

# LA POTENCIA III RANCH

*SWEET WATER, AL | MARENGO COUNTY*

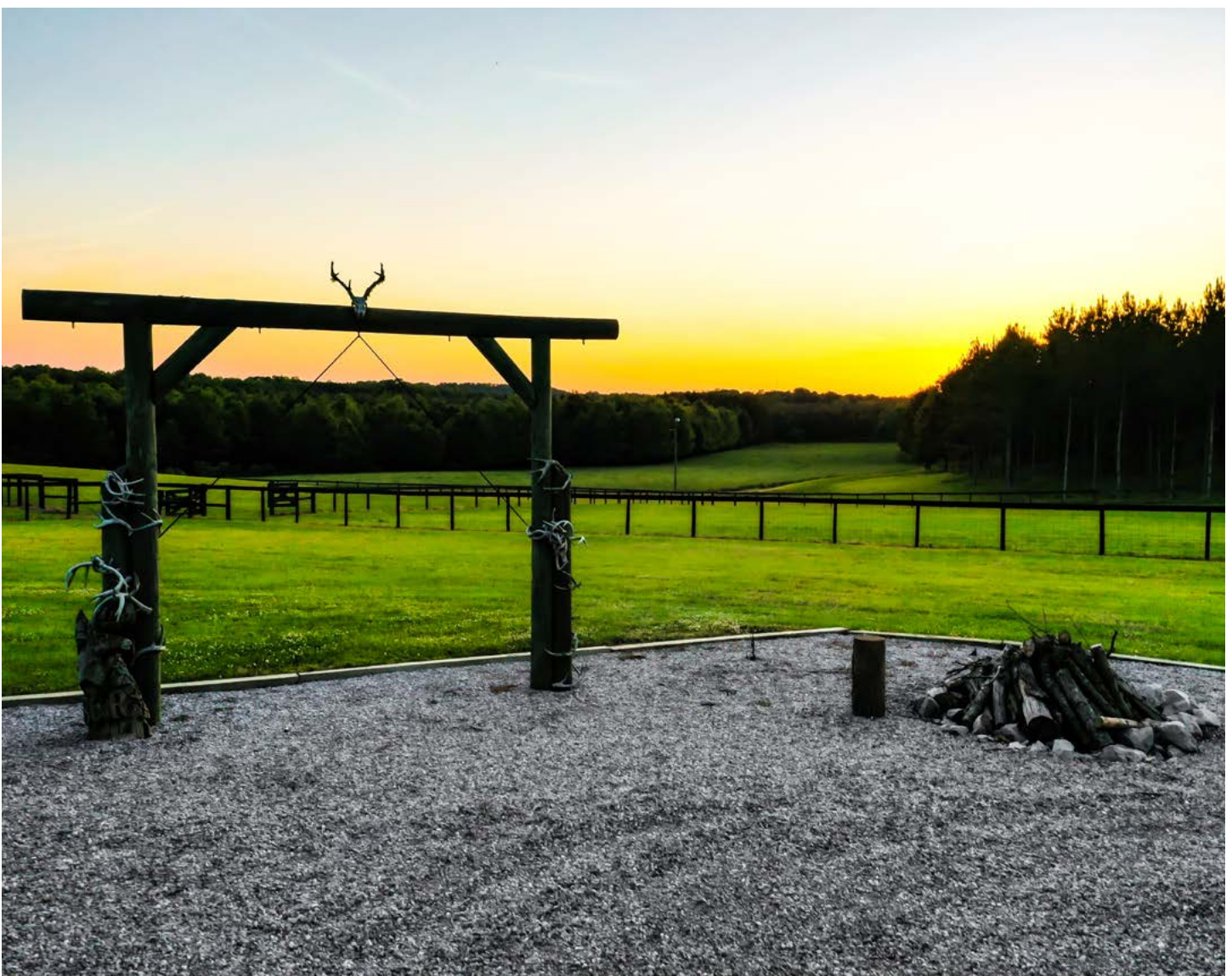
736 ± ACRES TOTAL





La Potencia III Ranch is a premier trophy hunting property for sale in Marengo County, Alabama. La Potencia translates to “The Power”, and it is difficult to overstate the powerful effect that owning and managing a trophy sporting property has on its owner. There is a special pride of ownership that comes with having a sporting ranch of this caliber. La Potencia consists of approximately 736 acres ±, most of which is enclosed with a high fence for growing and managing a healthy whitetail deer herd.

La Potencia boasts a nice lodge and a large, main home, presenting many possibilities for entertaining guests or running a pay-to-hunt outfitting operation on the property. The ranch is turn-key ready to hunt, and is carefully attended to by a full-time farm manager.





