

PRICE REDUCED

# NATIONAL LAND REALTY®

## River Road Timber & Recreation Farm

239 +/- Acres | Barbour County, AL | \$799,000



### ADDRESS

1228 River Road  
Ariton, AL 36311

### LOCATION

From Clio, AL take Highway 10 West for 3.8 miles. Turn left onto River Road and travel 1.4 miles, property will be on the right.

### PROPERTY SUMMARY

Family farm with the perfect blend of recreation, and timber investment with diverse ages of Loblolly pine and mature hardwood. This property offers 3 age classes of well managed Loblolly pine. The soils carry a high site index, providing productive pine growth and long-term investment returns. Outdoor enthusiasts will love the established food plots, strategically placed shooting houses, and natural creeks that create exceptional conditions for white-tail deer hunting and small game hunting. A scenic pond stocked with bass and bluegill adds to the recreational value. A network of interior roads makes every corner of the property accessible. Improvements include 2 older homes ideal for a hunting cabin or weekend getaway, a tool shed and an equipment shed. Located less than 1 hour to Dothan, less than 30 minutes to Troy, Eufaula or Ozark. The combination of timber diversity, wildlife habitat, water features and practical improvements make this a must see property.

[nationalland.com/listing/river-road-timber-recreation-farm](https://nationalland.com/listing/river-road-timber-recreation-farm)

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