



River Bottom Crop Land Farm

454 +/- Acres | Montgomery County, AL | \$1,747,900



ADDRESS

0 River Road
Montgomery, AL 36113

LOCATION

Call agent for directions: Jerry Joe
Ingram 334-300-4273

PROPERTY SUMMARY

These 394 +/- acres of row crop farming and hunting/fishing recreation would be a great investment! The property's topography consists of elevations ranging from 140/ft to 130/ft in the cropland area 130/ft in the timbered areas and 125/ft along drains and the Alabama River. Soil types in the cropland area consist of Congaree and Wickham silt loam. These soils are well-suited for row crop production. This area is currently in traditional row crop rotation with cotton and corn. The lower timbered area consists of Chewacla silt loam soils. These soil types are good for hardwood timber production and limited for crop production. This area is currently in some cropland and bottomland hardwoods. In the low-lying, more frequent flooding areas, the ground consists of Una Clay. This area is mostly in oxbow ponds and swamps along the Alabama River and drains. The entire property is in the 100-year flood plain.

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