## SPECIFICATIONS & FEATURES

**Acreage:** 736 ± acres

**Sale Price:** \$2,700,000

**Price per Acre:** \$3,668

**Site Address:** 1776 Rembert Hills Road, Sweet Water, AL, 36782

**County:** Marengo

**Road Frontage:** 2.7 ± miles of paved road frontage

**Uplands/Wetlands:**

- Extensive upland pine bluffs
- High banked creek bottom

**Irrigation/Wells:** Backup well available near lodge

**Water Source:** County water & back up well available

**Structures:**

- Main House (2006)
- Guest Lodge (2006)
- Equipment Barn (2006)
- Horse Barn (2006)

**Zoning/FLU:** Agriculture

**Current Use:** Private hunting preserve & timber production

**Game Population:** Trophy managed Whitetail deer, turkey & duck

**Fencing:** 5+ miles of perimeter high fence

**Potential/Alt Uses:** Private or commercial hunting operation.

**Land Cover:** Rolling pine covered hills mixed with hardwood bottoms and creek frontage.

**Infrastructure:** Lodging, equipment barns, established road system, high fenced perimeter, breeding pens

**Income Features:** Pine production. Potential for commercial hunting.

**General Points of Interest:** La Potencia III Ranch is a premier trophy hunting property located in Marengo County, Alabama. The property boasts a guest lodge & main home, presenting many possibilities for entertaining guests or running a pay-to-hunt outfitting operation on the property. The ranch is turn-key ready to hunt, and is carefully attended to by a full-time farm manager



## MAIN HOUSE

The main home is a custom built, three story home with 4 bedrooms, 3 full baths, and 2-half baths. The basement area is a large garage with a spacious mud room and full bathroom, and the laundry room. The entrance to the basement is beautiful stonework made from river stones. The main level of the home has two master suites, each with an on-suite bathroom and walk-in closet. The master bathrooms each have tile floors, and the one to the east has a large jacuzzi tub with a beautiful window view. The master suite on the west side has a beautiful tile shower. There is a large open living room that flows into the kitchen space. This large open area has high ceilings with exposed wooden beams. The living room is perfect for entertaining, and has a view of the breathtaking sunsets available at La Potencia. There is a gas burning fireplace to warm the great room. The kitchen is well-appointed with premium stainless appliances. A stainless Wolf propane range

and vent hood are the centerpiece of the kitchen. Other appliances include a Frigidaire Professional freezer and a Kenmore Elite refrigerator. This level also has a large wrap-around porch for enjoying the outdoors, and there is a small pavilion for grilling and food preparation. The upper level has a bedroom and another room that is currently being used as an office. There is a half bathroom upstairs in the office. There are two large propane tanks that are buried, which provide fuel to the fireplace, range, and the back-up generator. Other features include central heat and air, county water, a septic system, and a metal roof. The main house is large, with approximately 3,400' SF inside and around 1,300' of porches outside including the small pavilion.









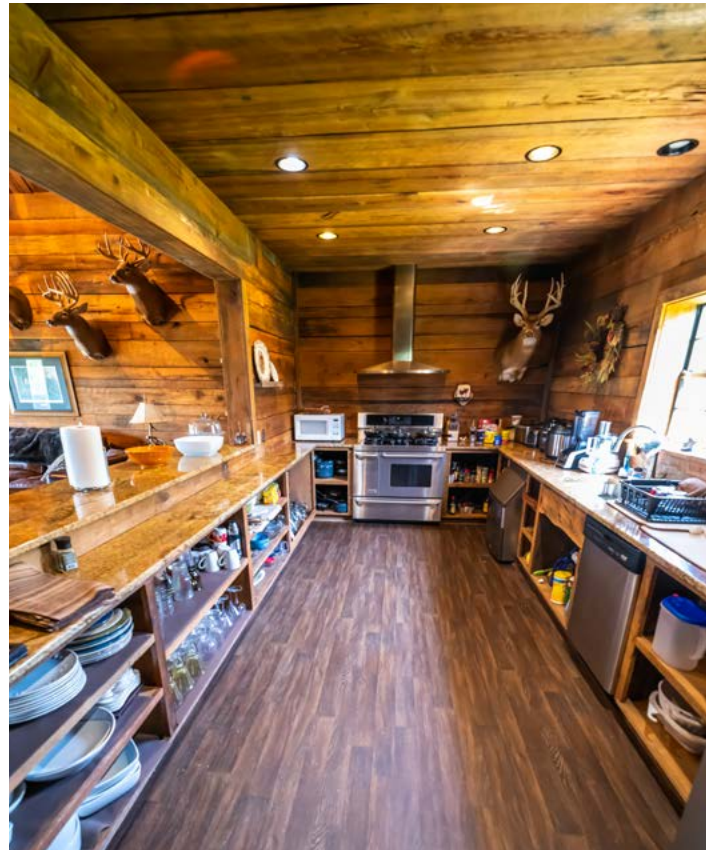


## LODGE

The lodge is what you would expect for hosting guests at a trophy hunting destination. There are 3 suites on the north end of the lodge, that each have their own entrance from the exterior of the building. The suites all have bedrooms and a private bathroom. These rooms would make very nice accommodations for friends and family or for paying customers. Inside the lodge is a large great room that showcases some of the fine deer mounts of trophies that were harvested on this property. The walls of interior are cypress and cedar. There is a nice kitchen for showing off some fine cooking and displaying the Southern hospitality

that makes Alabama famous. The appliances are stainless, and the counter tops are granite. There is also a dining room for breaking bread and sharing the memories made on the day's hunt. To the south of the dining room are two bunkrooms that could be used for more guests or to house the hunting guides. A full bathroom is shared by the two bunkrooms. On the far south end of the lodge is a full apartment that is currently used by the farm manager. It has a bedroom, living room, kitchen, and full bathroom. The sunset view from the porch of the lodge is spectacular.







