

The Natural Resources Group, Inc.

112 S. Main Street Suite 201 • Tuscumbia, Alabama 35674
(256) 383-8990 Phone • (256) 383-2990 Fax

www.NaturalRG.com

PROPERTY SPECIFICS

Property No.: NRG101

Rose Trail

Colbert County, AL

\$ 1,295 Per Acre*

Price: \$ 234,718.75

181.25 Acres*

The Natural Resources Group, Inc. is representing the Seller as the Seller's Agent **

Cover Type: Timber

Present Use: Timberland/Recreation

Access: Easement

Property Rights: fee simple

Topography: Gently Rolling to Moderate

Zoning: None

Description:

Incredible views, excellent road network, perfect location, diverse timber, abundant wildlife, low, low price. Come see this property and add your own narrative; it's worth the trip.

Located on scenic Riverton Rose Trail in western Colbert County, AL, this property overlooks the junction of the Tennessee River and Bear Creek. A recently engineered road network provides easy access to all parts, including a beautiful greenfield with incredible views.

At this price, you would think that all the timber must have been cut, but you would be wrong. Of the 181 acres, 73 are beautiful mature hardwood sawtimber, 62 acres are 17 year old pine and hardwood, and 46 acres have wonderfully thick 6 year old regeneration. Want to find wildlife? Just sit still and wait. Our last trip there we followed an owl down the woods road, then watched as two deer sauntered down the hill towards the river.

This property has not been available before. It is actually three separate parcels and until now had no good road access. Each parcel really didn't work by itself, but the landowners have all come together to create this beautiful tract, complete with access. It's a wonderful opportunity to buy a truly remarkable property.

Don't wait to visit this listing. It likely won't last long.

Driving Directions:

From the intersection of US Highway 72 and County Road 1 (Riverton Rose Trail) in western Colbert County, go north on CR 1 approximately 10.4 miles. This will take you along the eastern banks of Pickwick Lake, to a woods road turning right off County Road 1. A Natural Resources Group sign will mark the entrance to the easement. Proceed about 0.15 miles to the northwest corner of the property, then take the right fork. You are there.

Please note:

* Properties are sold as a total sum, and not on a per acre basis. Acreage estimates are deemed accurate but neither the owner nor their agents warrant acreage amounts.

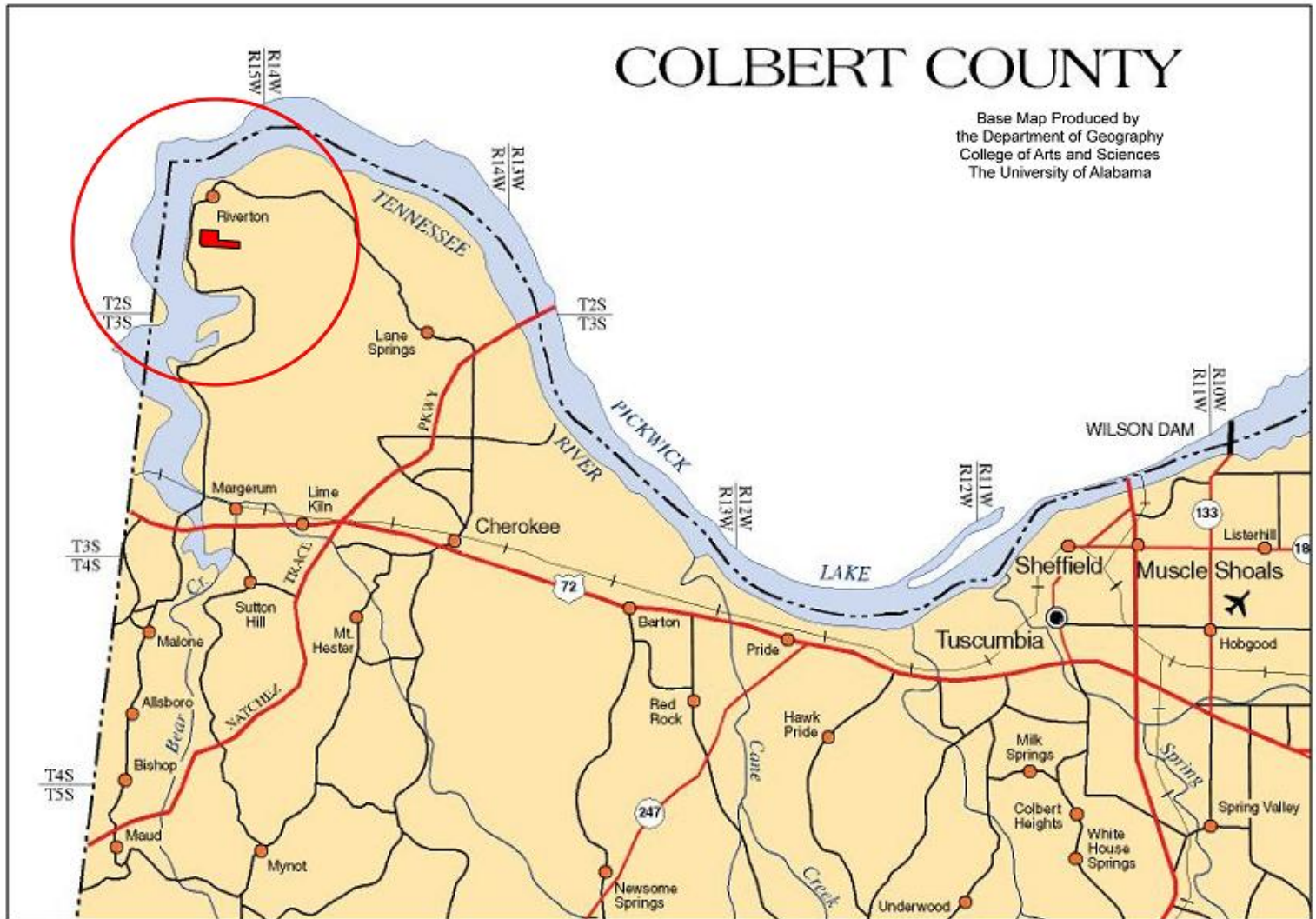
** Please see our agency disclosure statement for information about our representation regarding this and all other properties.

