



John Hall & Company

COMMERCIAL/INVESTMENT PROPERTY □ LAND

www.johnhallco.com

OLD SELLERS ESTATE 62 ACRES+/-

LOCATION: South Montgomery County near Sprague

SIZE: 62 acres +/-

TERRAIN: Level to gently rolling pasture with mixed pine and hardwood bottoms

LAND USE: Recreation, Deer & Turkey Hunting, Timber. Fishing, Mini-Farm or Private Retreat

PRICE: \$179,800.000 or \$2900 per acre

SPECIAL FEATURES: The Old Sellers Estate is a beautiful timbered property with gently rolling terrain, The timber on the property consists of several small patches of pine about 20 years old and ready to be thinned to mature hardwood and hardwood pulpwood. There is a six acre spring fed lake that stays full even in drier times. There has been little hunting pressure over the years as the majority of the owners live out of state and the possible uses for the property are endless. What an ideal place to build a cabin for a weekend get-a-way or private retreat! Professionals looking for a tract

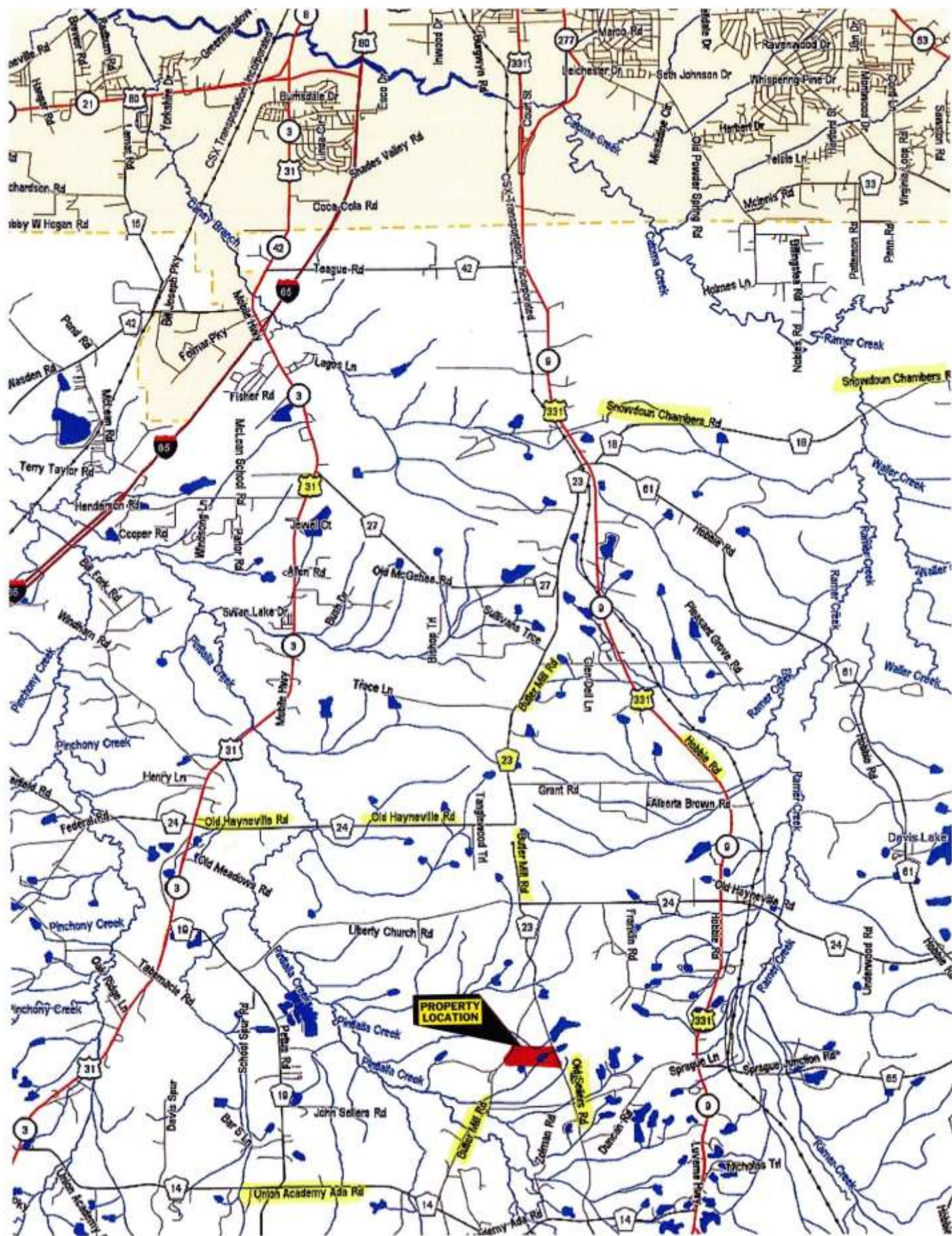
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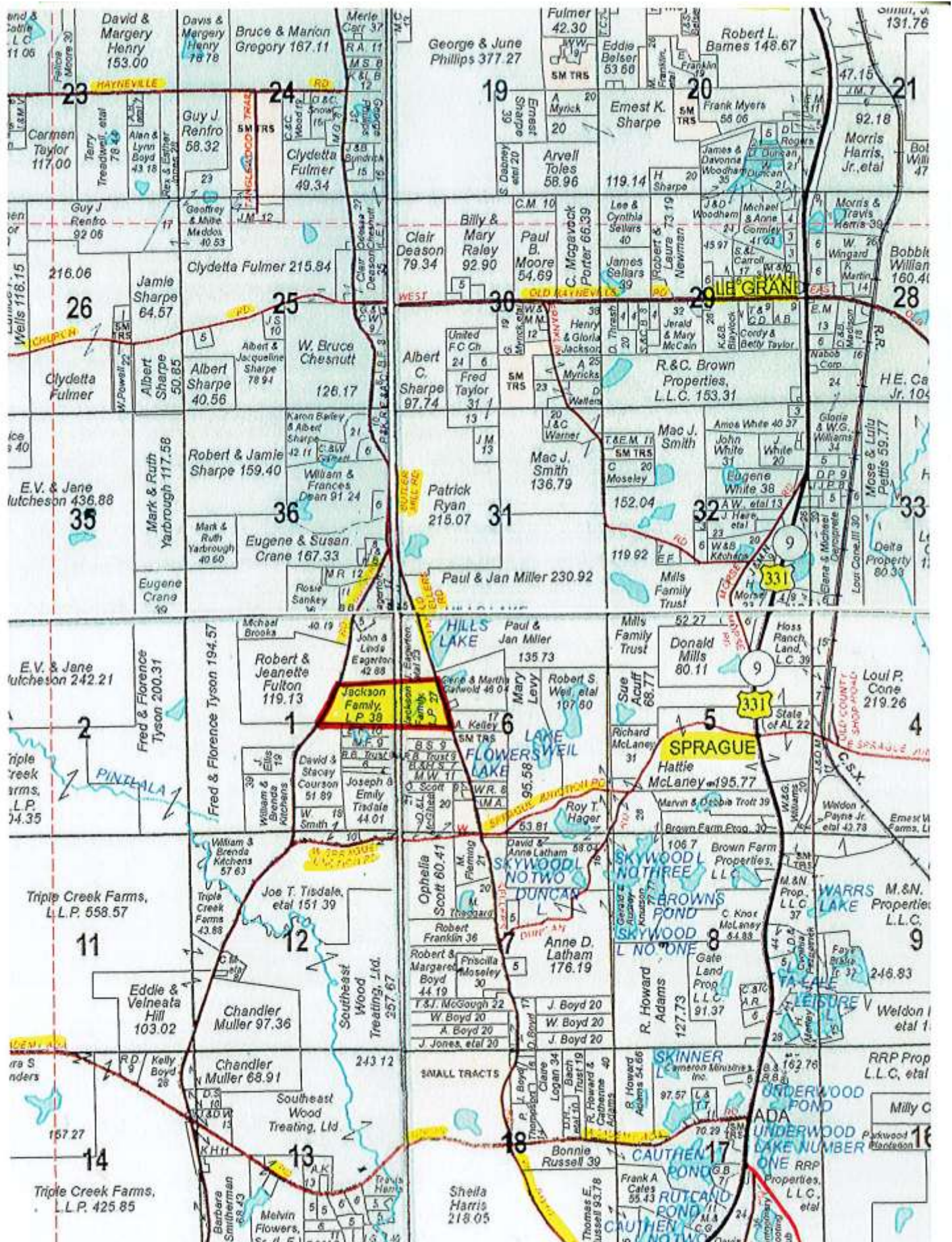
to come down in the afternoons to fish or hunt need look no further. Want to call up a turkey before work and be back in time to clock in? This is the spot.