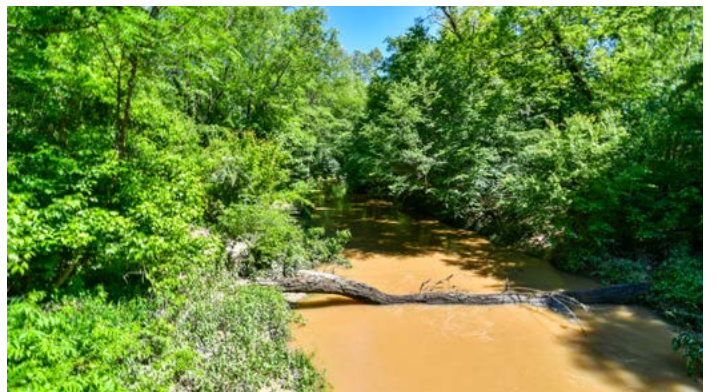


### SHOP & EQUIPMENT STORAGE

The main storage building offers much more than room to house your toys. A large deer processing room allows you to attend to your game on site. The processing room has a concrete floor, electric winch system from the ceiling, and slides to accommodate several deer. There is a stainless sink, large dehydrator, several freezers for storage, and a good floor drain system. The main building is also a workshop/office that is used for maintaining the records related to the deer breeding facility and for storing tools and hardware. The main shop also has 7 open bays for equipment and UTV storage. 3 of the bays have a concrete floor. A loft area in the main shop allows for extra storage upstairs. The farm manager has added several chicken coops on the north end of the main shop. There are 3 fuel storage tanks at the main storage building for diesel and gasoline. A local fuel company delivers propane and fuel to the farm on a routine basis. The second barn, which is opposite the main storage building consists of 5 bays and has a gravel floor.





