



GREAT SOUTHERN  
*Land*



**Ricochet Lodge #09-001**  
**267+/- Acres in Bullock County, AL**  
**Offered for \$874,200**

This 267+/- acre tract is located immediately adjacent to Line Creek in Fitzpatrick, AL, which is 20 miles southeast of Montgomery, AL. This area is widely believed to be the best part of Alabama's famed "Black Belt" to consistently take both trophy whitetails and turkeys.

The property has a wood duck hole located near the south property line, and there are numerous spots on this tract, especially on the east side, to have great dove shoots. In addition to several large game plots, there are water holes that have been strategically placed for the wildlife. Just north of the lodge is a fully stocked 3+/- acre pond. Timber on the tract is mixed with mature hardwood and pine, and an incredible number of White Oaks growing throughout.

Ricochet Lodge is offered furnished and ready for you to move in. The 3 story building has a lower floor serving as a basement/storage area, or that could be used as a large bunkroom. The lower floor is heated and cooled. The second floor has 2 bedrooms, 1 bath, kitchen and great room with a stone fireplace. The master suite is located on the third floor and has a full bath and walk-in closet. There is underground power to the lodge, and a good road system that allows access to the entire property.



Great  
Southern  
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**For a tour or more information call:**

Eric Leisy, Listing Agent

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**Richochet Lodge is a beautifully furnished hunting retreat with 3 bedrooms and 2 baths; the lower level is used for storage or can be used as a large bunk room**



**View of foyer, great room and view of pond through windows in the distance**

**Relax in the great room after a good day afield with a roaring fire and enjoy good conversation with friends and family**







