

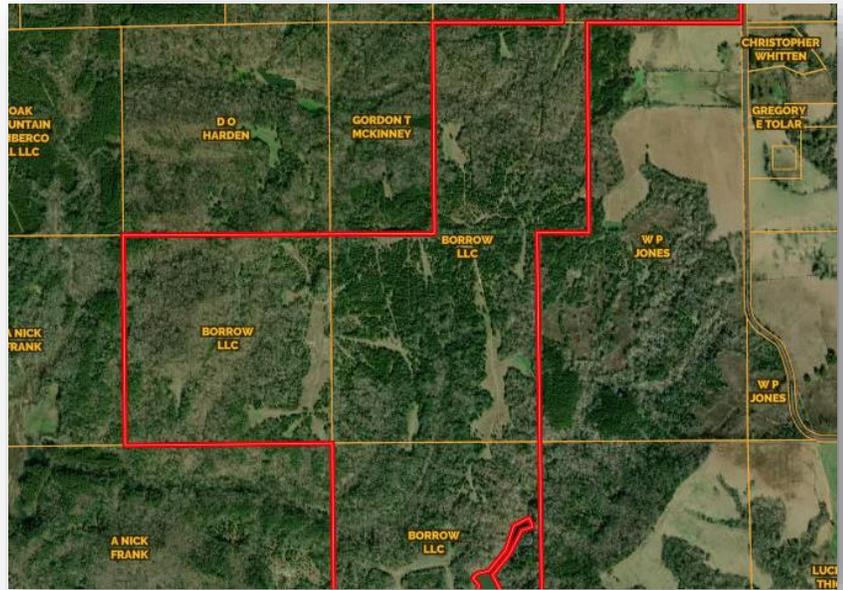


John Hall & Company

Land | Commercial | Investment Property
www.JohnHallCo.com

Josh Hall
334.549.2850
Josh@johnhallco.com

Borrow River Tract 660 Acres +/- Autauga County



LOCATION: Autauga County on the Alabama River

SIZE: 660 acres +/-

TERRAIN: Rolling terrain with big views

LAND USE: Recreational and Timberland

PRICE: \$2,200,000 or \$3,333 per acre



SPECIAL FEATURES: Rolling timberland on the Alabama River with great views. Take your boat to Mobile, Alabama from this property. Rare riverfront opportunity with deep water slue! Beautiful hardwood bottoms and access to the Alabama River. Several open green fields and several new deer towers. Secluded land surrounded by other large landowners just west of Autaugaville. Deer and Turkey are plentiful. There is a 16 x 80 new modular home with 3 bedrooms and 2 baths, and a front and rear porch. There is also a primitive bunkhouse for additional hunters. Approximately \$560,000 in timber value in 2021. This could be a good conservation easement opportunity.

DIRECTIONS: Go west on Highway 14 through Autaugaville. Take a left on County Road 45. Go south on CR 45 for about ½ mile and the gate is on the right. Please call Josh Hall at 334-549-2850 or email josh@johnhallco.com to arrange a showing.



