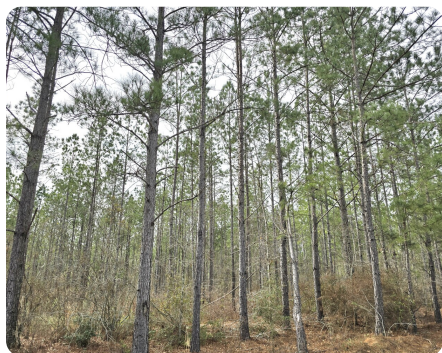


SOLD



Teals Crossroads Timber & Hunting Investment

160.47 +/- Acres | Barbour County, AL



ADDRESS

000 Teals Crossroads
Clio, AL 36017

LOCATION

From Clio, head East on Highway 10 for 2.3 miles, turn right onto County Road 23 for 4.1 miles, turn right onto Teals Crossroads for .4 miles, property is on the right side of the road.

PROPERTY SUMMARY

Diverse timber investment with 3 age classes and 3 varieties of planted pines, with mature hardwoods in a great area for deer hunting. Pine stands include Loblolly, Slash, and Longleaf ranging from age 1 to around age 18 which have been thinned 1 time. Soils are sandy loam types and have a good site index for growing pines and are also conducive to wet weather logging. Interior roads provide great access throughout the property. Hardwoods are mostly along the Little Judy Creek drainage and another creek drainage with some areas of upland hardwoods. Open areas for food plots are scattered throughout. This area is known for big bucks and excellent turkey hunting due to the many agriculture fields and pastures in this part of the County. Pond sites can be found for those family fishing trips. Power and water are accessible at the road. Conveniently located within 30 minutes of Troy, Ozark, Eufaula and less than 45 minutes to Dothan. Property is divisible along the County Road.

nationalland.com/listing/teals-crossroads-timber-hunting-investment



National Land Realty
4267 Lomac Street
Montgomery, AL 36106
NationalLand.com



Dale Hurst
Office: 334-489-5960
Cell: 334-782-1240
Fax: 864-331-1610
Dhurst@nationalland.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.