



*Specializing in the sale of large properties across the state of Alabama*

## THE TURKEY TRACT



**Location:** Bibb County (located within 60 miles of Birmingham)  
near the community of Lawley

**Size:** 262+/- acres

**Land:**

Mostly timbered. Good mix of 20 year old natural re-growth, pine stands, hardwood drains, and open wildlife areas.

**Water:**

The property has two stocked ponds and several intermittent streams making it a year round retreat with opportunity to fish. The main pond is 3+/- acres with a rustic cabin located on the shoreline and is stocked with F-1 tiger bass, bream, and catfish. A second 1/2 acre +/- pond is located near the main camp and stocked with bream.

**Wildlife:**

Incredible wildlife tract. All types of hunting opportunities available with great deer, dove, quail, and a tremendous turkey population.

**Special Features:**

- The camp features a bunkhouse which sleeps 10+ and has a common area with fireplace and full kitchen, a separate cabin which sleeps two+, and a skinning shed with stone fireplace and communal space. All buildings are outfitted with municipal water, common generator power, and satellite TV. The bunkhouse has a large propane tank (approx. one refill required per year) and hot water heater.
- A good road system has been established for easy access to the entire property along with several trails and fire breaks. The land has many cultivated food plots ranging from less than half an acre to 2.5 acres. There is a 12 acre field that has been used for seasonal plantings and a dove field. Food plots have been planted with grain sorghum and iron clay peas for the past five summers with at least 3 chufa patches and typical fall blends for hunting season. Numerous plots of fruit trees, oak trees, and pine trees have been established as well as mineral licks, sage grass bedding areas, honeysuckle cages, etc.
- Additionally, the lease for the surrounding 1000+/- acres is held and creates the opportunity to intensively manage the wildlife and control your borders. Numerous food plots and stands have also been established on the lease area.

**Price:** \$2150/acre



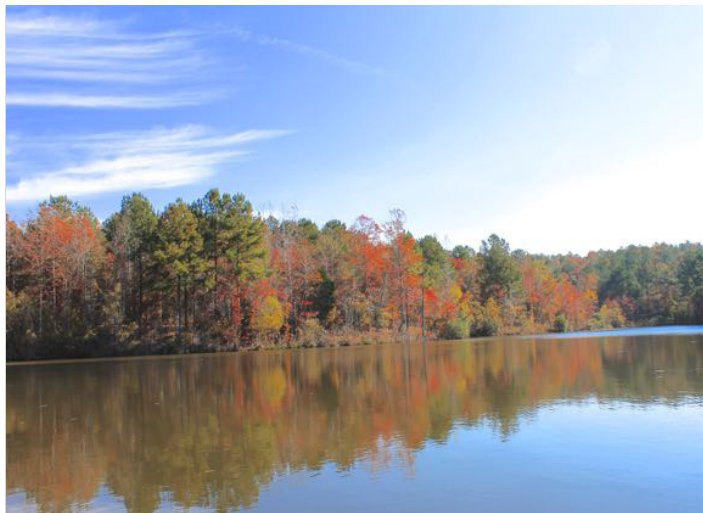
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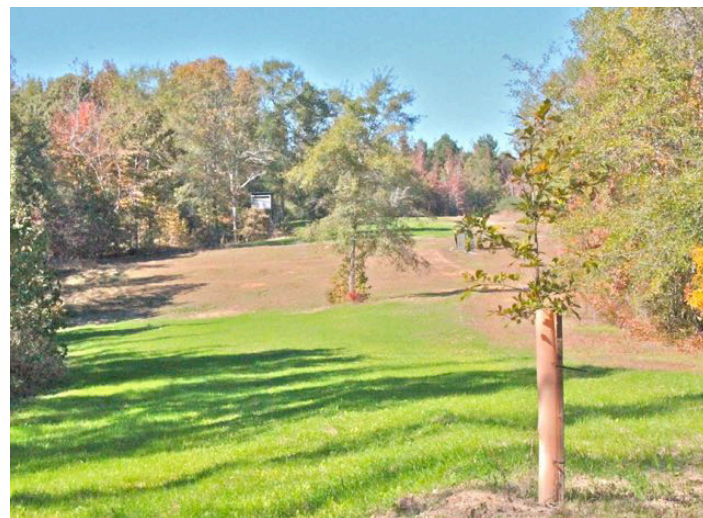
One of numerous fall food plots planted with winter wheat and grain sorghum



3+/- acre pond. Stocked w/F1 tiger bass, catfish, bream. Stocked 3 yrs +.