**The master suite is located on the 3rd floor, and has an open balcony with seating area to view the great room**

**Nice kitchen with modern appliances and rustic charm**



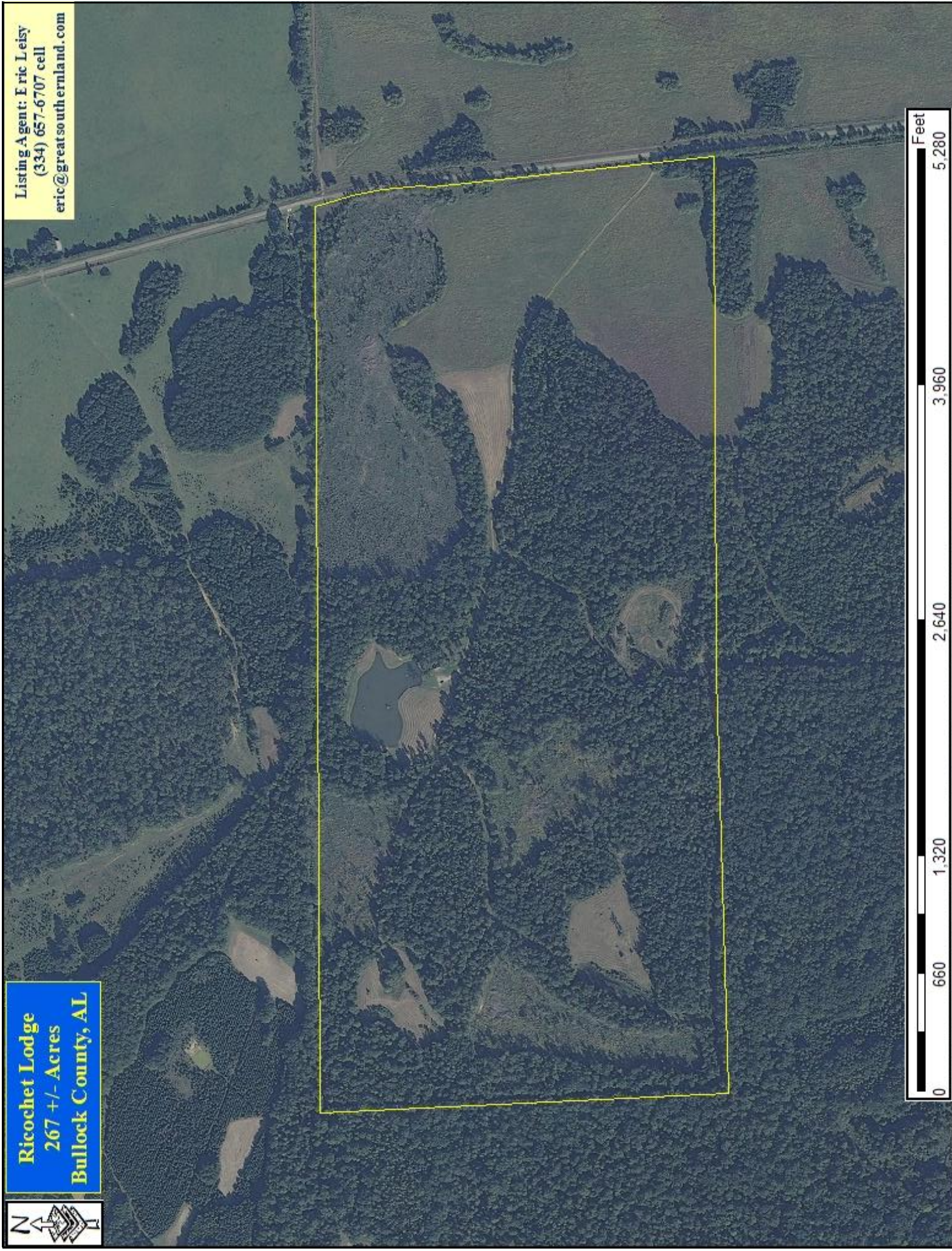
**View down lodge hallway**





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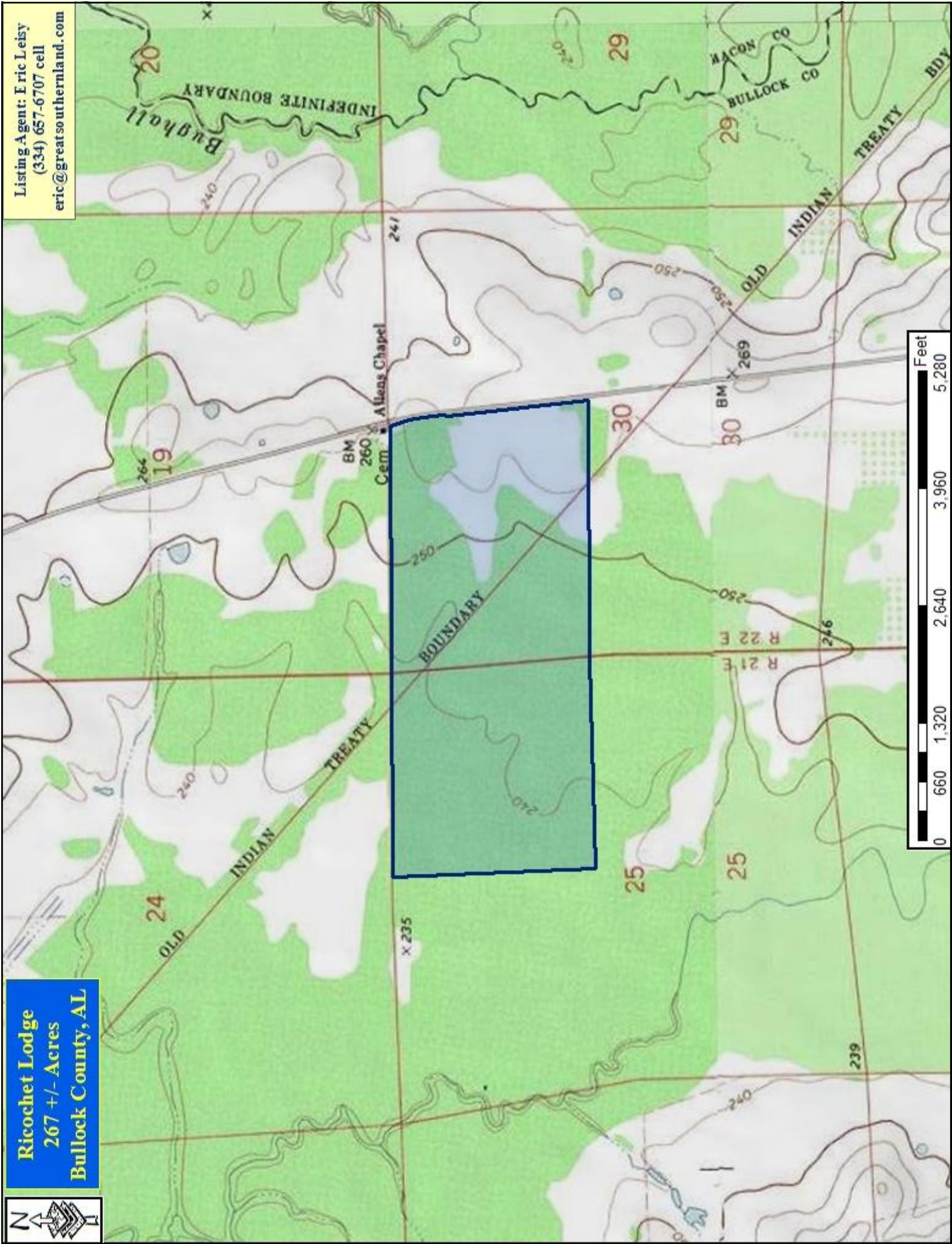






