



Reedy Branch Rd. 106

106 +/- Acres (\$3,000/acre) | Marion County, AL | \$318,000



ADDRESS

Reedy Branch Rd.
Shottsville, AL 35582

LOCATION

US-22 to Exit 7, Co Rd 13 to property.

PROPERTY SUMMARY

This 106+acre multi-use tract offers great potential as a recreational or investment property.

As an investment property, it has immediate income potential from a mix of 25-year-old thinned Loblolly and Longleaf pines and big hardwoods. There is an active hunting lease in place and could be renewed; as desirable as this property is for a hunting tract, keeping it leased would not be a problem.

As a hunting /recreational property, this property has been strictly managed for years, limiting the harvest to a couple of mature trophy bucks each year, maintaining a very impressive herd. The area is known for its high number of turkey, and this property has produced plenty of big Toms. One look at the almost 5 acres of immaculately maintained main food plot, and you will understand why the property holds such good game. The plot is well laid out with good coverage for hundreds of yards in multiple directions from the huge, elevated shooting-

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