12+ acre planted field utilized for dove, deer, and turkey hunting.



Long food plot with approximately 2 acres planted with shooting house.



2.5 acre +/- planted food plot. Cleared sage grass stands adjacent.



Shooting house on 1 acre food plot. Typical of shooting houses on property.



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Spring planting of large field.



Sage grass area in pines with several fruit trees.



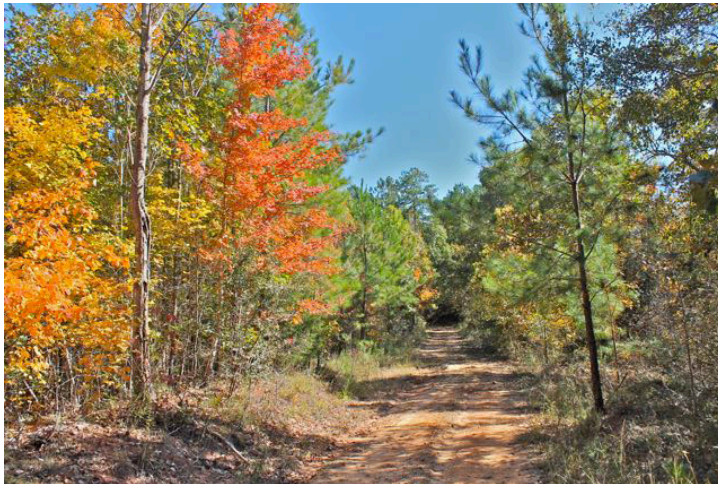
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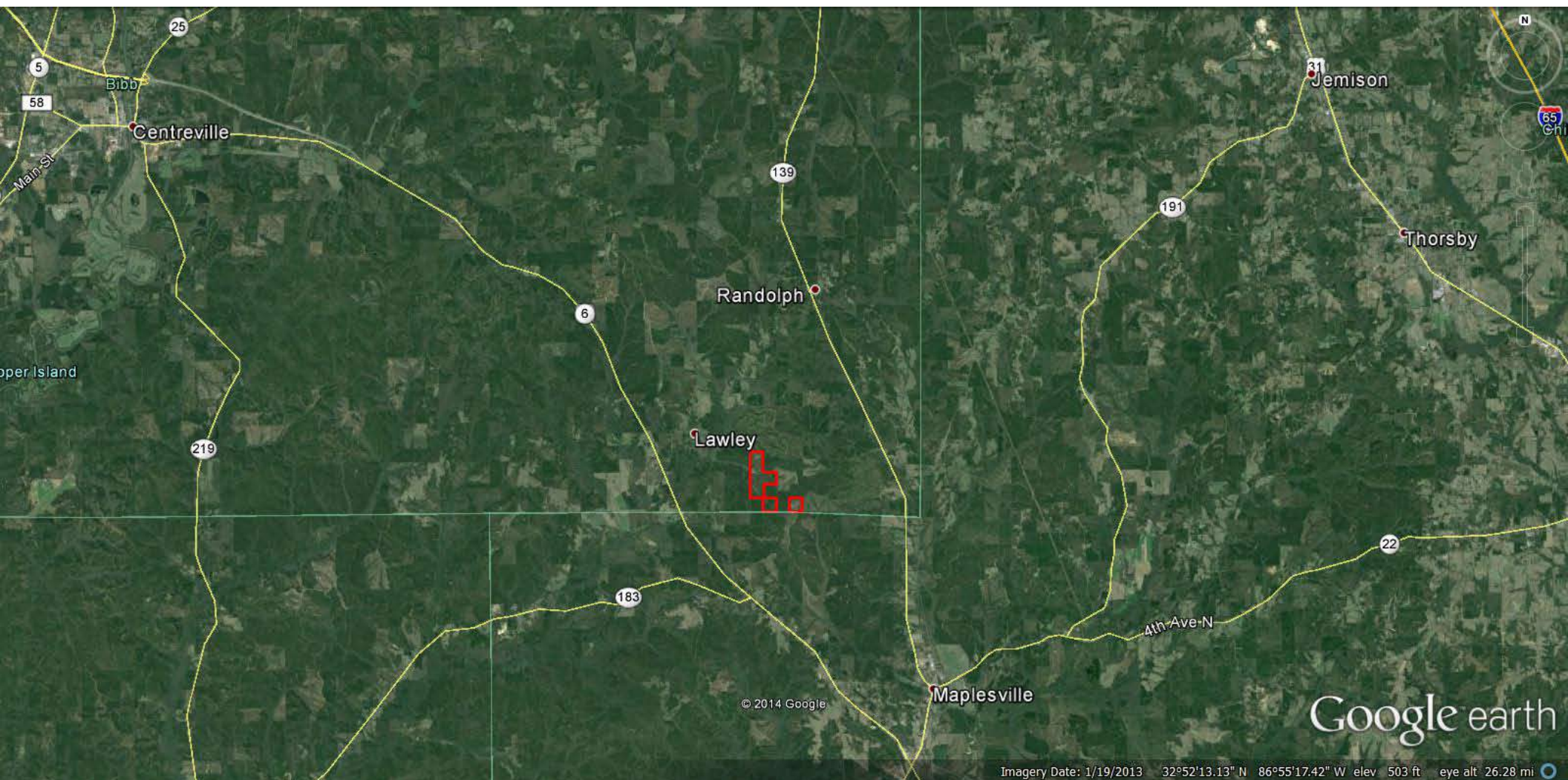
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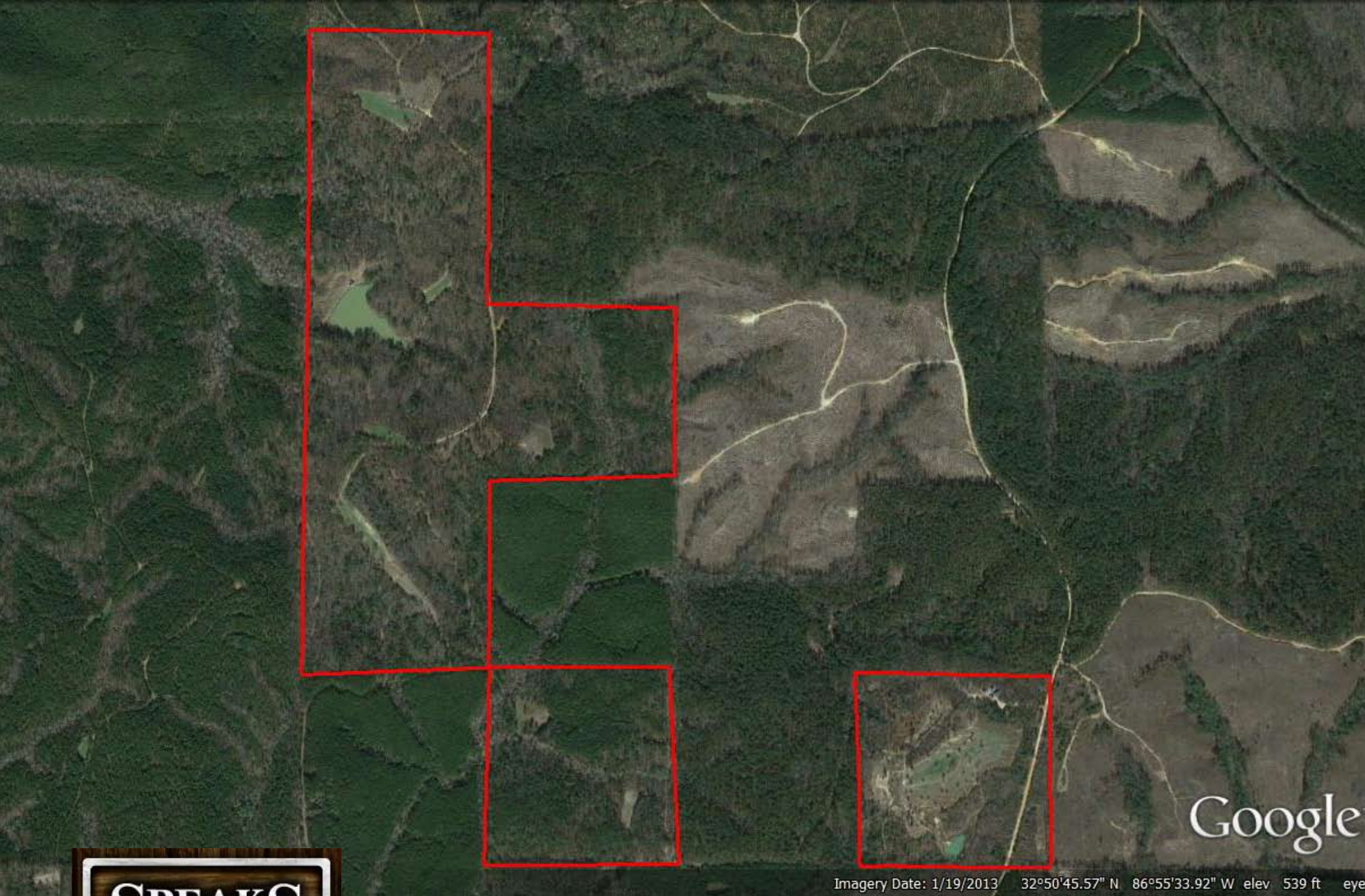




