



GREAT SOUTHERN
Land



Persimmon Creek Tract #46-003
259+/- Acres in Macon County, AL
Offered at \$646,500 (\$2,500/Acre)

This 259 acre tract is located in the famed "Black Belt" region of Alabama. This area is known for consistently producing trophy whitetails and turkeys. The property is located between Interstate I-85 and the world famous Sedgefields Plantation, just off of Highway 29. This tract is convenient to both Montgomery and Auburn. The property has a duck pond with a valve that allows you to control the water level, so that you can plant food for the ducks and then flood the food source. There is also a 13 acre lake that was stocked back in 2007 with Coppernose and Northern Bluegill, as well as, Tiger Bass. The pond is approximately 18 ft. at the dam. All stocking was done by American Sportfish Hatchery. There is a cabin on site consisting of a bedroom with 4 bunk beds, 1 full bath, kitchen, and a sitting area. There is a covered storage area attached to the cabin. The deer population in this area is very good. The adjoining landowner to the south and east uses QDMA practices. When you combine this with the location of this tract you can see why there are tremendous trophy whitetails taken in this area every year! The tract consists primarily of mixed hardwoods and pine. There are several hardwood bottoms that traverse the property and they are absolutely beautiful! A portion of the northern section of the tract has been groomed for "put and take" quail hunting and has been

the site of some exceptional dove shoots. Other portions of the northern section have been allowed to grow up to provide a good bedding area for the deer.



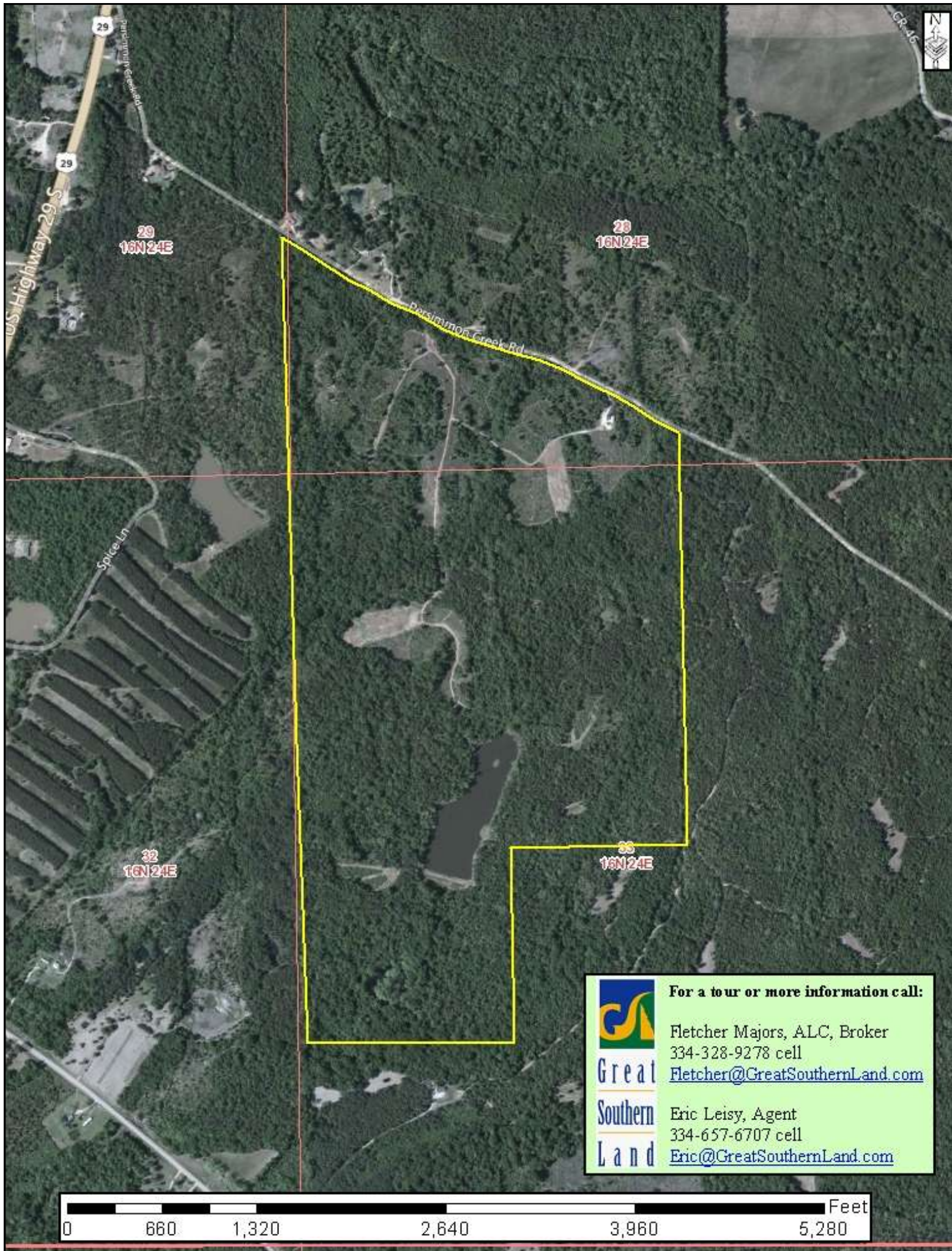
Great
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For a tour or more information call:

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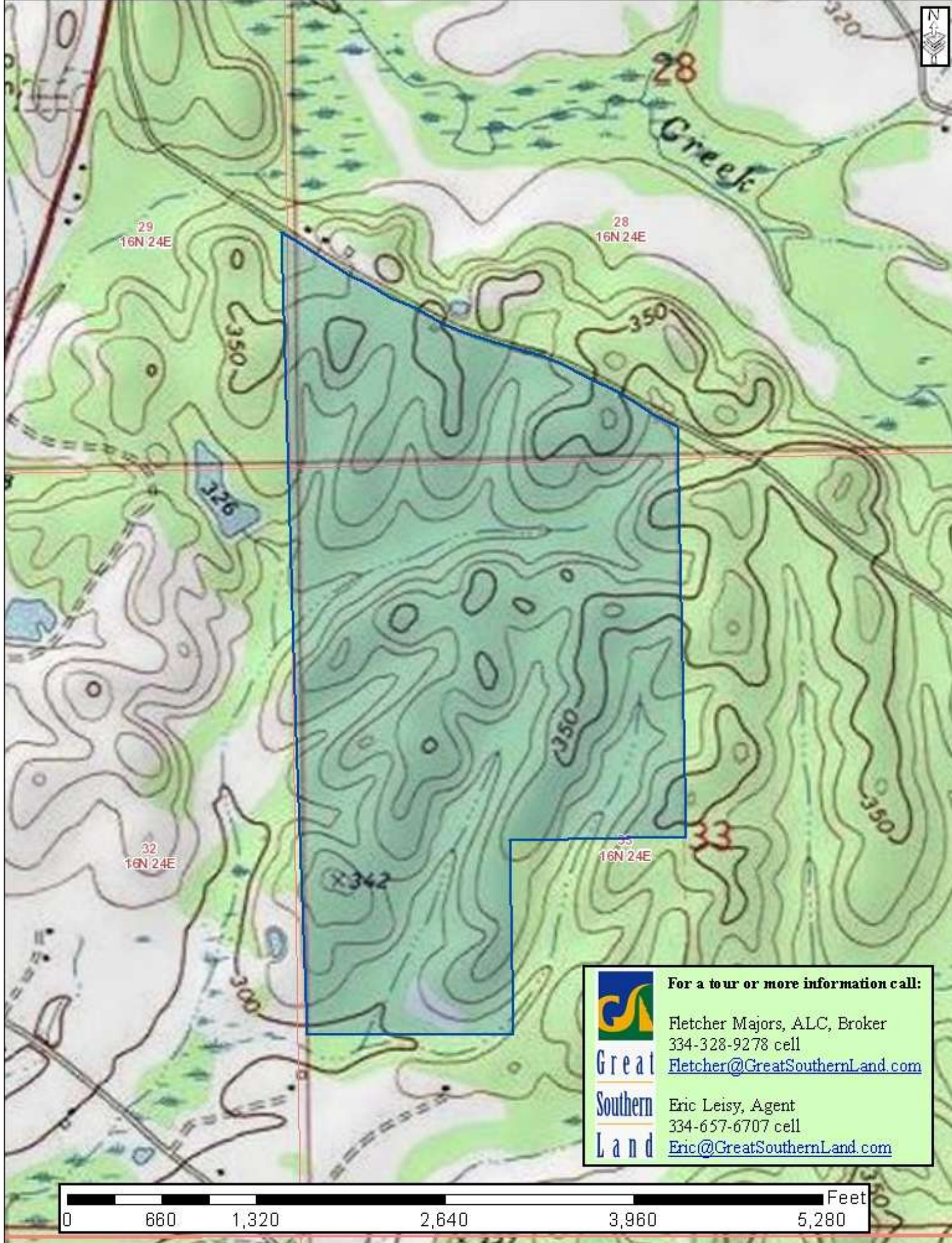


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Picture of a shooting house located on large green field.

(Below) Cabin with attached storage. There is one bedroom with four bunk beds, full bath, kitchen, and a sitting area.





Approximately 15 acres along the Northern line have been converted into “put and take” Quail habitat/ Dove field. The majority of this section was cleared and grubbed so that you may plant wheat, browntop, milo, etc. for the birds.





The majority of the woods on this tract are a pine/hardwood mix, with several hardwood bottoms running through the property. There are also several green fields like the one below that are strategically located.





Above is the 13 acre lake that was stocked in 2007 by American Sportfish Hatchery. The initial stocking consisted of 15,000 Coopersnose and Northern Bluegill. Followed by stocking with Tiger Bass.



(Left) View of 1.5 acre Duck Pond with valve to drain and flood as needed. (Right) Smiles all around after a successful morning shooting ducks!



**Evidence of the quality of
Trophy Whitetails that call
Persimmon Creek home.**





**Another huge rub located
in one of the hardwood
bottoms!**

**The “Dinner Plate” field with an elevated
shooting house in the background.**





(above) Duck pond when flooded. At times there have been as many as 250 Wood Ducks seen on the pond.

(below) Another beautiful hardwood bottom frequented by Turkeys.





**(Left) view of
road leading to
Lake.**

**(Below) view of
Lake from dam
looking North**