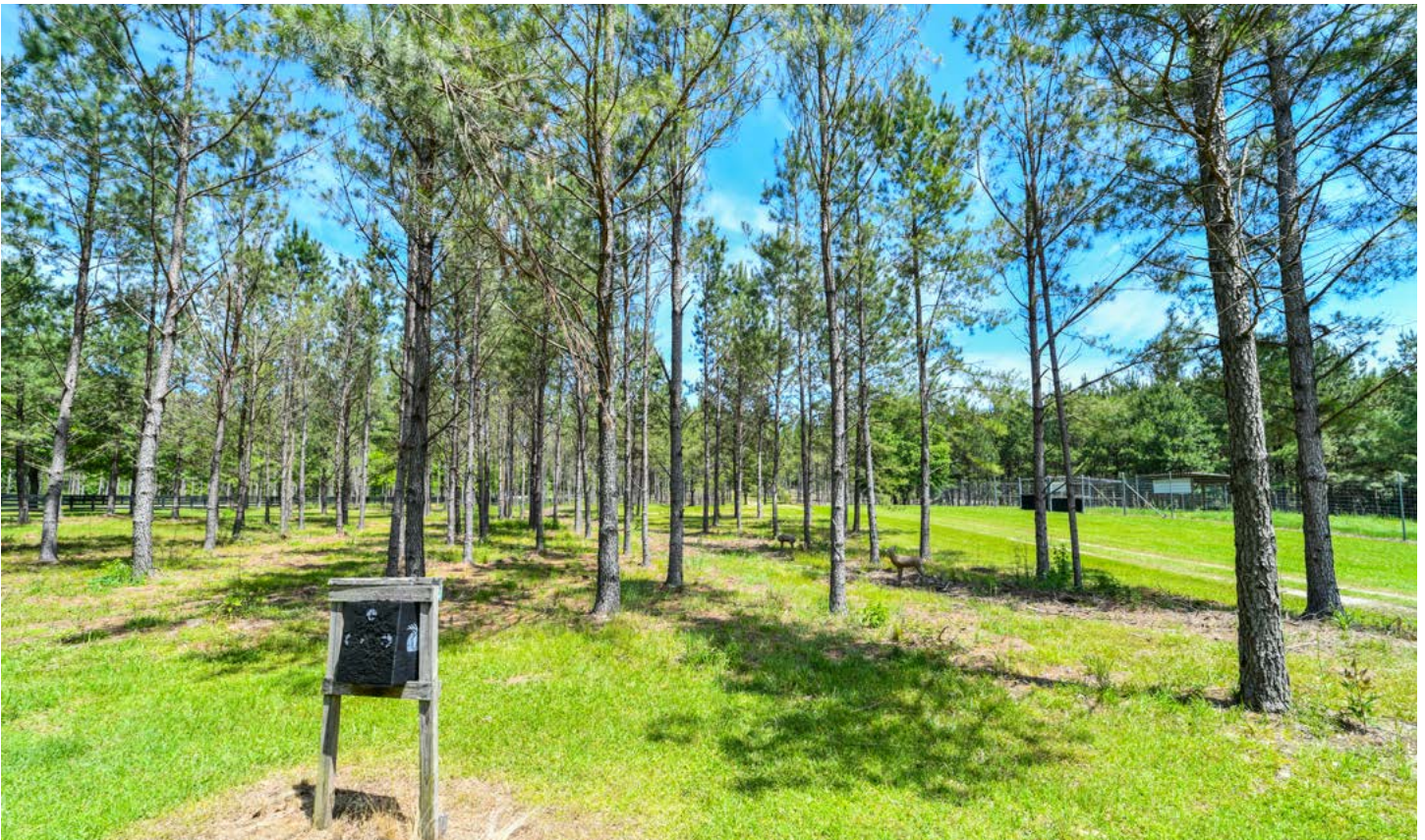




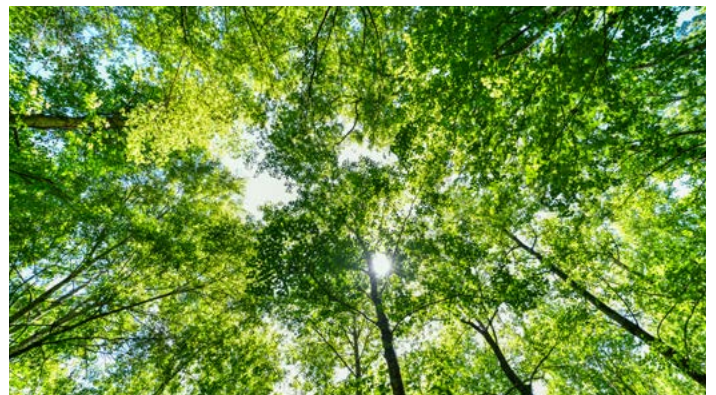


### DEER BREEDING FACILITY

There are 6 pens, each approximately 1 acre in size, for breeding and sorting deer. There is shade cloth around much of the pen, and the pens have trees planted in them to provide shade for the deer. The breeding facility building has different chutes and can accommodate working the deer and sorting them to the desired pen. The deer pens have a misting system for spraying against insects. There are currently no deer in the breeding pens, and they were released into the main enclosure in 2018 or 2019 per the farm manager. Records of the deer breeding on the farm are maintained and available to serious buyers upon request.



