

# PARTNERS

## REALTY.info

**For Sale**  
**Varner Lake**  
**172 Acres Bullock County**



Properly Marketed by  
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# Varner Lake Bullock County

- Location:** CR 61, 5 miles south of Union Springs, AL. Approximately 45 Miles from Auburn and Montgomery. Located in high quality environment with very large land owners on all sides. Sparsely populated yet convenient to Jordan Hare Stadium.
- Size:** 172 acres
- Land Use:** Hunting, fishing, timber & real estate investment, primary or seasonal residence.
- Price:** \$749,000
- Features:** A gentlemen's retreat, this property is the epitome of southern hospitality and encompasses a variety of recreational opportunities that every outdoorsman dreams about. With an abundance of wildlife; turkey, quail, deer and waterfowl thrive.
- Charming gated entrance (new Kentucky 4 board fencing) with improved roads to cabin
  - 22 acre lake stocked with F1 Tiger Bass, Bluegill, Shell Cracker, threadfin shad, sterile white amur grass carp
  - 3 bed 2 bath cabin with large covered deck overlooking the lake. (New roof, paint, decking, pine floors, and huge stone fireplace.
  - Storage shed, 3 bay tractor shed, lakefront covered shelter and new dock and pier
  - Extensive interior road and trail system with maintained fire lanes
  - 100 acre stand of 1986 Loblolly Pine (14-18 dbh) @18-24 tpa
  - All sweet gum and trash hardwood mechanically removed; follow up spray with Imazpyr & spot glyphosate; burned properly every 2-3 years.
  - 29 acres (north of CR 61) planted with 13,000 longleaf pine in 2011 (4 summers old) and very visible
  - 143 Acres (south of CR 61) planted with 30,000 longleaf pine in 2013. Scheduled for release burn in Feb. 2015
  - 3500 ft of paved road frontage on Bullock CR 61
  - 2300 ft of dirt road frontage on Aberfoil Road
  - 2000 ft Dixie Electric power ROW ideal for food plots





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