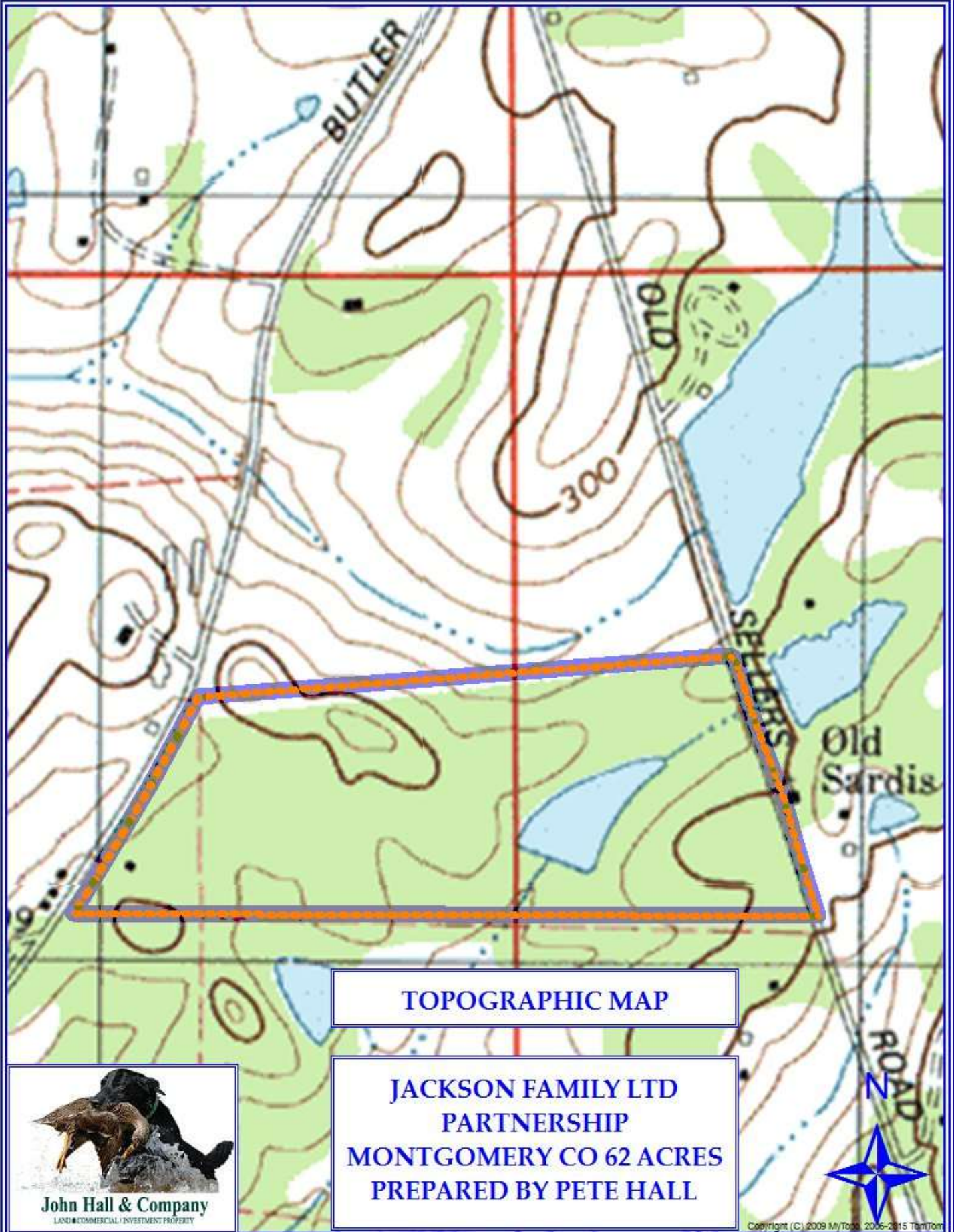
The Old Sellers Estate boast “good bones” with enough timber to thin and shape the property into whatever your vision may be. Take out 10 acres of timber and make a dove field or leave it as is. The surrounding neighbors have large high-fence plantations and others have smaller tracts where they live full time. It is a wonderful community to be in. Along with the location, frontage on both Butler Mill Rd and Old Sellers Rd provides an excellent exit strategy should you ever want to divide the property.