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NRG101
Colbert County, AL Road Map

0 2.5 5 10 Miles

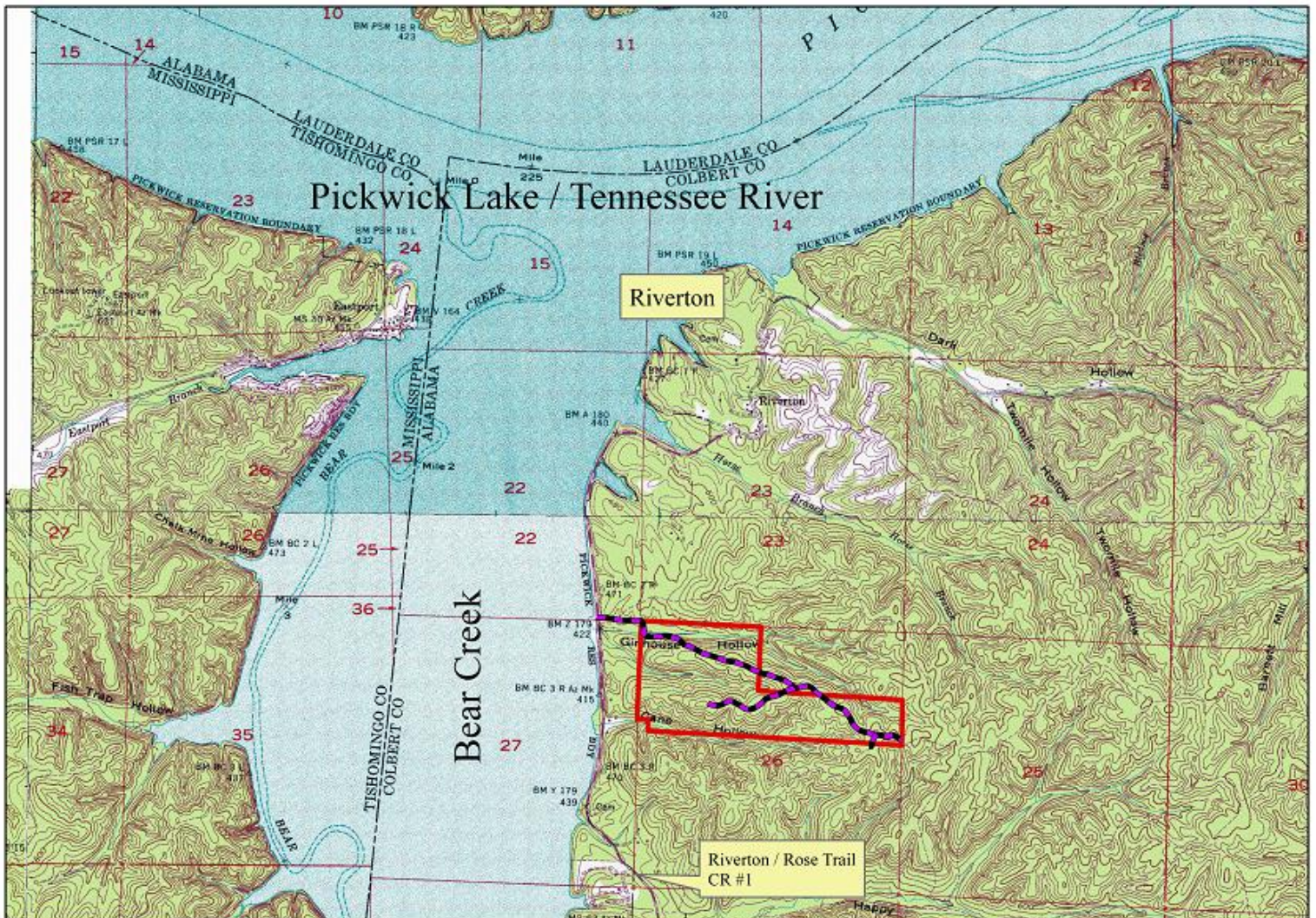


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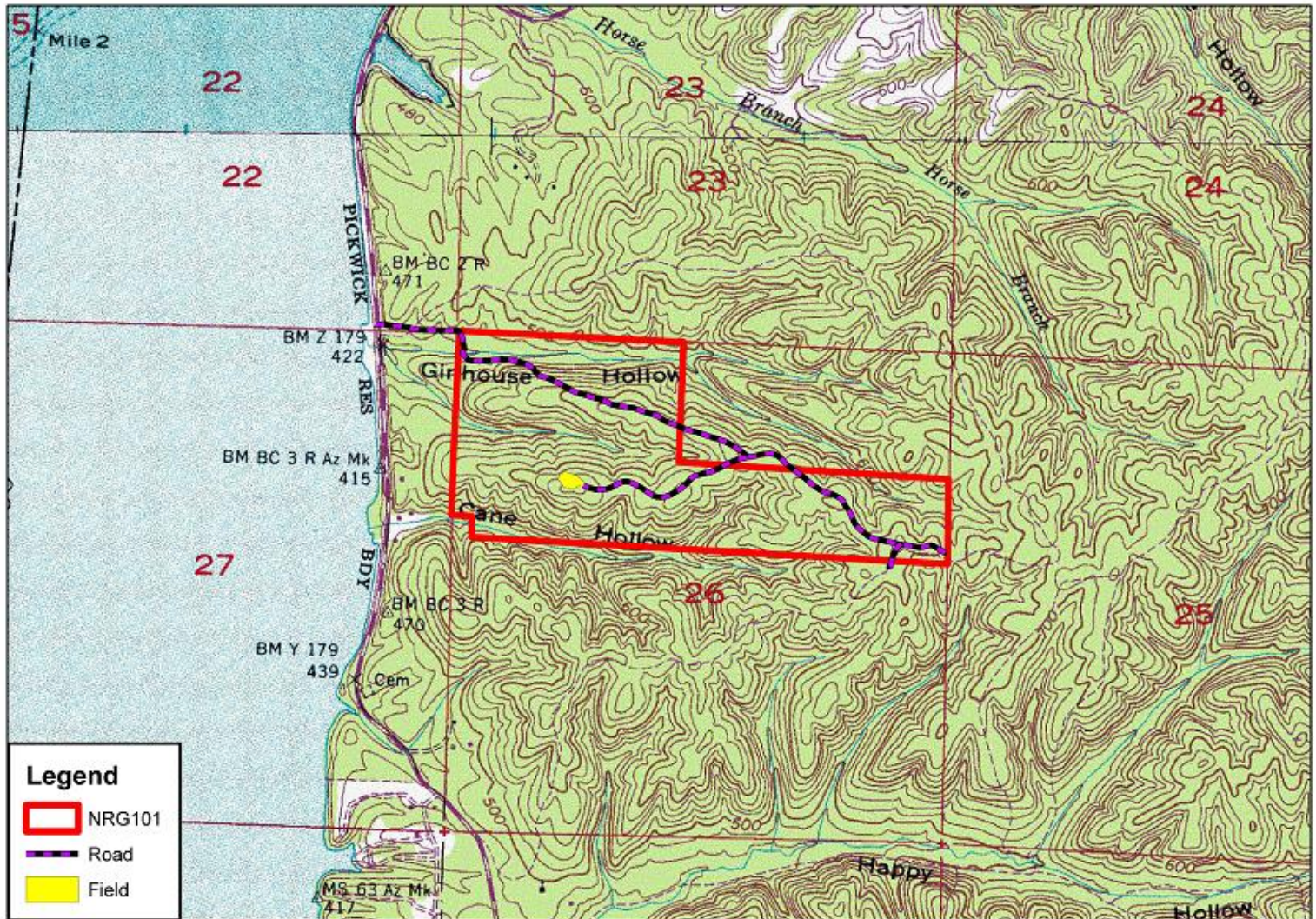


