

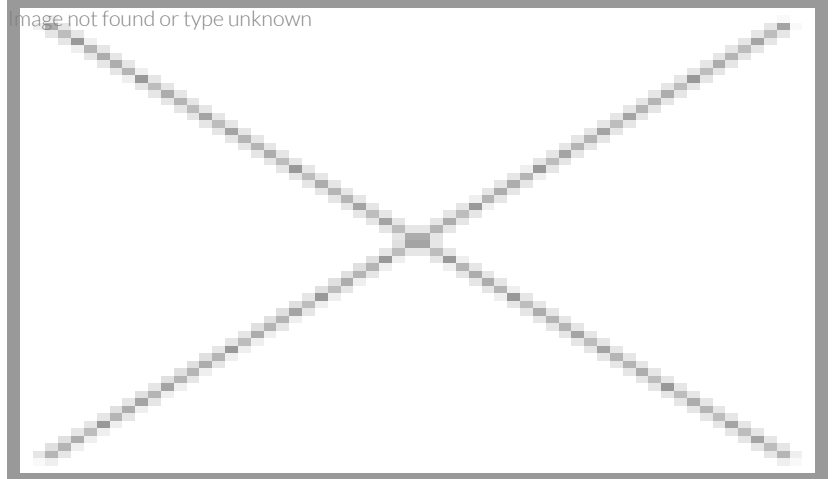


200 ac. - Pickens Co. - Fife Shop Road Tract

| \$ 370,000

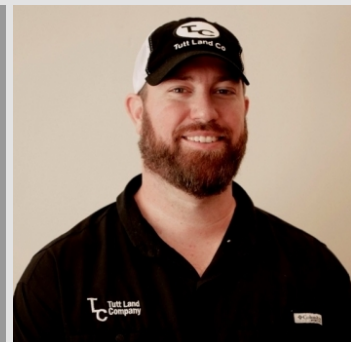
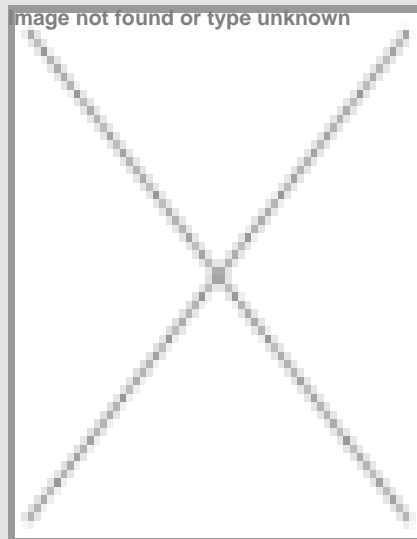
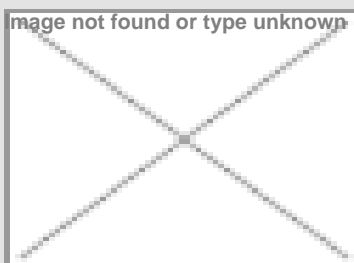
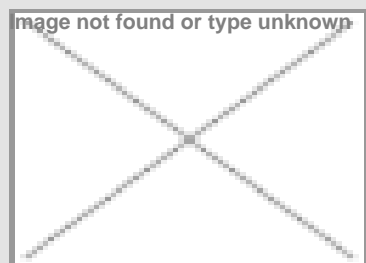
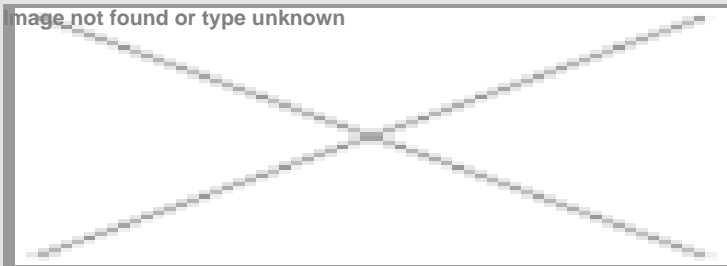
HIGHLIGHTS

- Food Plots
- Excellent Internal & Boundary Road Network
- Accessed from County Road
- Great Diversity of Pine Plantations & Bottomland Hardwoods
- Close to Northport, AL



DESCRIPTION

A fantastic 200 +/- acre recreational TURKEY HEAVEN and timber property located a few miles south of HWY 82 on Fife Shop Road, just southwest of Elrod, Alabama. The property has impressive diversity with a 100 +/- acre 8-10 year old pine plantation and another 100 +/- acre 22-25 year old pine plantation that has been thinned once. Both stands were planted with proper site prep and are growing to full potential. An excellent road network encompasses the property with established boundary roads that also serve as great firebreaks. The boundary and interior road network leads to seven food plots that are all irregularly shaped and unique in design. The topography has just enough roll to it to give the tract some character without being too hilly or too flat. There are high points on the property that provide exceptional views for home, cabin, or campsite locations. If you are in the market for a great hunting and recreational tract with a timber investment asset in West Alabama, this is well worth consideration.



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