



Gordonville Hunting, Recreation and Timber Tract

524 +/- Acres | Lowndes County, AL | \$1,900,000



ADDRESS

0 BLUE HILL ROAD
Gordonville, AL 36040

LOCATION

From US HWY 80E:

turn right onto Co Rd 17 and go 9.3 miles. Turn right onto Blue Hill Road and go .2 miles. Property on right

PROPERTY SUMMARY

The location, composition, and diversity offered by this property make it one of the best recreational and hunting tracts to come to market recently.

Incredible diversity including 120+- acres of hardwoods, 250+- acres of pine plantation varied in age from 5-15+ years old, 40+- acres of clear cut, and 80+- of natural timber, over two miles of creek frontage, and 10+ miles of internal roads system.

For wildlife, there are 10 food plots totaling 30 acres including one 20 acre field that is ideal for summer crops or dove field, many of which are replete with high-end modular shooting houses. Additionally, there is a 1/2 acre duck hole currently that provides an additional water source for wildlife. There are several prime locations on the property where the soils and topography are favorable for a large lake as well.

One incredibly convenient feature is the fact that the property boasts road frontage

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National Land Realty
9 N. Conception St.
Mobile, AL 36602
NationalLand.com

Jason Abrams
Office: 334-489-5876
Cell: 334-216-0690
Fax: 888-672-1810
Jabrams@nationalland.com

Mitchell Jones
Office: 205-551-8982
Cell: 205-529-5500
Fax: 888-672-1810
Mjones@NationalLand.com

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