



# 78 Ac - McCollough Road Farm

Geneva County | \$ 144,300

## HIGHLIGHTS

- county maintained dirt road frontage
- abundant sign of wildlife
- excellent hunting opportunities
- seasonal creek / spring in the hardwood bottom
- 15 ac +/- in row crop production



## DESCRIPTION

As you enter the property you come up a road that leads into a 15 acre +/- area that is actively in row crop production, this portion of the tract has a gently rolling terrain and has several excellent home sites. Following the east edge of the row crop land the terrain slightly falls into an 8-10 year old natural mixed pine and hardwood timber that is still in the early stages of growth, this area of the property provides excellent bedding areas for deer, nesting areas for turkeys and could potentially have some timber value in years to come. This area of the farm could also be converted into pastureland or row crop land with the right equipment. The third change in terrain is a natural hardwood bottom with a seasonal creek meandering throughout. Massive poplars, oaks, magnolias and other hardwood species decorate the bottom and the open understory is covered with signs of wildlife everywhere you look. This property has county maintained dirt road frontage with power running across the property. Priced at \$1,850/ Acre this property is certainly worth a look! Call 334-447-5600 to schedule an appointment for a showing.



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