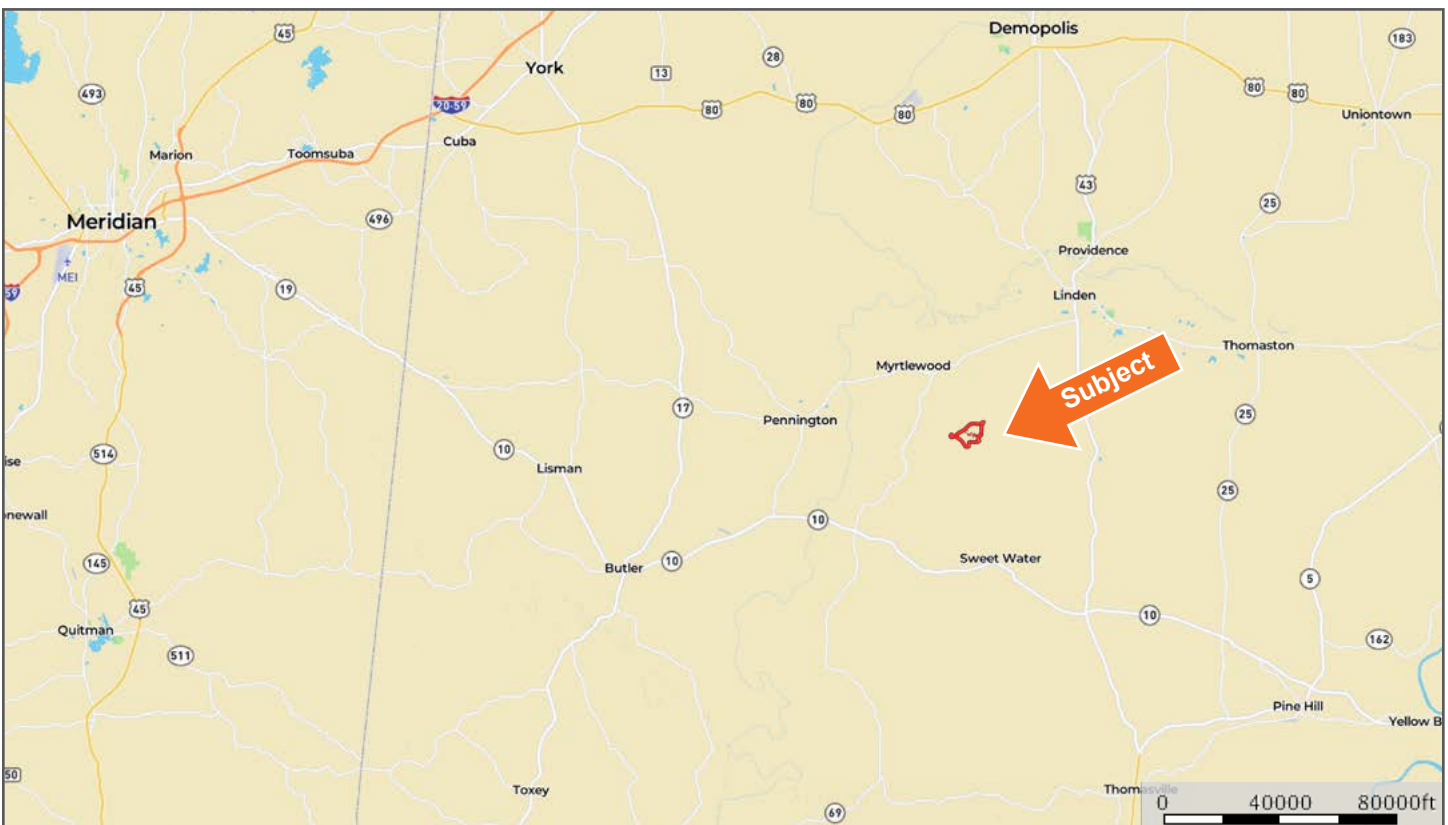
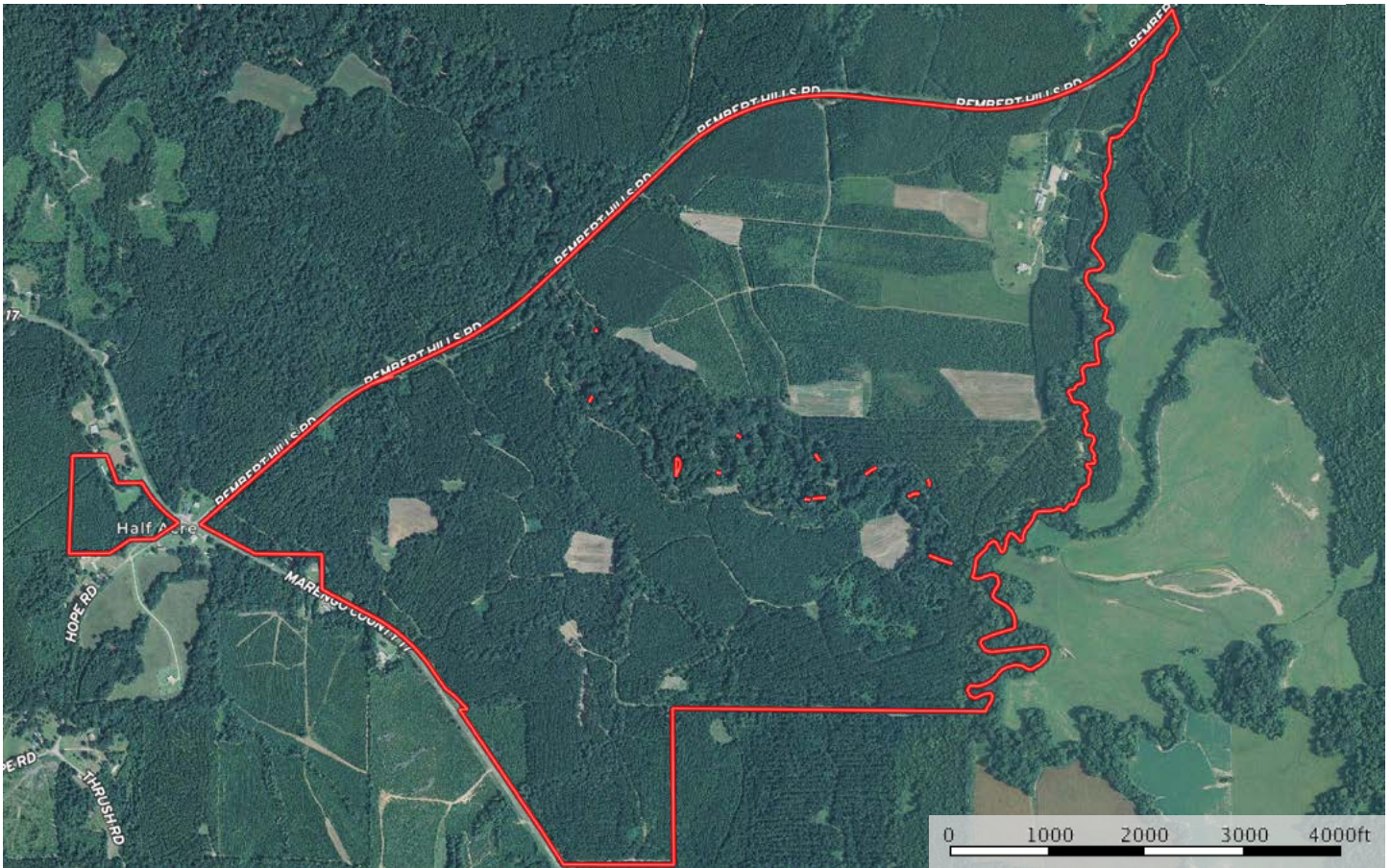




