

**SOLD**



## Belmont Cattle, Recreational and Residential Homesite

90 +/- Acres | Sumter County, AL



### ADDRESS

0 McDowell Road  
Belmont, AL 35470

### LOCATION

-From Livingston,

Go south on AL-28, turn left onto Co Rd 23, then right onto Co Rd 22, straight onto McDowell Road

### PROPERTY SUMMARY

Nestled in Alabama's renowned Black Belt region, this exceptional farm offers some of the richest, most productive soils in the state. Spanning approximately 90 acres, the property is fully fenced and cross-fenced, featuring a half-acre cattle pond, a flowing creek, and over 1,500 feet of paved road frontage.

The land is comprised of approximately 70 acres of open pasture, 15 acres of mixed hardwoods, and 5 acres of mature, thinned pines over 30 years old. According to the NRCS, the open ground is classified as prime farmland—ideal for cattle grazing and row cropping. The soils are also conducive to the development of a large lake also if desired.

Outdoor enthusiasts and hunters will appreciate the area's reputation for quality deer and turkey hunting. There are several optimal sites for both cool- and warm-season food plots, and the flat terrain lends itself well to establishing a dove field or wildlife habitat improvements.

[nationalland.com/listing/belmont-cattle-recreational-and-residential-homesite](https://nationalland.com/listing/belmont-cattle-recreational-and-residential-homesite)



**National Land Realty**  
9 N. Conception St.  
Mobile, AL 36602  
[NationalLand.com](https://NationalLand.com)

**Mitchell Jones**  
Office: 205-551-8982  
Cell: 205-529-5500  
Fax: 888-672-1810  
[Mjones@NationalLand.com](mailto:Mjones@NationalLand.com)

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