

446 HOBBIE RD. - 2,900 +/- SF HOUSE ON 66.45 ACRES | FOR SALE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,325,750
House Price:	\$300,000
Land Price:	\$35,000 per acre
Building Size:	2,909 SF
Lot Size:	66.45 Acres
Price / SF:	\$799.50
Year Built:	1992

PROPERTY OVERVIEW

Just outside of Montgomery, this unique offering includes 66.45 acres of prime land accompanied by a 2,900 SF 3-bedroom/3-bath home built in 1992. The property is being sold "AS IS, WHERE IS", with no major updates or repairs to be made by the Seller. This property is a true outdoorsman's paradise. Whether you're into hunting, fishing, horseback riding, 4-wheeling, hiking, camping, or bird watching, this land offers something for every nature enthusiast. Rolling fields, wooded areas, and established trails provide a perfect setting for wildlife encounters and outdoor adventure. The acreage is ideal for deer and turkey hunting, peaceful nature hikes, weekend camping retreats, or morning birding excursions. Well suited as a comfortable full-time residence or a weekend lodge. Listed at \$35,000 per acre with a base home value of \$300,000, this is your opportunity to own a private outdoor sanctuary just minutes from the city. For more information, contact Ed Fleming at 334-652-2121.

PROPERTY HIGHLIGHTS

- 2,909 SF building, built in 1992
- Prime Montgomery location
- Convenient access to highways
- Natural light throughout

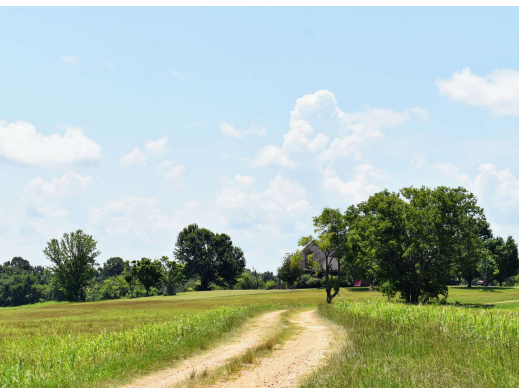
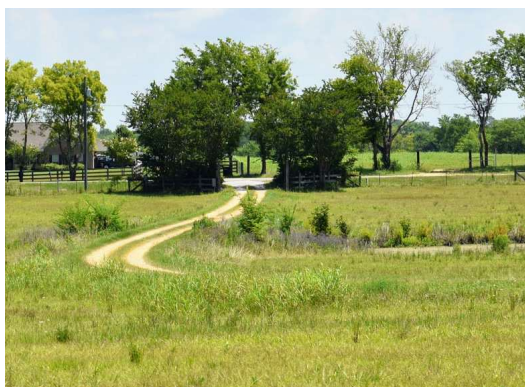
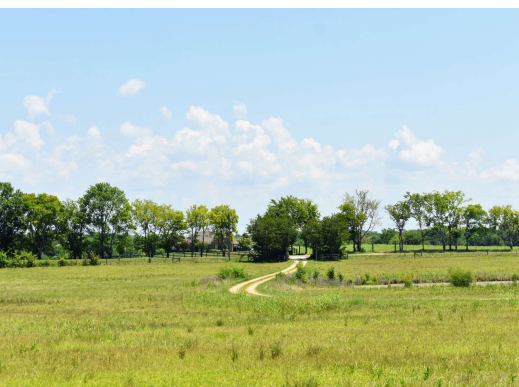
ED FLEMING
defleming7@gmail.com
334.652.2121