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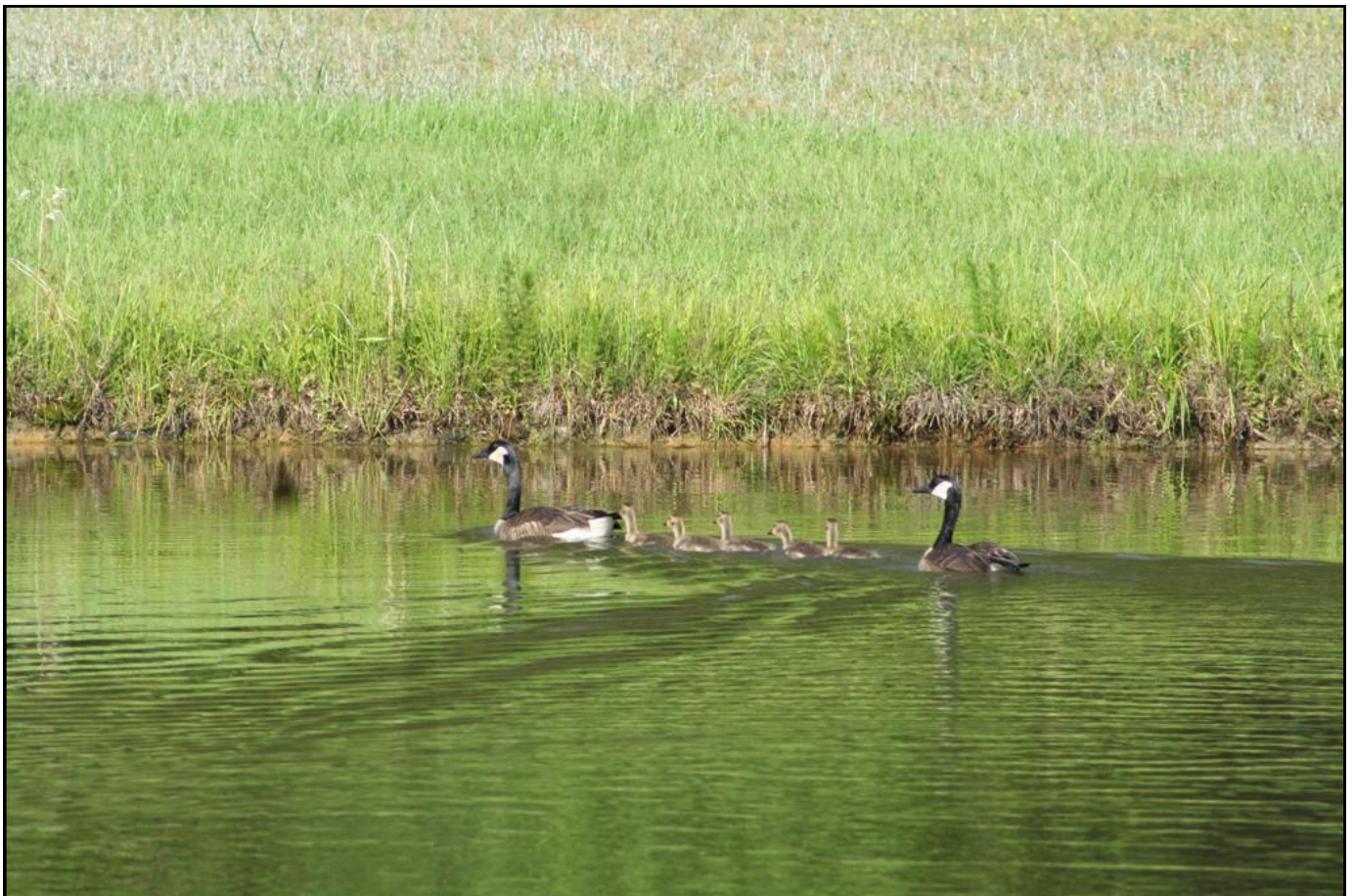
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**Beautiful view of pond from wrap around porch**



