

# BROOKESON PROPERTIES & BTJ FARMS

This is a true turnkey property and a must see if you are looking for a high end recreational property.

Located in Russell County, Alabama Brookeson Properties and BTJ Farms offers a turnkey experience for those looking for a top end recreational and timber producing property. These two properties have been intensively managed to produce quality wildlife and sustainable timber production.

6,835 ± acres  
Russell County, AL  
\$16,000,000

Chandler  
Graham

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Larson &  
McGowin  
P R O P E R T I E S

[www.larsonmcgowinproperties.com](http://www.larsonmcgowinproperties.com)

One Office Park Circle Suite 100 Birmingham, AL 35223 | Branch Offices: Greenville, Alabama | Mobile, Alabama | Merryville, Louisiana



# BROOKESON PROPERTIES & BTJ FARMS



Upon entering the property, you are greeted by a custom 5-bedroom home with antique beams, floors and ceilings that truly has to be seen to believe. The large great room and kitchen provide the perfect setting to entertain friends and family after an enjoyable day afield, or enjoy a fall football game on the screened porch overlooking the back pasture. There are simply too many features in this home to mention and is truly one of a kind. In addition to the main residence there is a 4 bay shop complete with a full bathroom and manager's office along with a four stall barn

ready for horses and a raised bed garden for growing your own fresh vegetables.

This rare opportunity to own a large contiguous property of this caliber in this area is being offered as a whole or in part.

6,835 +- Acres with House	\$16,000,000
2,100+- Acres with House	\$6,150,000
1,220+- Acres with House	\$4,200,000

**By Appointment Only:** To schedule an appointment to view the property, please call **Chandler Graham | Phone (334)-734-1382** | email [cgraham@larsonmcgowin.com](mailto:cgraham@larsonmcgowin.com). Any

potential purchaser exercising the privilege of examining the property does so at his (its) risk with regard to any condition on the property, whether patent or latent, known or unknown, to Seller and Seller's agent, and does release and agree to defend and indemnify Seller and Seller's agent from any and all claims for any damage or injury whatsoever, including attorneys' fees and costs, incurred in connection with or resulting from the potential purchaser's examination of or presence on the property.

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# Larson & McGowin PROPERTIES

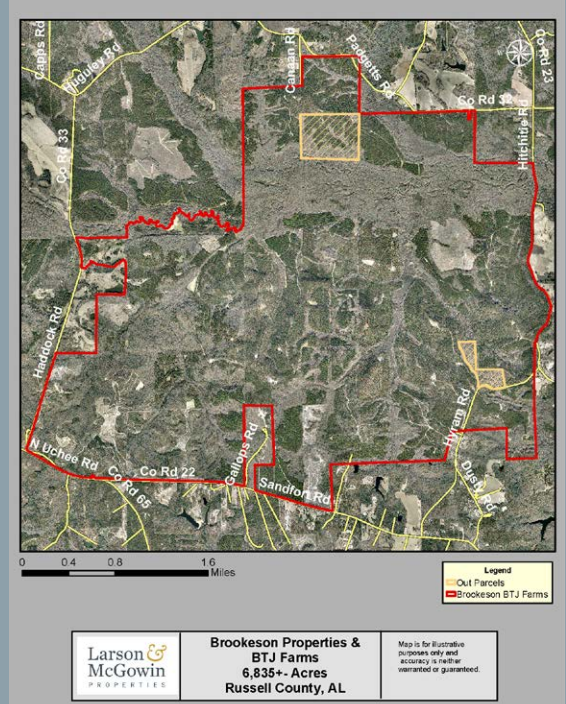


**Representations of the Seller:** Although the Seller believes the information presented in this Property Package is factual and accurate, no warranty is expressed or implied with respect to any information contained herein, including but not limited to: the timber estimate data, acreage estimates, the plotting of the boundaries on aerial photographs or maps, or any information supplied by Seller or by Larson & McGowin Properties LLC.

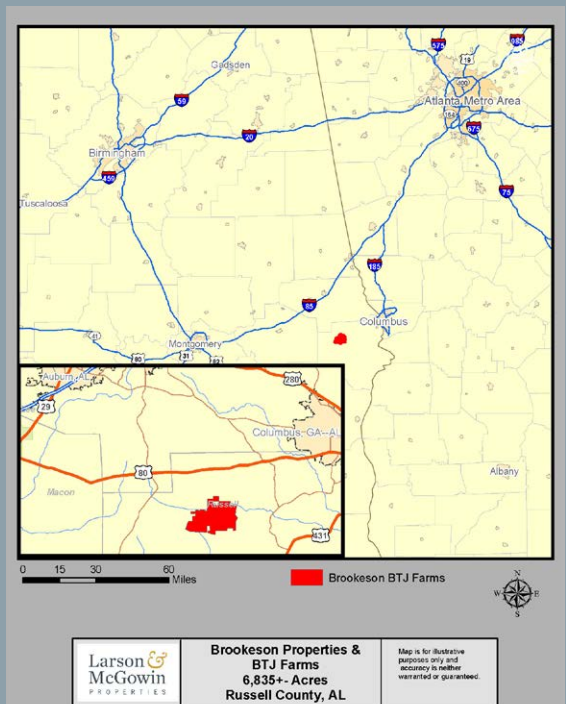
**Brokerage Disclosure:** Larson & McGowin Properties LLC. is the agent of the Seller and represents the Seller in this transaction.

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**BROOKESON PROPERTIES & BTJ FARMS**  
6,835+- Acres | Russell County, AL  
Property boundary (red) and out parcels (tan) map.



**BROOKESON PROPERTIES & BTJ FARMS**  
6,835+- Acres | Russell County, AL  
Brookeson Properties & BTJ Farms location map.



# BROOKESON PROPERTIES & BTJ FARMS



The property is consistently producing whitetails scoring above 140" with many being in the 150" class. The turkey hunting is phenomenal with managed pine plantations and open hardwoods providing high quality habitat and a thriving population.



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