**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

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LAND PHOTOS



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HOUSE & SHED PHOTOS



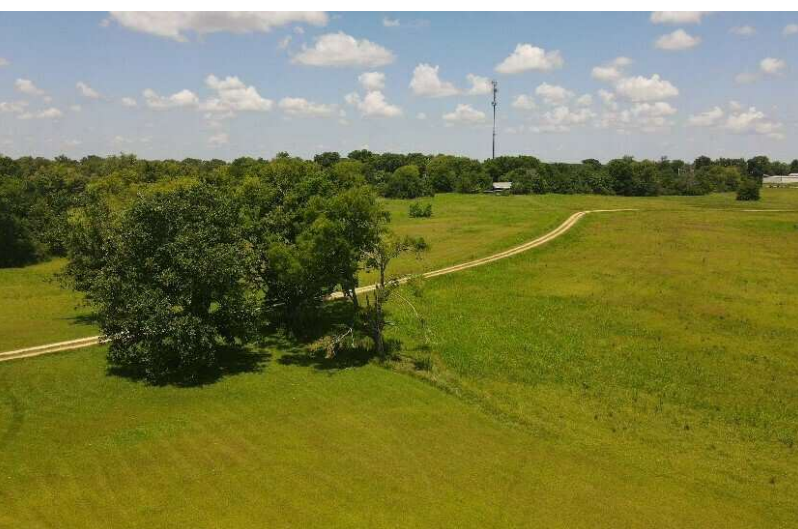
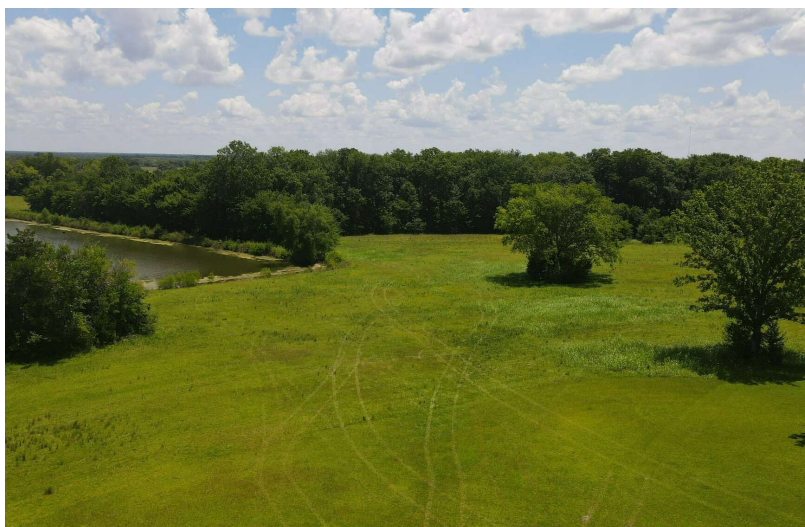
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446 HOBBIE RD. - 2,900 +/- SF HOUSE ON 66.45 ACRES | COMMERCIAL BUILDING FOR SALE

ADDITIONAL PHOTOS



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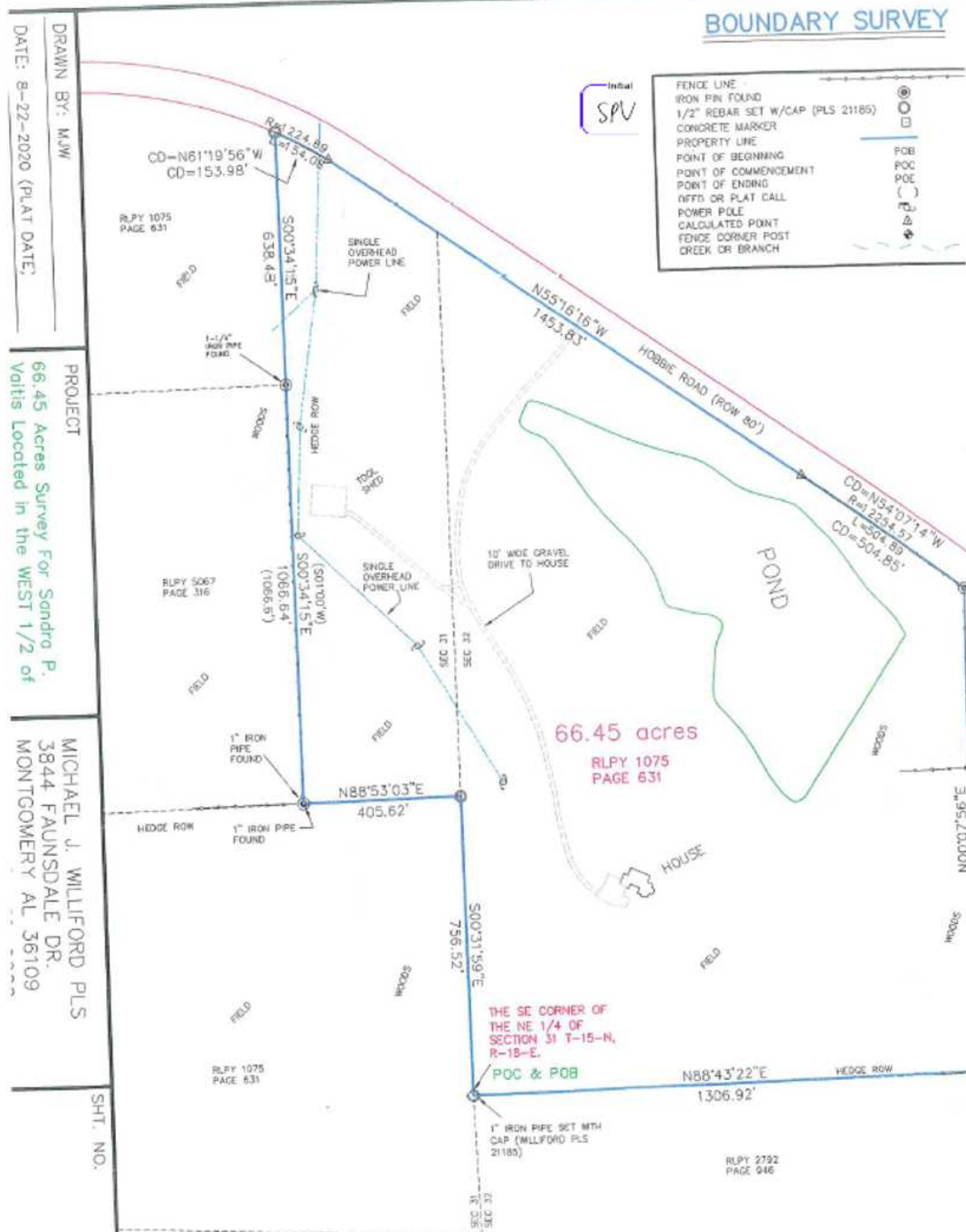
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LAND SURVEY



