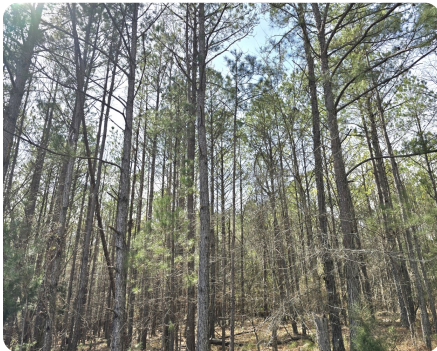


NEW



Sandy Ridge Timber & Recreation Tract

178 +/- Acres | Lowndes County, AL | \$569,600



ADDRESS

000 US Highway 31
Letohatchee, AL 36047

LOCATION

From the TA Travel Center in Montgomery, take I-65 South for 17 miles. Take Exit 151 for AL 97 South for 4.2 miles. Turn right onto US 31 for 3.8 miles, the property is on the right.

From Greenville, take US 31 North for approximately 18 miles. The property is on the left.

PROPERTY SUMMARY

Diverse merchantable timber and recreation tract with planted pines, hardwoods, ponds, a creek, and open areas in an area known for great deer and turkey hunting. Pine stands are aged 14-20 and ready for a first thinning. Hardwood stands are a mix of different oaks and border the creek that traverses the middle of the property and along drains in the bottoms. The open area is along a finger of prairie soil that could be maintained in native grasses and managed for wild turkey or a put-and-take quail course. This area could also be allowed to grow up in cedars to provide more bedding and cover for deer. Food plots are scattered throughout for plantings for deer and turkey. The property has 1 pond near the middle that is ideal for fishing and shares a boundary with another pond. Power and water are available at the road. Greenville is less than 20 minutes, and the City of Montgomery is less than 30 minutes away. Give me a call to see this timber tract in an outstanding hunting area.

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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

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