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NRG101
Topographic Map

0 0.25 0.5 1 Miles

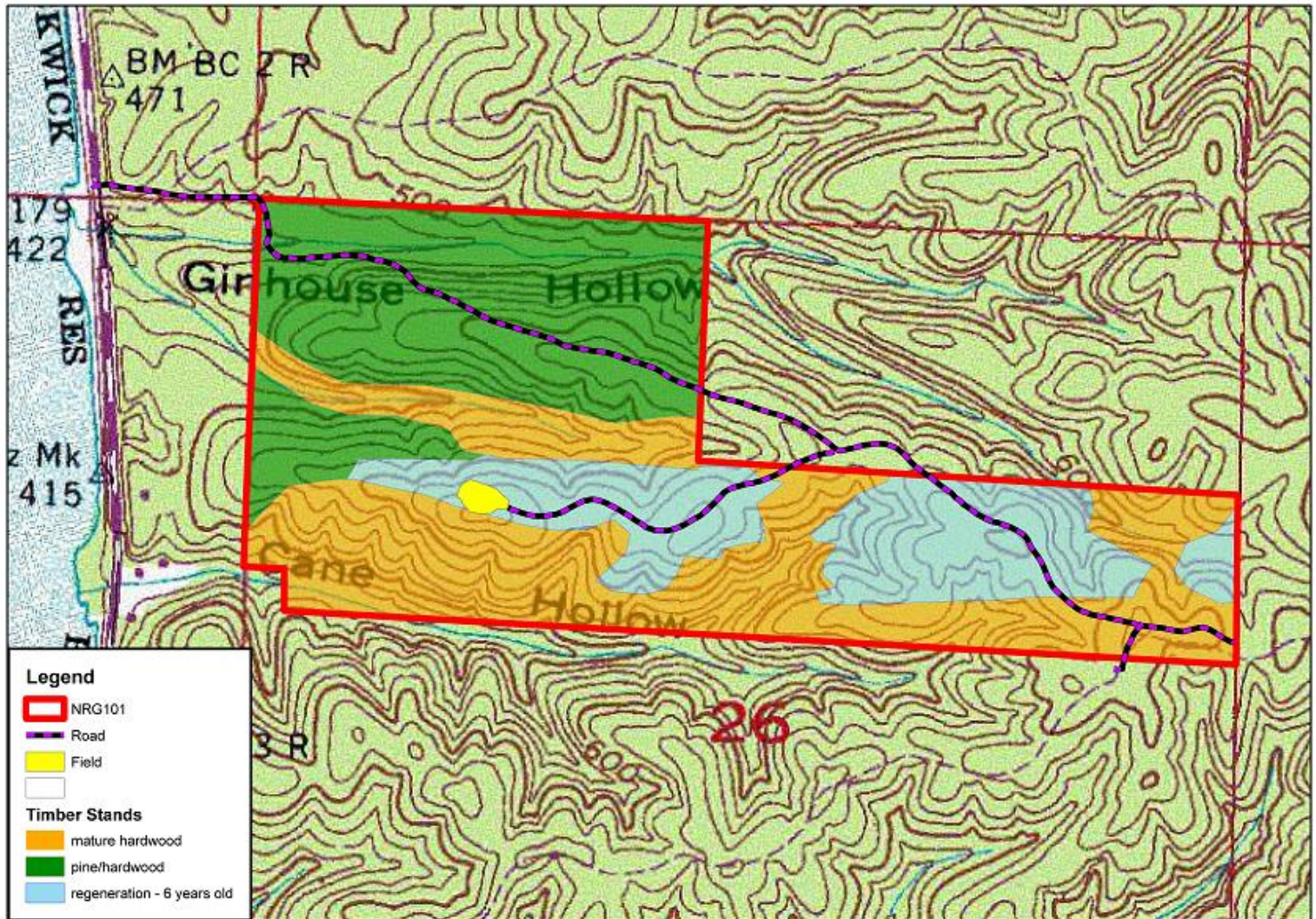


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Stunning views of the junction of the Tennessee River and Bear Creek



Mature hardwood covers over 70 acres



Newly designed and constructed roadway provides easy access



New roadway running through the mixed stand of pine and hardwood



More of the mixed pine and hardwood timber



New road running through the young regeneration