

Highway 80 Pasture/Timber Tract #45-002
193+/- Acres in Lowndes County, Alabama
Offered for \$375,000

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If you are looking for a cattle or a recreational tract with highway frontage, this is an excellent choice! The property is located in the Benton area of Lowndes County on the north side of US 80 as noted on the attached maps. The driving time to Montgomery and Selma from this location is approximately 30 minutes. The property is being offered as a whole or in West (+/-166 acres) and East (+/-26.7 acres) parcels. Percy Johnson Road is the dividing line between the parcels. The West Tract is offered for \$321,000 and the East Tract is offered for \$56,000. Please note that the East Tract must be sold before the West Tract, or along with the West Tract. The West Tract features +/-118 acres of pasture, +/-35 acres of hardwood timber, a +/-1-acre pond, and +/-12 acres of old catfish ponds. The attached aerial maps illustrate the location of each of these land components. As noted on the East Tract maps, this parcel is totally in timber, with most of it in once-thinned loblolly pine plantation. Large tracts join the west Tract as noted. Both parcels feature public power and water.

The West Tract currently has a cattle lease which expires on December 31, 2011, and it is being sold subject to this lease. This tract is completely fenced, and is a ready-to-go cattle property. It has excellent hardwood on the west side, and can be a very good hunting tract, and it offers several nice home sites. The East Tract has excellent timber at this time and will continue to be a timber producing tract, as well as being a good small hunting tract. Please call either our Camden Office or our Wetumpka Office for an appointment to see.



For a tour or more information
call:

Don Donald, ALC, Broker
 1-866-788-0759
 334-419-2874 cell
grsouth@frontiernet.net

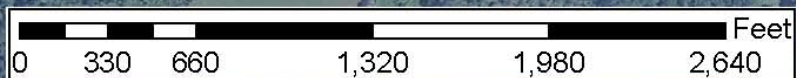
Fletcher Majors, ALC
 1-800-782-5263, ext. 205
 334-328-9278
fletcher@greatsouthernland.com



**Highway 80 Rambo Tract - 192.7 +/- Acres
166 +/- Acres West - 26.7 +/- Acres East**



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COLOR INFRARED AERIAL



RAMBO HIGHWAY 80 TRACT PHOTOGRAPHS