



Conecuh River Camp, Timber and Recreational Tract

976 +/- Acres | Covington County, AL | \$4,500,000



ADDRESS

0 Hwy Rose Hill
Dozier, AL 36028

LOCATION

Please contact agent for details.

PROPERTY SUMMARY

This rare Conecuh River property near Andalusia, AL, offers the perfect mix of recreation, timber value, and comfort. With $\frac{3}{4}$ mile of river frontage and over a mile of paved Hwy 77 access, it's an ideal retreat for hunting, fishing, and long-term land investment. The 2-bedroom, 2-bath lodge has been fully renovated with a new roof, porch, updated plumbing, and new electrical wiring. A drive-through equipment/horse barn with a concrete floor, an equipment shed, and a 3-stall horse barn offers excellent utility and storage. Enjoy fishing, kayaking, and swimming along the river's large sandbars, or explore the property's network of roads, trails, and food plots by ATV or horseback. Wildlife is abundant, including deer, turkey, duck, hogs, and dove. The land has been intensively managed for wildlife with a full habitat plan, including strategic clear-cuts for cover and year-round predator trapping. Timber value is strong.

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