



GREAT SOUTHERN
Land



White Oak Acres #67-029
116 +/- Acres in Winston County, AL
Offered for \$361,278 (\$3,116/ac)

- Smith Lake Water Frontage and beautiful frontage on White Oak Creek.
- Heavily timbered with mature hardwoods and pine on Smith Lake
- Good hilltop views
- 60 foot deeded easement into tract for development
- Great tract for Private Family Compound
- Adjoining acreage available

www.GreatSouthernLand.com



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For a tour or more information call:

Eddie Stone, Listing Agent
205-702-4420
205-837-4466 cell
edstone@windstream.net

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



67-029 White Oak Acres - 116 acres - \$361,278 (\$3,116/acre)

2011 USDA Aerial Photograph



White Oak Acres

60 ft. easement

67-029

Dock



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0 330 660 1,320 1,980 2,640 Feet

White Oak Acres # 67-029
116.0 ac+/- Winston County

NATIONAL
FOREST

11

12



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0 660 1,320 2,640
Feet

THIS IS NOT A SURVEY, ACRES ARE CALCULATED USING ARCGIS
NO GUARANTEES ARE EXPRESSED OR IMPLIED



**One of many
large rock
outcroppings on
the property**

**Roadway
through
hardwoods
provides good
access**



**Water frontage
on beautiful
Smith Lake**



Great Game Plots



**Pines
wider
than
Eddie**

**Beautiful
hardwoods**



67-017 Helicon (RMK 8046) - 147 acres - \$289,900 (\$1,972/acre)
67-019 Helicon 80 (RMK 8047) 80 acres - \$145,000 (\$1,812/acre)
67-029 White Oak Acres - 116 acres - \$361,278 (\$3,116/acre)



2011 USDA Aerial



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0 660 1,320 2,640 3,960 5,280 Feet