Hodges

Commercial Real Estate



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AERIAL MAP



Hodges

Commercial Real Estate



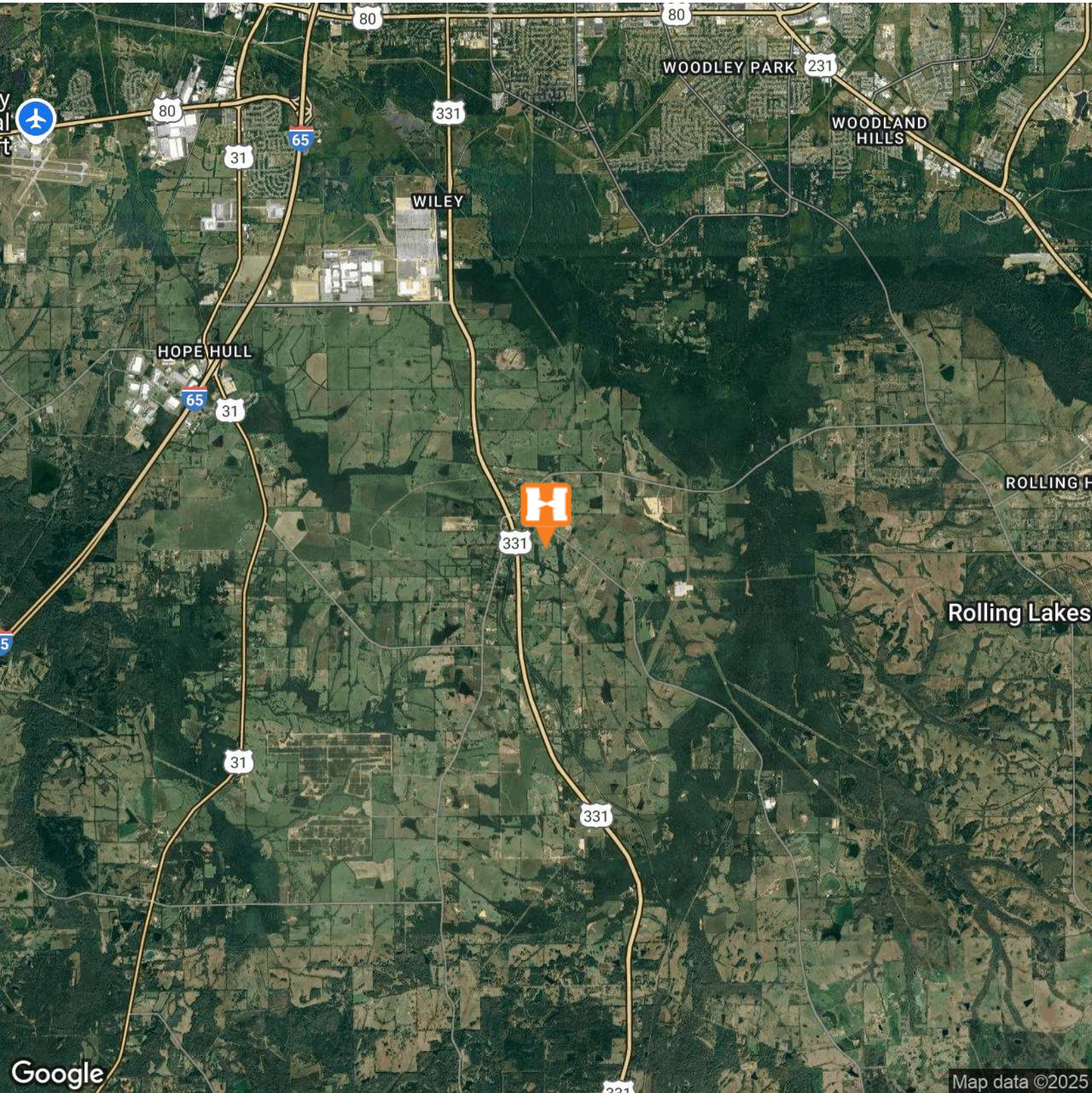
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LOCATION MAP



