

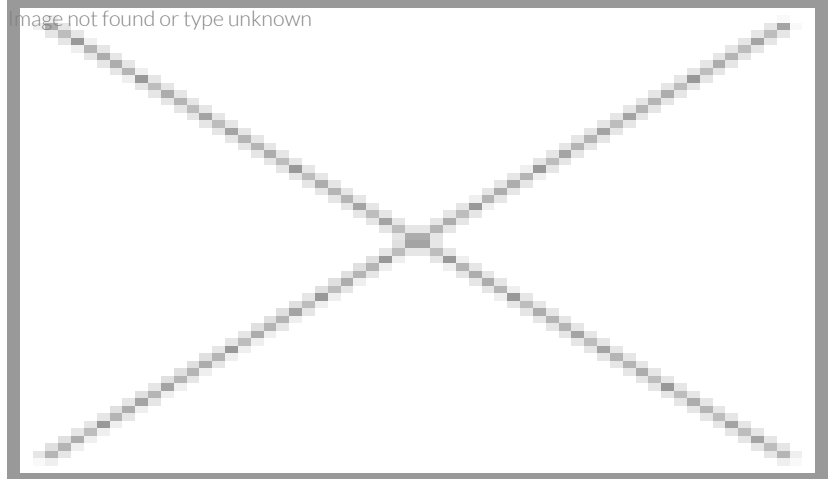


270 ac. - Hale Co. - Sawyerville Tract

| \$ 702,000

HIGHLIGHTS

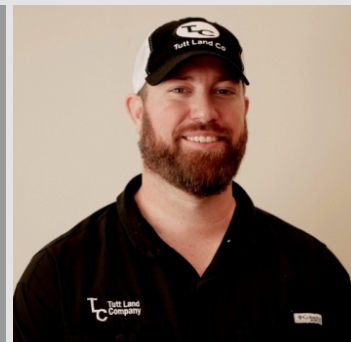
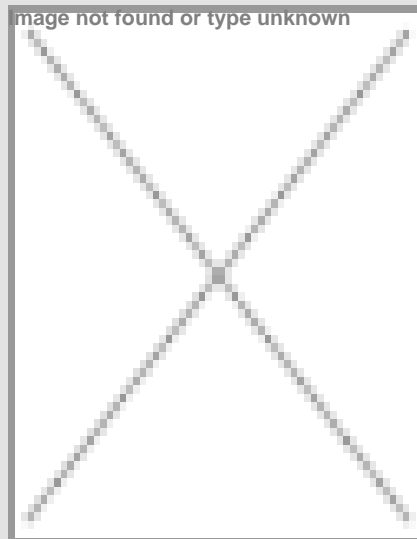
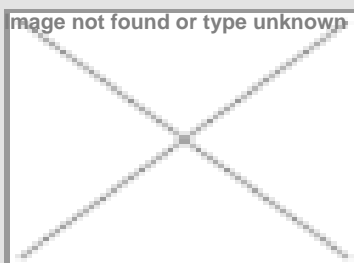
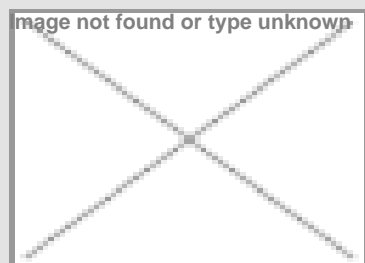
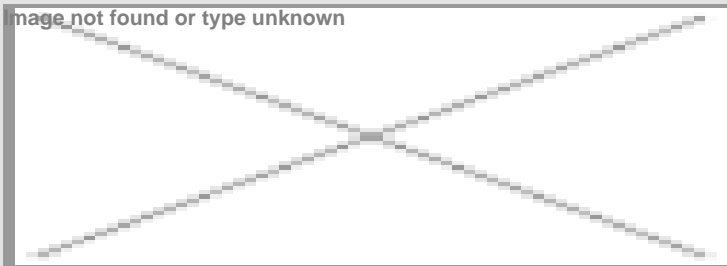
- Timber Investment
- Internal Road Network
- 30+ Yr. Pine Plantations
- Paved Road Frontage
- Food Plots
- Great Hunting



DESCRIPTION

An excellent 270 +/- acre recreational and timber investment property located in Sawyerville, Alabama. The property has over a quarter mile of paved county road frontage on County Road 92. A freshly redressed road provides a nice contiguous interior road network that provides access to all portions of the tract and all ten food plots. As you enter the property from the south, you will traverse through the younger-aged pine stand which ranges from around nine to ten years in age. A very sturdy wooden bridge spans the beautiful clay-lined Wrights Creek and leads to a thinned 30+ yr. old pine plantation. Approximately 230 acres of the tract's total 270+/- acres consists of this mature pine timber. With two aged plantations, hardwoods along the draws, and a year-round creek with multiple tributaries, the property itself has outstanding diversity and excellent wildlife holding potential. Topography is varying with slightly rolling hills which gives the property interest and character.

LEARN MORE ABOUT THIS LAND



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