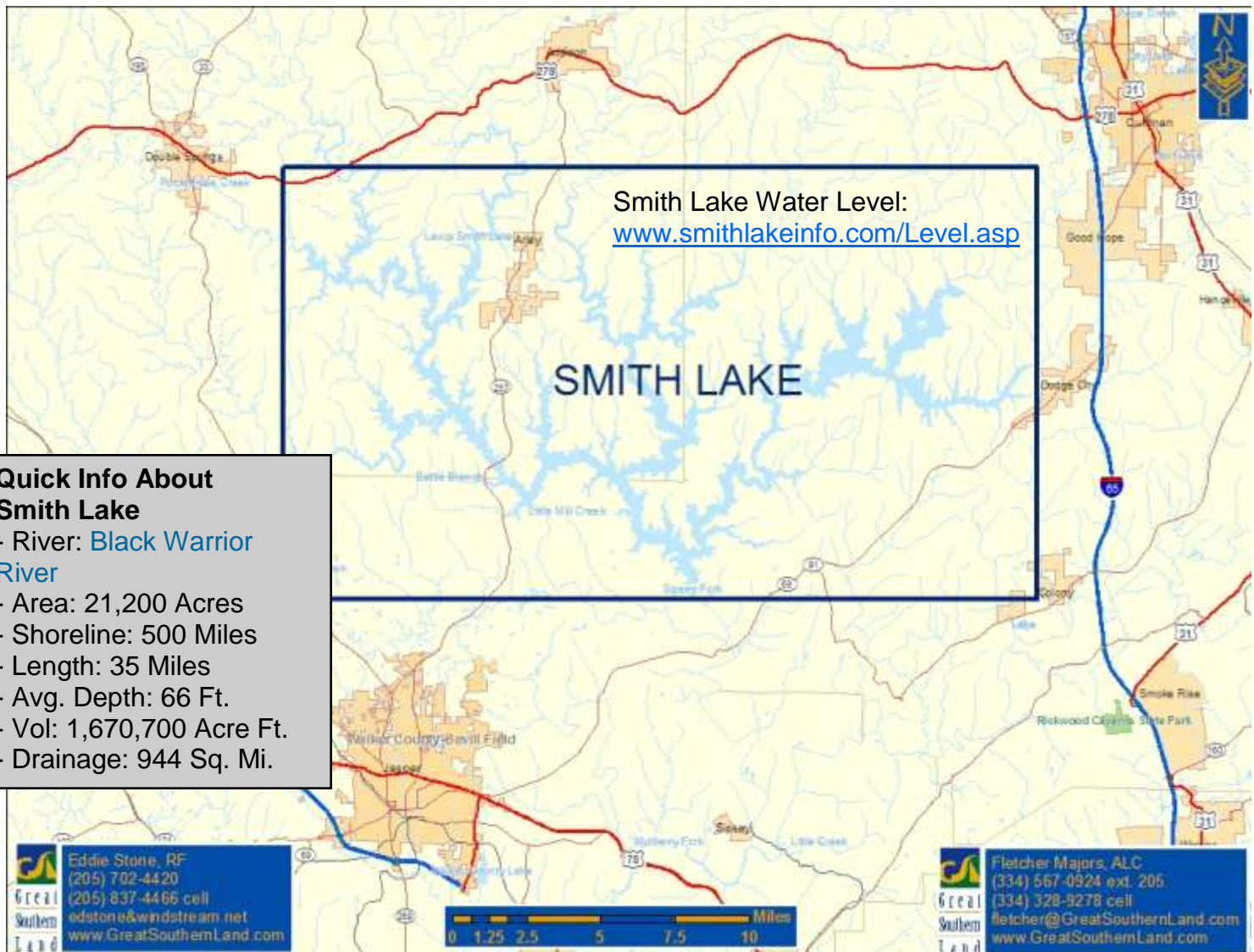
SMITH LAKE INFORMATION

From www.smithlakeinfo.com

Lewis Smith Lake (or Smith Lake) is located in North-Central Alabama about 20 miles northwest of Birmingham in state of Alabama (U.S.) counties of Cullman, Walker and Winston. The 300-foot high dam, completed in 1961 by Alabama Power Company, impounds the Sipsey Fork of the Black Warrior River to form the lake. Smith Lake has a surface area of 21,200 acres, 500 miles of shoreline, a watershed area of 944 square miles, a retention time of 435 days, and a maximum depth of 264 feet. The western side of the lake's watershed is crowned by the 180,000-acre Bankhead National Forest, which blankets the deeply dissected southern edge of the Cumberland Plateau. The Sipsey Fork of the Black Warrior River, Alabama's only Wild and Scenic River, flows through the Bankhead National Forest. The Sipsey Wilderness, Land of a Thousand Waterfalls, lies within the Bankhead National Forest and is home to Alabama's largest tree, a tulip poplar with a 21-foot circumference at its base.

