional improvements include a game processing facility and equipment storage. Mineral rights included, with possible oil or gas income. This property is priced below replacement cost and offers potential tax benefits through conservation easement or bonus depreciation.

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