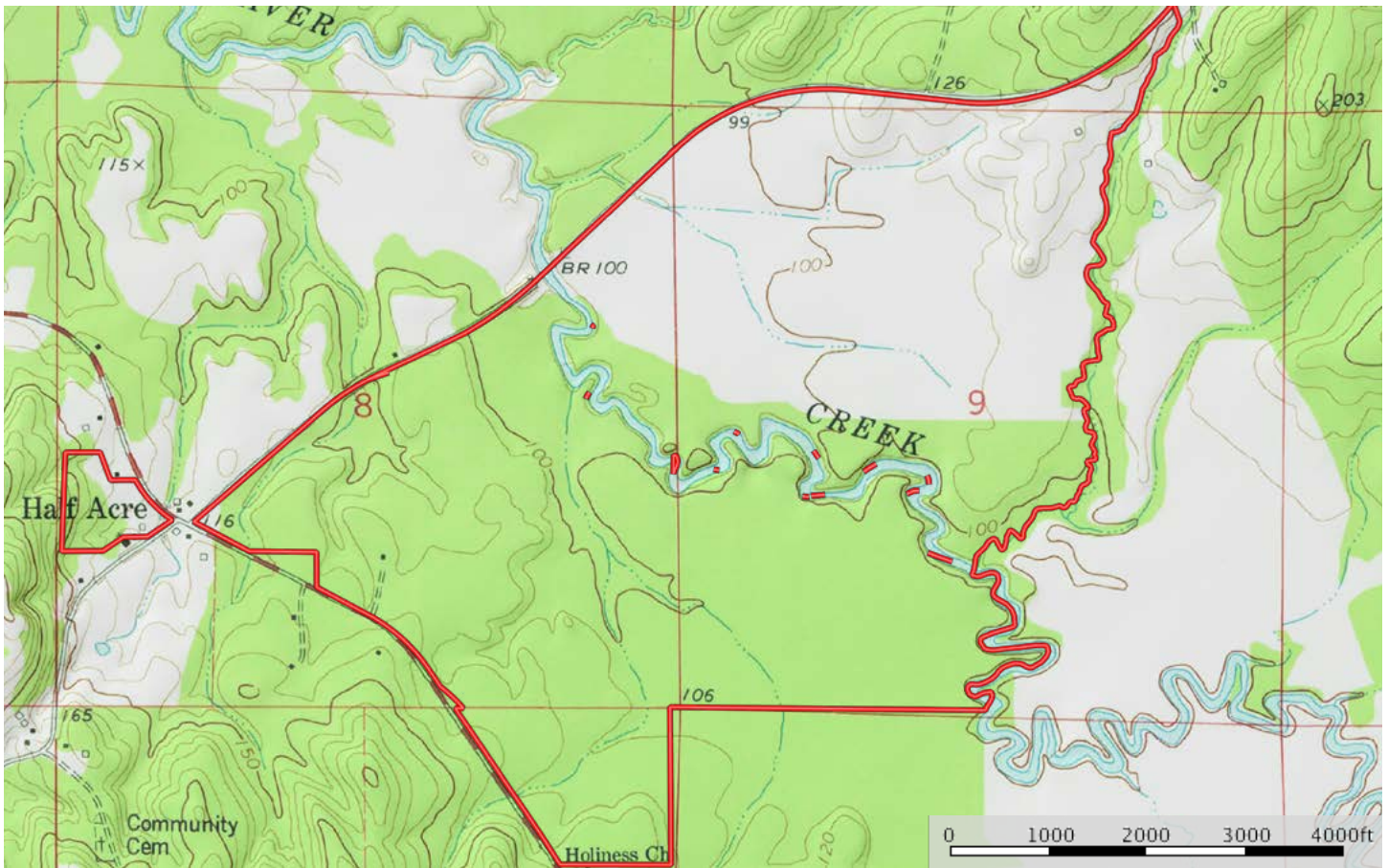
## HUNTING

The deer on the property have plenty of nutrition to help ensure a healthy herd. Many of the deer taken are clean, typical trophy deer. The current owner enjoys bow hunting, and the property is set up well for that. There is a 3D bow range set up at the north end of the main shop. There are numerous foodplots throughout the tract, totaling about 35 acres, that are planted to provide forage for the deer. The farm manager says he puts out about 5000 lbs of supplemental feed per month. One large field in front of the lodge and main home has large flood lights that can be turned on for viewing the herd at night. The farm manager told stories of seeing 60-70 deer from the stand in one hunt. The hunting stands on the property consist of elevated, well-constructed shooting houses and ladder stands. One of the shooting houses has been fitted to allow for bow hunting. There is a rifle range for sighting in on the north end of the property.