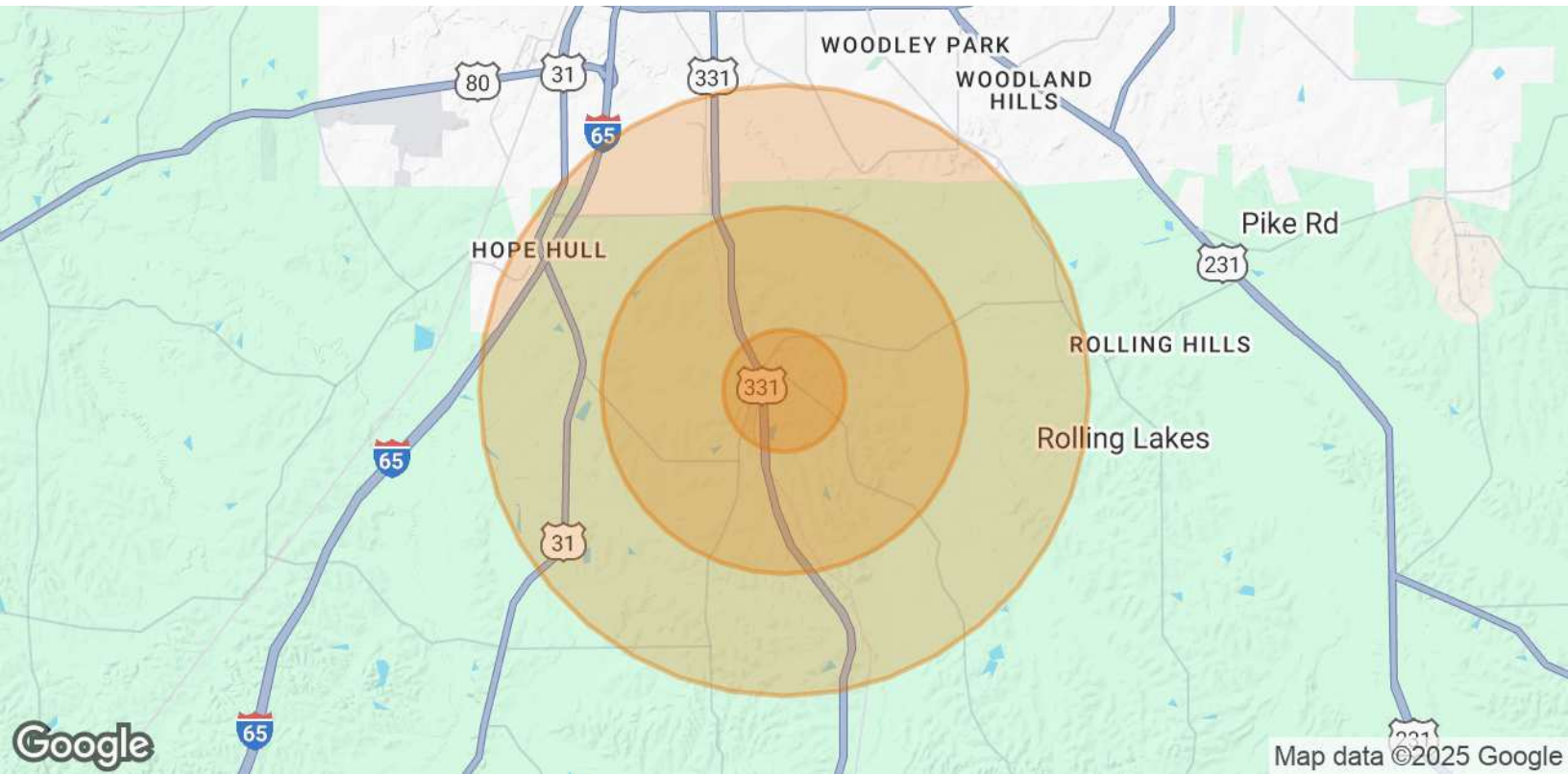
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	94	608	5,039
Average Age	44	45	42
Average Age (Male)	43	44	40
Average Age (Female)	45	46	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	39	251	2,019
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$62,647	\$69,699	\$68,759
Average House Value	\$222,175	\$246,273	\$193,512

Demographics data derived from AlphaMap

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