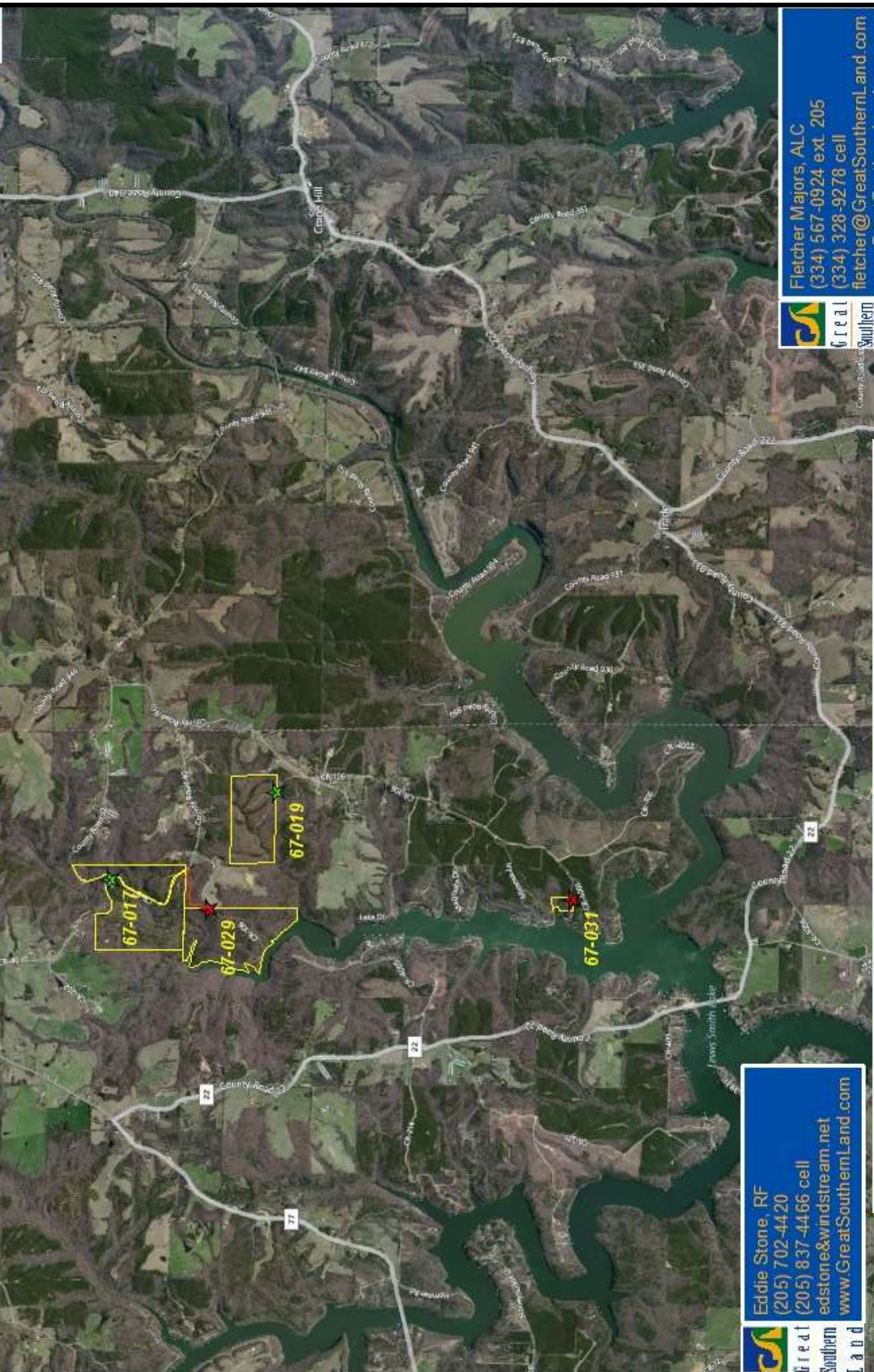
The overall population of black bass in the lake is good. According to the April, 2007 electrofishing survey by fisheries biologists with the Wildlife and Freshwater Fisheries Division, largemouth bass and spotted bass were captured at the same rate. Sixteen percent (16%) of the black bass population exceeded fifteen inches (15"). This is a slight increase above that of 2003. The spotted bass population has responded well to the slot limit and has shown a positive shift towards larger fish, while the largemouth bass population has improved at a lesser degree. For the slot limit to continue to restructure the black bass population, anglers are encouraged to keep bass less than 13 inches. This will result in both increased growth and overall size of the remaining bass. The creel limit is 10 black bass in combination (largemouth bass, spotted bass...) per day. The slot limit is 13 to 15 inches. Anglers must immediately release all black bass in the slot (13"-15"), but may keep black bass over 15 inches (15"). Remember, harvesting bass under 13 inches (13") is not only encouraged, but also recommended.

Smith Lake also produces monster striped bass. Fish in the 40+ pound range are present, and some anglers feel a 50+ pound Smith Lake record should be caught soon. Anglers have fought several huge fish that broke off. One angler hooked a fish that, "had to go at least 70 pounds;" the big one that got away. Live shad, available locally, are the preferred bait.





67-017 Helicon - 147 +/- acres - \$289,000
67-019 Helicon 80 - 80 +/- acres - \$145,000
67-029 White Oak Acres - 116 +/- acres - \$361,278
67-031 White Oak Creek - 4 +/- acres - \$44,500



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