## LOCATION & DRIVING DIRECTIONS

### Parcel IDs:

- 2502090000001000
- 2502090000003001
- 2502090000003000
- 25030800000014000
- 2503080000001003
- 25030800000013000
- 25030800000015000
- 2502090000003001

**GPS Location:** 32.0773,-87.9228

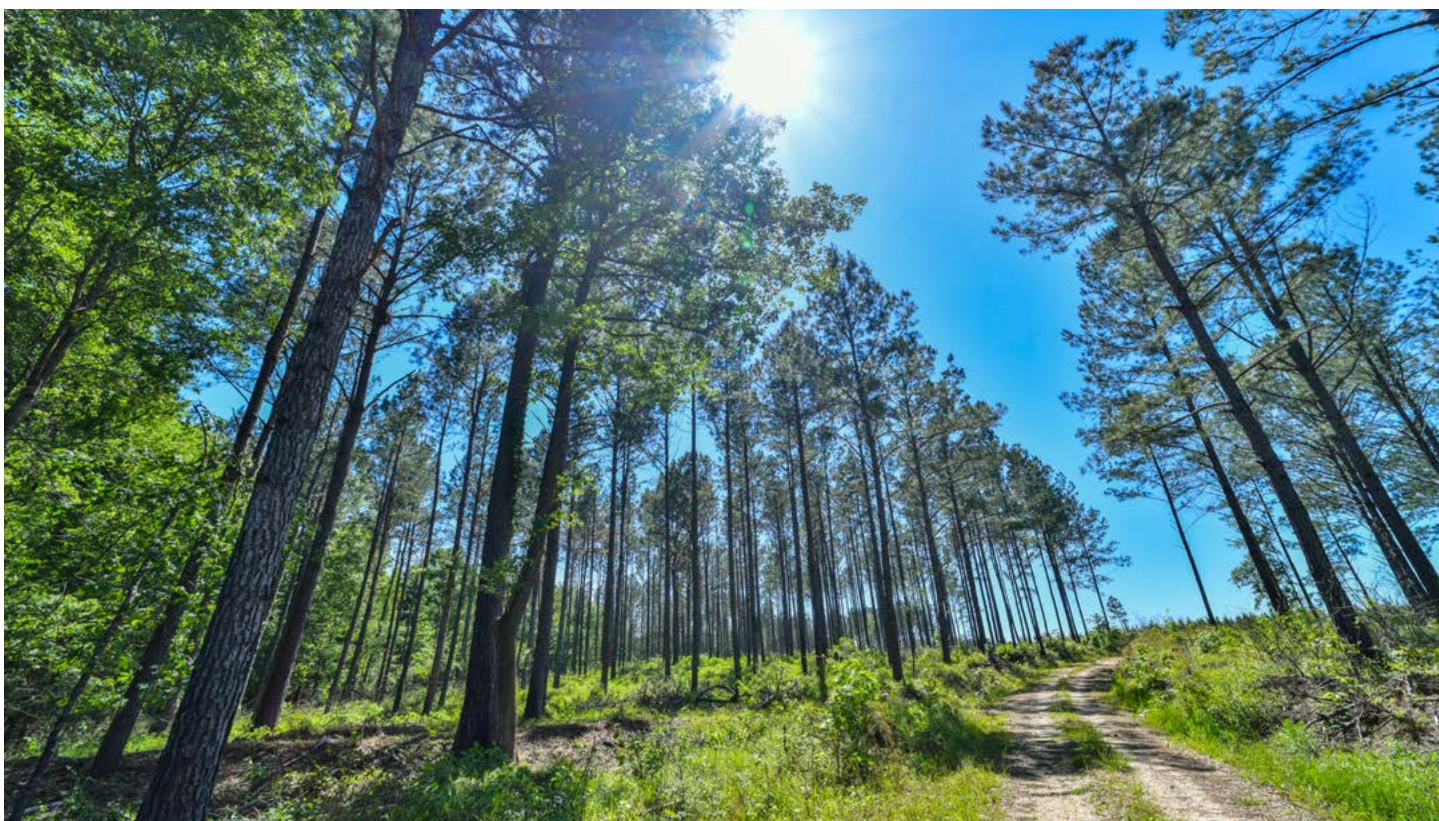
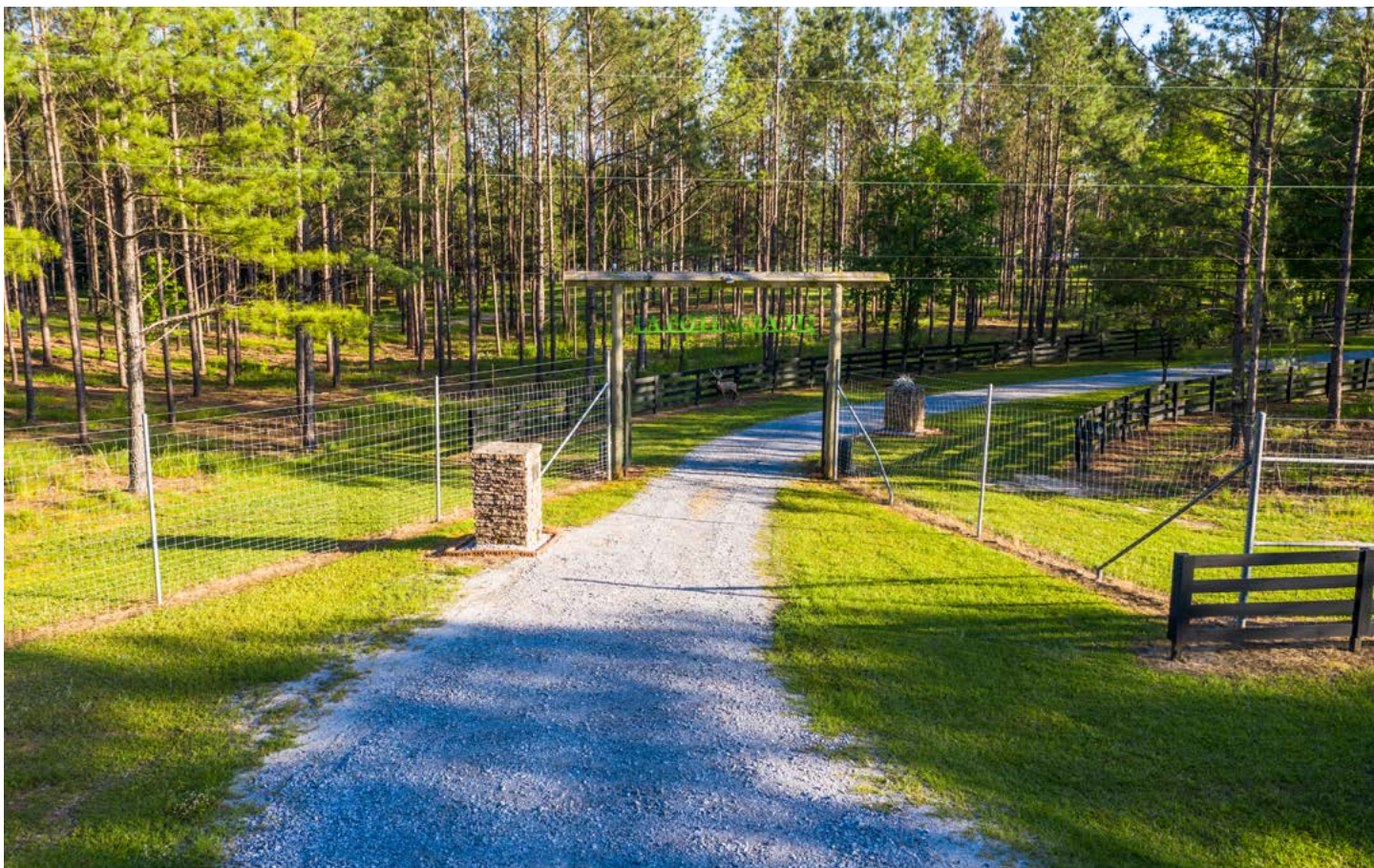
**Driving Directions:** The property is not far from the towns of Sweet Water, Pennington, and Linden.

### Proximity to larger cities:

- Tuscaloosa is 86 miles
- Birmingham is 138 miles
- Montgomery is 115 miles
- Mobile is 123 miles
- Demopolis is 32 miles
- Meridian, MS is 57 miles

**Showing Instructions:** This property is shown strictly by appointment only to qualified buyers. Contact the listing agents Bryant Peace, 229.792.8559 or Jonathan Goode, ALC, 334.247.2005 for more information.













114 N. Tennessee Ave.  
3rd Floor  
Lakeland, FL 33801



16396 US-280,  
Dadeville, AL 36853

**736 ± Acres • Premier trophy hunting property for sale in Marengo County, Alabama.**

Private hunting preserve & timber production

Main home is a custom built, three story home with 4 bedrooms, 3 full baths, and 2-half baths

Visit [SVNsaunders.com](http://SVNsaunders.com) and search for: **La Potencia**

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