



# 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

## 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.

[nationalland.com/listing/tombigbee-river-upper-state-game-sanctuary-tract](https://nationalland.com/listing/tombigbee-river-upper-state-game-sanctuary-tract)



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