

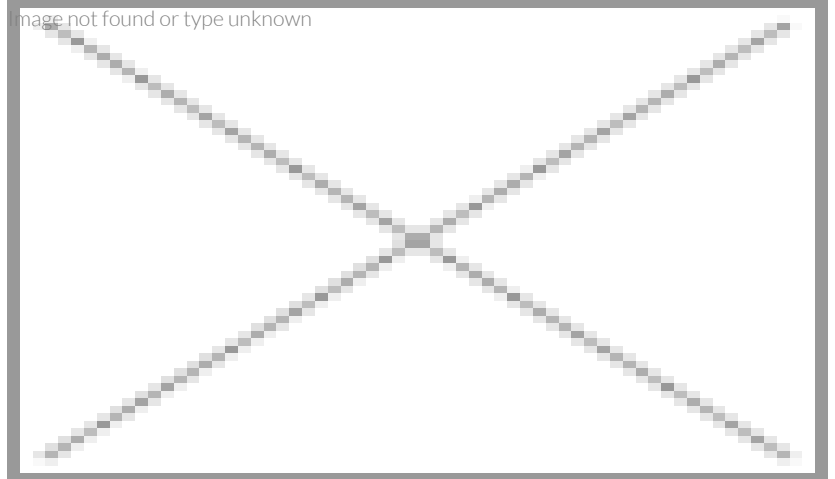


250 ac. - Sumter Co. - York Tract

| \$ 600,000

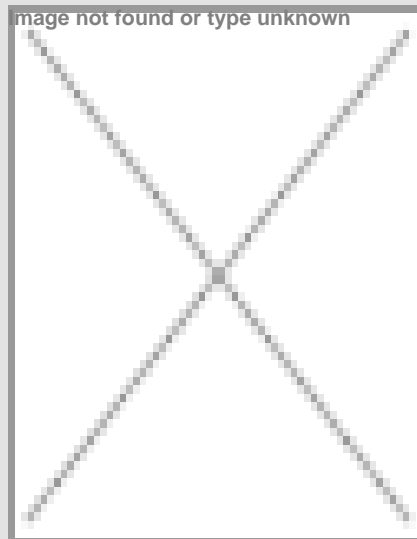
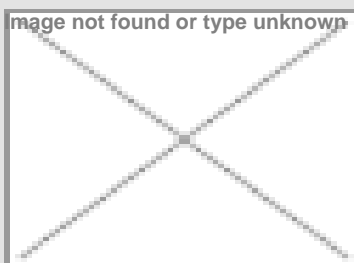
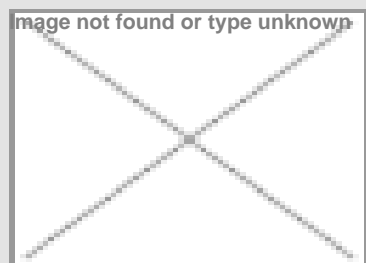
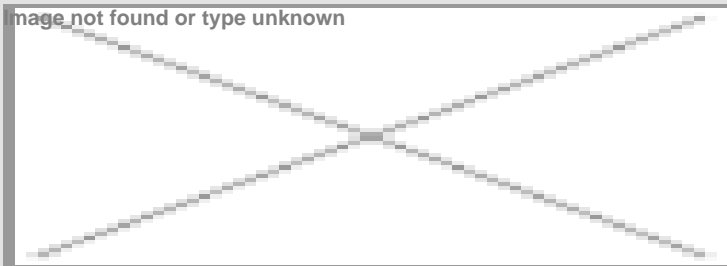
HIGHLIGHTS

- Mixed Aged Pine Plantation
- Internal Road Network
- Pond
- Food Plots
- Hardwood Timber
- Great Hunting



DESCRIPTION

An excellent 250 +/- acre recreational and diverse timber investment tract with multi-aged pine plantations, hardwood timber, food plots, and a pond. Situated less than three miles from I-20/59 in York, Alabama. From Tuscaloosa it's right at an hour's drive and about 35 minutes from Meridian Mississippi. The main body of the tract comprises of approximately 240 +/- acres with a separated 10 +/- acre piece sitting a half mile away. The 10 +/- acre section is surrounded by commercial and residential development with HWY 11 frontage. Either tract could be sold separately or as a whole as the ten acre out parcel has development potential. The 240 +/- acre parcel consist of a multi-aged pine plantations, being a 21 year old pine plantation that has had a release thinning and a 12 year old pine which appears to have been raked and bedded during site prep and is almost ready for its first thinning. There is a nice hardwood section in the middle of the tract with a creek. Boundary lines are painted and an interior road network allows easy access to the multiple food plots and pond. Overall, the property holds all components in a promising recreational property with an excellent road network, pond, hardwoods and established food plots along with a



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