



## 327 ac. - Coosa Co. - Coldwater Preserve Tract

| \$ 1,270,000

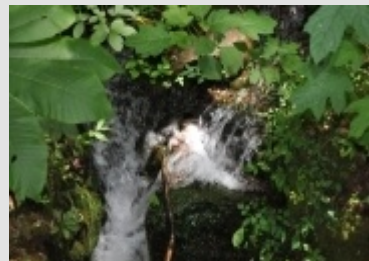
### HIGHLIGHTS

- 3 - Professionally Managed Stocked Lakes
- Year Round Creek
- Over 30 Acres of Food Plots / Corridors
- Mature Pine & Hardwood Timber
- Off the Grid Cypress Pavilion & Waterfall
- Excellent Road & Trail Network with Bridges
- Historic Natural 200 gpm Cold Water Spring



### DESCRIPTION

Now available, this turn-key 327 acre property is ideal for anyone looking for an elite hunting and recreation tract that is already crafted and managed to produce right away. From the gated entrance, you navigate the well groomed gravel road through a mature stand of both pines and hardwoods. As the gravel road continues on, a large food plot opens up and stretches a couple hundred yards to reach the water's edge of the property's first stocked and professionally managed lake, silhouetted in the backdrop you can see a portion of the four miles worth of walking and horseback riding trails wrapping around the tree line along the banks of the lake. A Cypress Pavilion sits quietly tucked into the base of a ridge just feet away and easily within hearing distance of a year round natural spring fed waterfall. The historic natural spring is located slightly up the ridge and according to the Geological Survey of Alabama it produces over 200 gallons per minute of natural cold water at 68.5 degrees. There are remnants of old Whiskey Still in a couple locations near the Spring as well. This property is one that you really must see in person to fully appreciate and as one Wildlife Consultant said when touring the property "this piece of land is unlike any I have ever encountered and you have done a phenomenal job making the piece of property more accessible and very appealing without disrupting its natural beauty".



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