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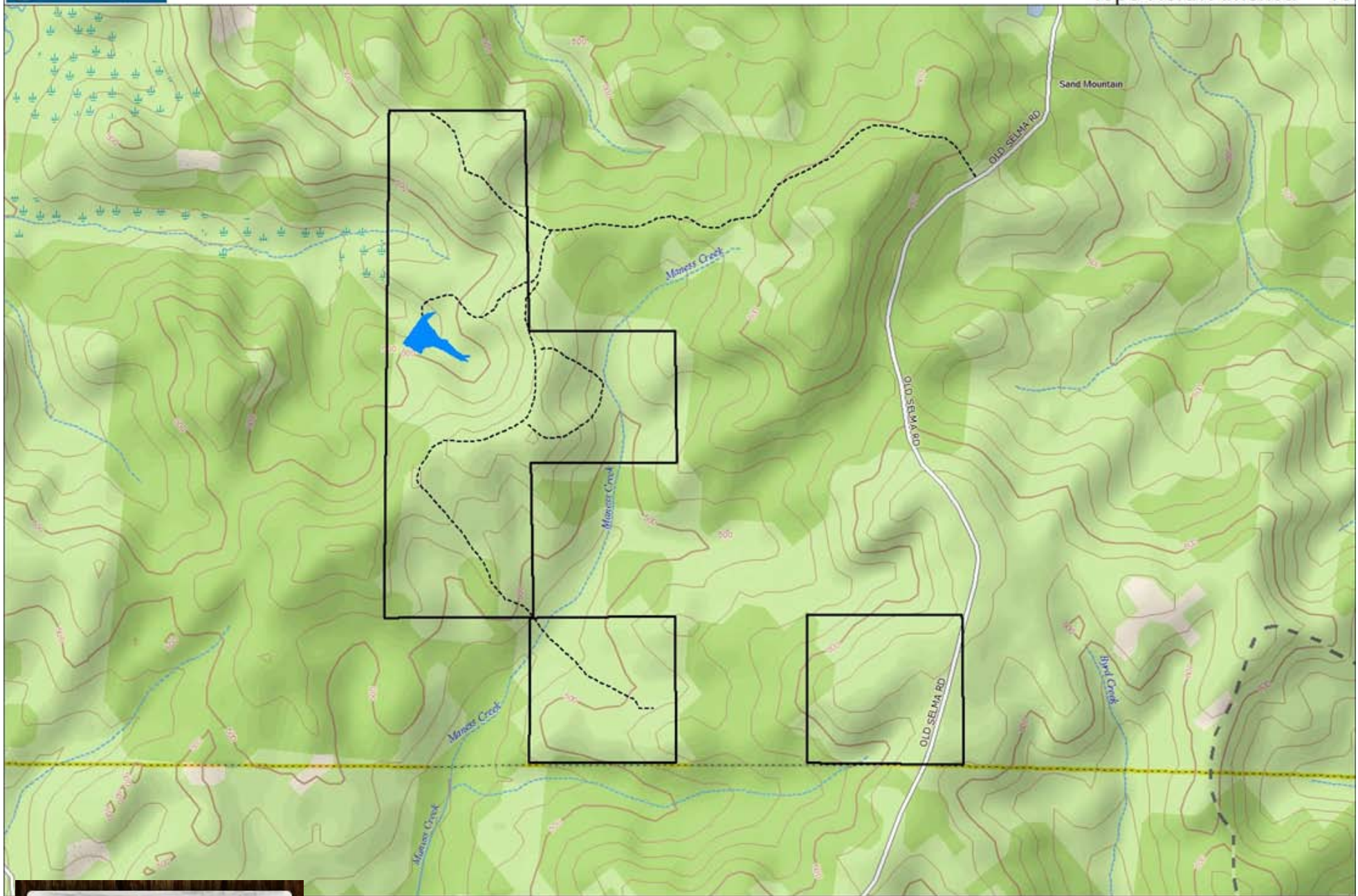
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