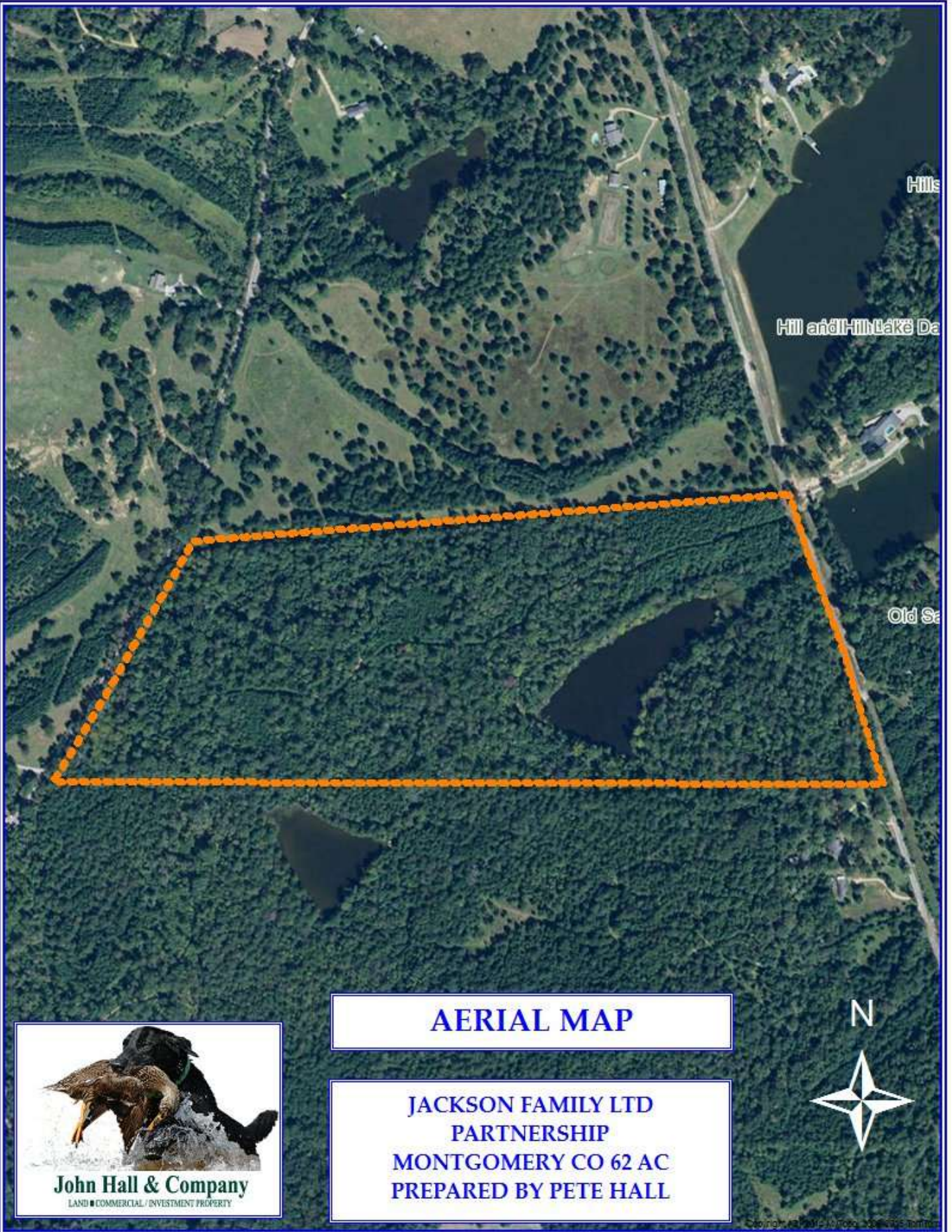
Located approximately 15 miles from Montgomery it's a quick drive down US HWY 331 or the more scenic Butler Mill Rd.

Call Pete Hall (334 312 7099) for an appointment to view the property.









AERIAL MAP

**JACKSON FAMILY LTD
PARTNERSHIP
MONTGOMERY CO 62 AC
PREPARED BY PETE HALL**





Plantation pine entrance of Old Sellers Road



6 Acre spring fed lake



Beautiful Roll- highest point on the property



Magnolia amongst the hardwood



Alternative view of the lake



Mature pine and hardwood mix



Butler Mill Road view



Old Sellers Road with wonderful neighbors