

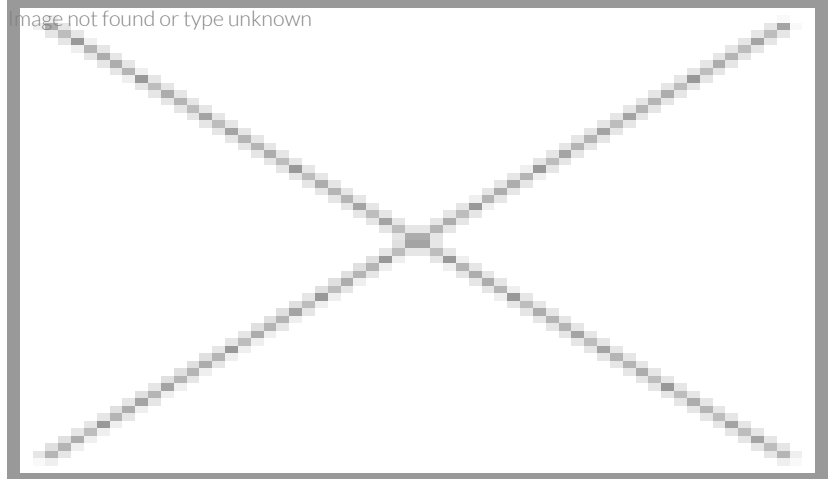


## 369 ac. - Hale Co. - Sawyerville Tract

| \$ 627,300

### HIGHLIGHTS

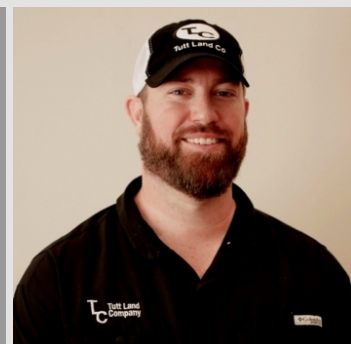
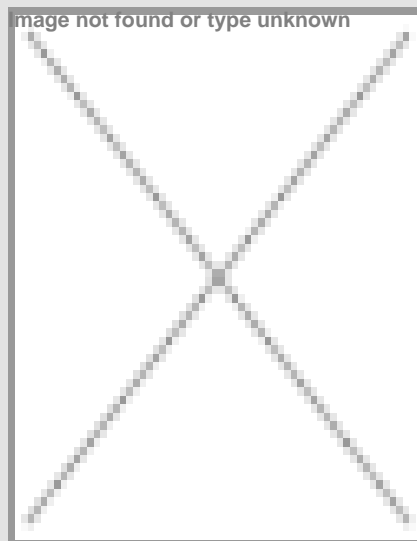
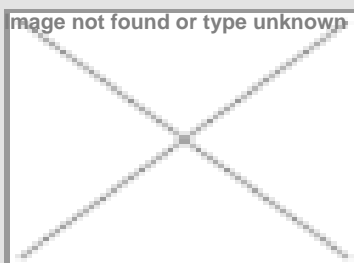
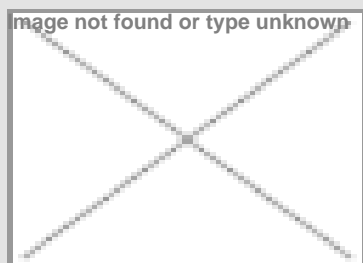
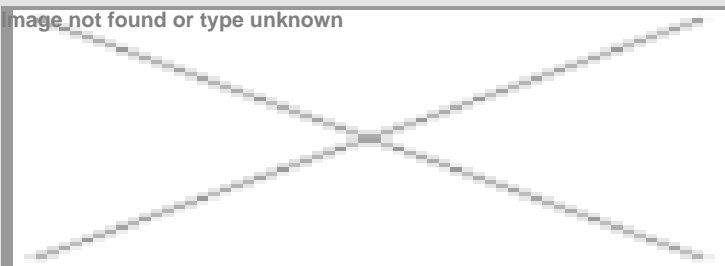
- Timber Investment
- Internal Road Network
- Multiple Aged Pine Plantations
- Paved Road Frontage
- Food Plots
- Great Hunting



### DESCRIPTION

An excellent 369 +/- acre recreational and timber investment property located in Sawyerville, Alabama. The property has paved Highway 14 and County Road 17 frontage. A freshly redressed road provides a good contiguous interior road network which allows access all portions of the tract and several food plots. This includes a new road which gives awesome access- entry points to the year-round sandy bottom Dry Creek. The timber on the tract consists of approximately 175 acres of an 8-year pine plantation along with approximately 65 acres set in a 5-year plantation and an 8-10 acre cut-over. The remaining acreage consists of hardwoods and food plots. There are a total of eight food plots including two which are over 2 acres in size. With two aged plantations, hardwoods, and a year-round creek, the property boasts outstanding diversity and excellent wildlife holding potential. Topography is relatively flat with a little roll down to the creek on the north side of the tract.

### LEARN MORE ABOUT THIS LAND



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