



Ramer Creek
360+/- Acres in Montgomery County, AL
Offered for \$850,000 (\$2,361/ac)

This excellent tract of land is located in south Montgomery County near the Sprague Community, about 15 miles south of the Vaughn and Taylor Road intersection. The property has almost $\frac{3}{4}$ mile of frontage along the south side of county road 65. Most of the property has an excellent stand of pine plantation approximately 13 years old. Most of the pines have recently been thinned.. This soil has a high site index and is excellent for growing timber and these pines have really grown well. The remaining acreage consists of areas of nice hardwoods, numerous game plots and a good road system that provides access to the entire property.

Ramer Creek borders the entire east side of the property for over 1 $\frac{1}{2}$ miles with large hardwoods all along the creek providing a good water source and habitat for the large numbers of Deer and Turkey on the property. There is a lake on the south end of the property which also adds to the recreational value of the tract. The property is surrounded by several large landowners which is a big positive feature when managing wildlife.

This is an exceptional tract of land. The property is located in a good area, the hunting is outstanding, and with the large number of timbered acres, buying this land would be a good investment as well.

www.GreatSouthernLand.com



For a tour or more information call:

Bill Atkins, Listing Agent
 334-567-0924 ext. 207
 334-399-9397 cell
batkins@knology.net

Fletcher Majors, ALC, Broker
 334-567-0924 ext. 205
 334-328-9278 cell
Fletcher@GreatSouthernLand.com



**Nice 7 Acre Lake
is located at the
south end of the
property and
provides a good
source of water
for habitat**



**Stand of 12 year old
pine plantation
makes the tract an
excellent investment**



**Large hardwoods
and tree stand
makes this a great
hunting tract**





**3/4 mile paved
road frontage
offers good
access to
property**

**View of good
road system
through pine
plantation**



**Beautiful
Ramer creek
borders east side
of property for
over 1 1/2 miles**



Ramer Creek 360 +/- Acres
Sections 4,9,10,15,16: T13N, R18E,
Montgomery County, Alabama
2006 USDA Aerial Photograph



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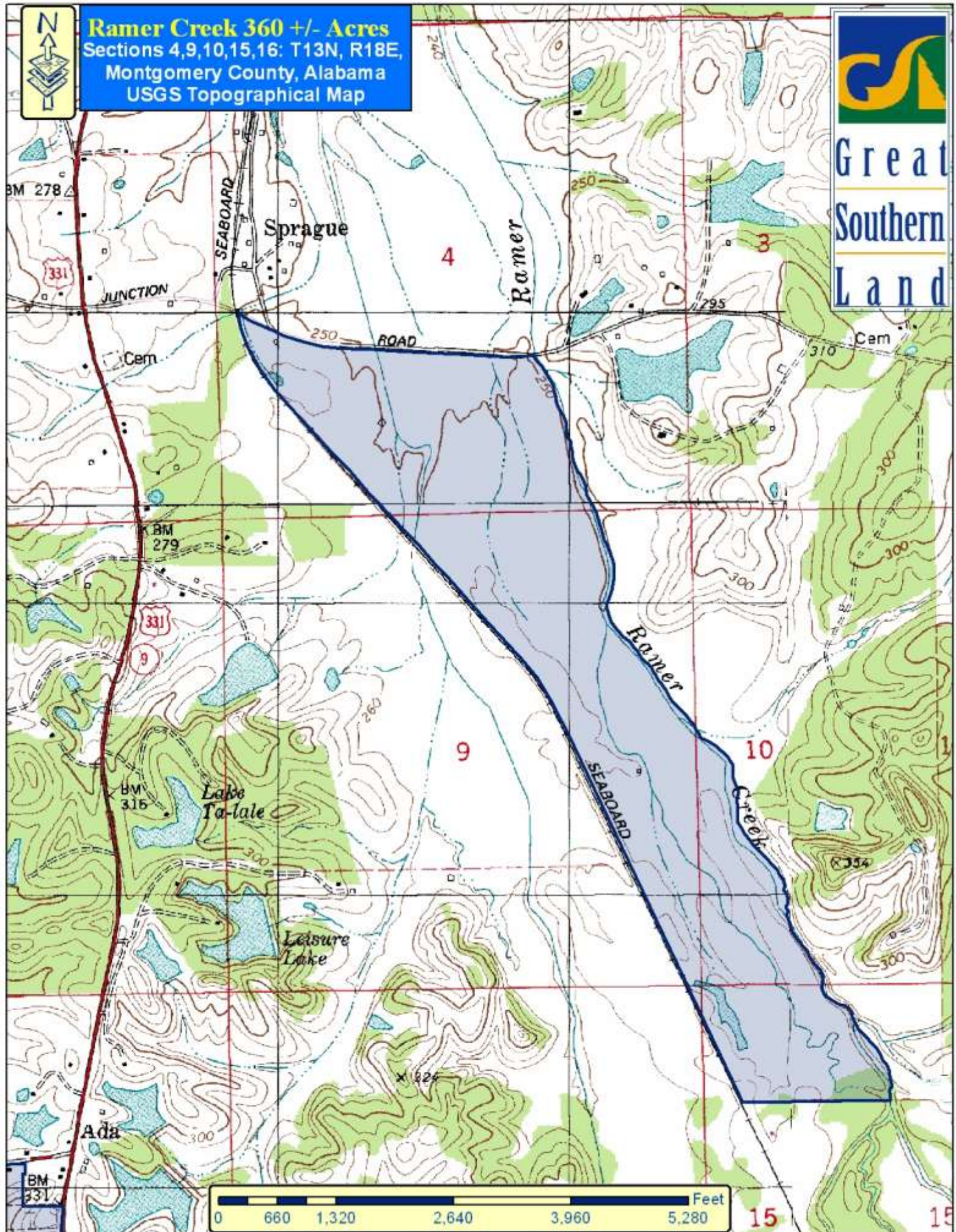




Ramer Creek 360 +/- Acres
Sections 4,9,10,15,16: T13N, R18E,
Montgomery County, Alabama
USGS Topographical Map



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CR 23

CR 24

Ramer Creek Tract

Ramer Creek

CR 65

331

0 1 2
Miles

This is not a survey. No guarantees are expressed or implied.

AMA (LOCATOR 24)



SEE PAGE 100

OF

TWP 13N-RNG 18E SOUTHEAST

QUADRANT

100

**For more information and photos, visit our web site at
www.GreatSouthernLand.com**



**Healthy
12 year old
pine
plantation**



**Nice roadway
system through
pines**



**Access
bridge
to portion
of property**