



Tombigbee River Upper State Game Sanctuary Tract

620 +/- Acres (\$1,850/acre) | Clarke County, AL | \$1,147,000



ADDRESS

0 Private Road Off Bolen Town Rod
Jackson, AL 36545

LOCATION

From the intersection of Hwys 69 & 43 in Jackson, W on Hwy 69 to Bolen Town Rd on L. L into the Upper State Game Sanctuary. L after 1.71mi. Follow for 0.39 miles to the north line of the property. PROPERTY LOCATED BEHIND LOCKED GATE. AGENT MUST BE PRESENT FOR SHOWINGS.

PROPERTY SUMMARY

This riverfront recreational, timber, and hunting investment is extremely unique. It joins the 1,920-acre Upper State Game Sanctuary, with great neighbors on the east and west, all of which amplifies the quality of hunting this area is already known for. Hunt deer, turkey, duck, doves, and squirrel, with 12+ large food plots, intricate road and trail system, duck ponds, two fishing lakes, and 1,800+/- feet of Tombigbee River frontage. The timber is primarily mature hardwood, with a balance in pre-merchantable hardwood and pine plantation. This tract could also work well for a conservation easement, allowing you to manage it as an investment while also receiving a long-term tax deduction.

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