**A family of geese make their way across the pond**



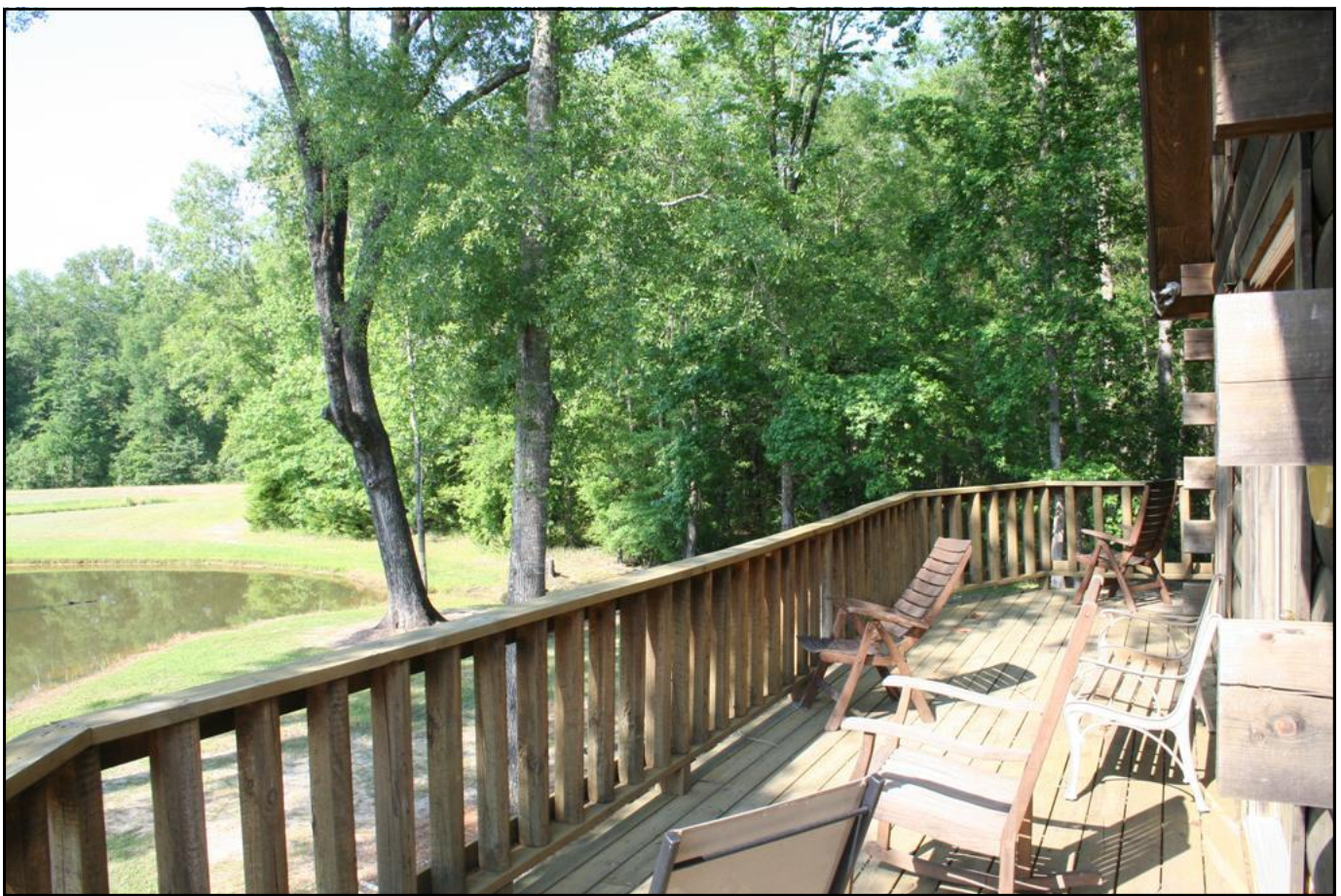


**Interior Road leading to another game plot**



**View of game plot affectionately known as the “Honey Hole”**





**Imagine yourself enjoying a cup of coffee in the morning on the wrap around porch with this beautiful view**



**Main entrance road to Ricochet Lodge looking west**





**Nice game plots provide great hunting opportunities (photo above & below)**







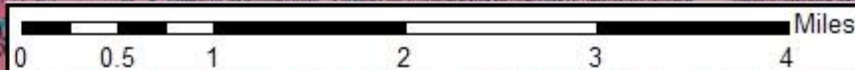
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Ricochet Lodge



**2009 Color Infrared Aerial:** The Color Infrared (CIR) Aerial is often used to show contrast between different types of plants, new plowed ground, water, etc. The aerial illustrates different temperatures by showing hotter temperatures as red and cooler temperatures as blue. This CIR Aerial was taken in the summer of 2009 by the USDA. The leaves on the hardwood trees along the creek bottom were hard at work using photosynthesis to help grow the trees and thus were generating heat. The needles on the pine plantation on the top left are denser and generate more heat from the photosynthesis process. The cool water of the creeks and ponds shows up as blue, while recently plowed game plots on the Ricochet Lodge Tract are devoid of vegetation and appear white. The pastures are a light red from the growing grasses.



