



CAMDEN FARM

145 acres +/-

Madison County

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Sartain's Heritage Properties

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Camden Farms offer 145 acres of beautiful rolling hill timber land and scenic open land, with year round recreation. The property has multiple food plots with custom built shooting houses an extensive road system, three small ponds and a two acre stocked fishing lake... In addition there is a large shop & shed building with enclosed sleeping quarters and bath room, Camden Farms is the prefect family retreat offering year round recreation and sound timber investment.

Property Breakdown: 145 gross land acres, 45 acres open land, 2 acre lake & three small ponds, 98 timbered acres

Timber Breakdown: 30 acres 16yr plantation pine, 68 acres mixed pine & hardwood

Improvements: 40x140 shop & shed building with bath room, Pavilion with fire pit overlooking the lake area, Fenced and gated along roadways

\$406,000.00



