

Hay Farm Hunting and Timber Tract

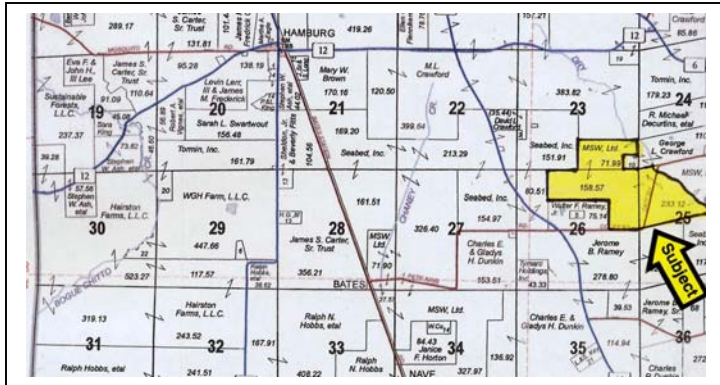
+/-357 Acres offered for \$625,000 - Perry County, Alabama

- +/221 acres in fenced pastureland
- Nice Stock Pond
- Electrical Power and Deep Wells
- Creek
- 40.5 Acres Pine Plantation
- 47 Acres Hardwood



This **±357-acre** tract known as the **Hay Farm Tract** is located southeast of the community of Hamburg in southern Perry County. County Road 144 runs east to west through the property and electrical power and water are available. The pastureland is fenced and there is a pond located on the west side of the public gravel road as noted on the attached aerial photograph. Based on available GIS data, the tract consists of the following land components: Pine Stands - 40.5 acres; Hardwood/SMZ Drains - 47.5 acres; Open Pastureland - 221.4 acres; Hardwood CRP - 40.8 acres; Pipe Line ROW - 7.1 acres. The pine stands feature 15.6 acres of 26-year old loblolly, 18.9 acres of 15-year old loblolly, and 6 acres of 10-year old loblolly. Rough estimates of timber volumes are approximately 2,000 tons of pine and 850 tons of hardwood. These are timber volume estimates and are not guaranteed by Seller or Broker.

The hardwood Conservation Reserve Program (CRP) land is along Dry Creek and this area has been planted in several oak species. This contract expires on September 30, 2016. The cattle lease on 191 acres of pastureland pays \$25.00 per acre per year, and the hunting lease paying \$10/acre covers the entire 357 acres. The cattle and hunting leases can be continued or terminated at the option of the Purchaser. This is an excellent hunting tract and offers both timberland and pastureland for diversified use. The approximate distances to nearby cities are as follows: Selma - 20 miles; Marion - 15 miles; Tuscaloosa - 60 miles; Birmingham - 70 miles. Please call the **Camden Office at 1-866-788-0759 or the Wetumpka Office at 1-800-782-5263** for more information or for an appointment to see.



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Land**

Edgar Reeves

(334) 872-0491, Ext. 102

Don Donald, ALC

Camden Office

(866) 788-0759 Toll Free

(334) 682-9825 office

(334) 419-2874 cell