



Limestone Creek Hunting and Recreation Investment

56 +/- Acres | Monroe County, AL | \$196,000



ADDRESS

0 Friend Drive
Monroeville, AL 36460

LOCATION

Call for directions

PROPERTY SUMMARY

Limestone Creek, a wide sandy-bottom tributary of the Alabama River, forms the entire southern boundary of this tract, while Brushy Creek flows through the property for about 800 feet before joining it. The property was heavily thinned approximately 25 years ago and now supports mostly pulpwood-sized timber with larger trees scattered throughout, especially along the creeks and wet areas. The timber is a fairly even mix of pine and hardwood with a well-maintained road system running throughout the property. There are several small openings suitable for planting food plots, or a potential home or camp site. The terrain is mostly flat, with a single hill in the northwest corner. Conveniently located on Highway 21 between Monroeville and Peterman, the tract offers over half a mile of highway frontage and a quarter mile of frontage on Friend Drive, providing excellent access and utilities. This property offers strong potential for hunting, investment, or a future rural homestead.

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