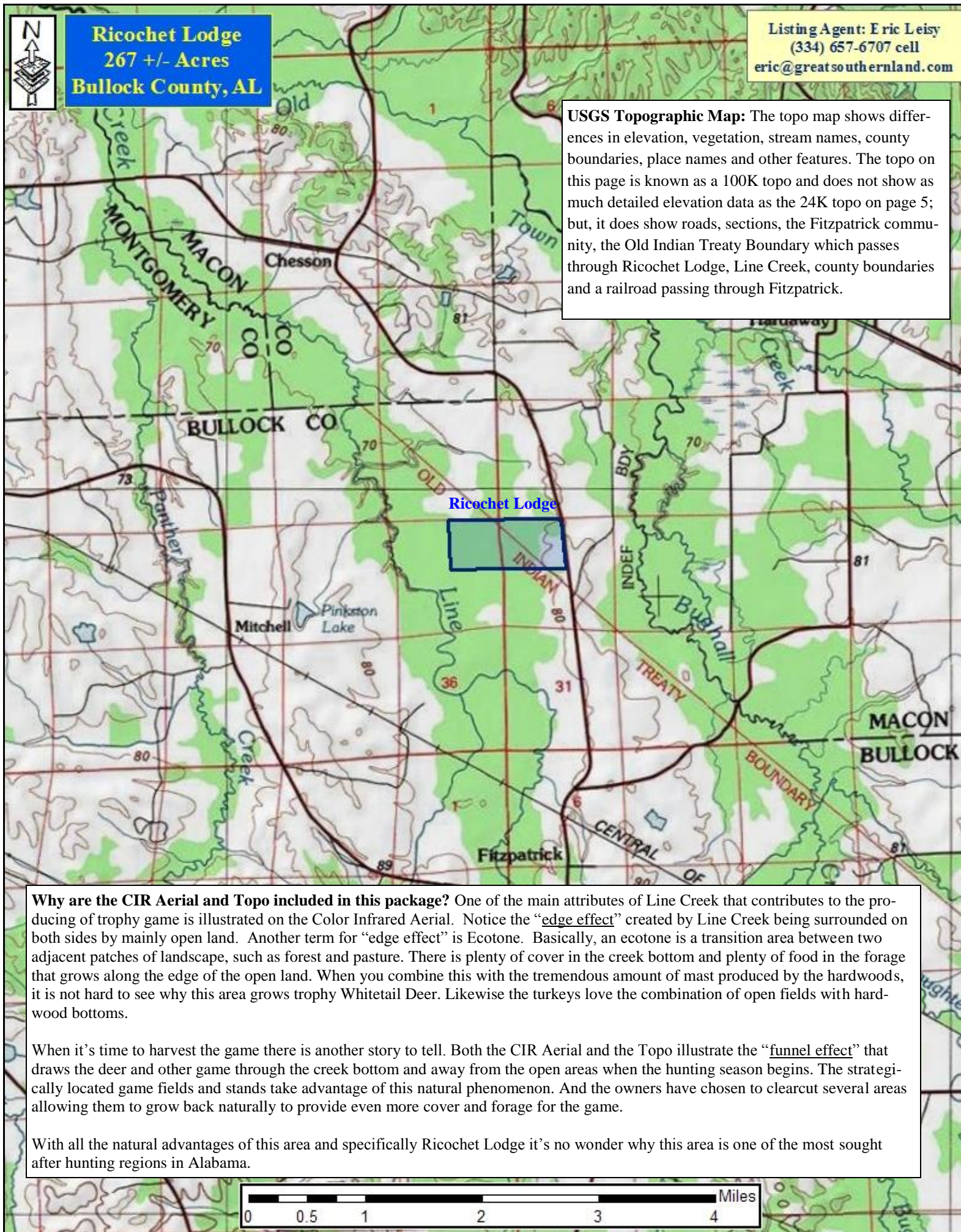




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**USGS Topographic Map:** The topo map shows differences in elevation, vegetation, stream names, county boundaries, place names and other features. The topo on this page is known as a 100K topo and does not show as much detailed elevation data as the 24K topo on page 5; but, it does show roads, sections, the Fitzpatrick community, the Old Indian Treaty Boundary which passes through Ricochet Lodge, Line Creek, county boundaries and a railroad passing through Fitzpatrick.



**Why are the CIR Aerial and Topo included in this package?** One of the main attributes of Line Creek that contributes to the producing of trophy game is illustrated on the Color Infrared Aerial. Notice the “edge effect” created by Line Creek being surrounded on both sides by mainly open land. Another term for “edge effect” is Ecotone. Basically, an ecotone is a transition area between two adjacent patches of landscape, such as forest and pasture. There is plenty of cover in the creek bottom and plenty of food in the forage that grows along the edge of the open land. When you combine this with the tremendous amount of mast produced by the hardwoods, it is not hard to see why this area grows trophy Whitetail Deer. Likewise the turkeys love the combination of open fields with hardwood bottoms.

When it's time to harvest the game there is another story to tell. Both the CIR Aerial and the Topo illustrate the “funnel effect” that draws the deer and other game through the creek bottom and away from the open areas when the hunting season begins. The strategically located game fields and stands take advantage of this natural phenomenon. And the owners have chosen to clearcut several areas allowing them to grow back naturally to provide even more cover and forage for the game.

With all the natural advantages of this area and specifically Ricochet Lodge it's no wonder why this area is one of the most sought after hunting regions in Alabama.

