

# 75+/- acres in Perry County, Alabama

## Old Catfish Farm in Perry County, AL

This property was an old Catfish Hatchery with 16 ponds spread out on 75 acres. There are two wells that service the ponds which are set up to overflow into one another. The ponds water depth can be controlled by water valves connected to pipes going into each pond. Greer Creek runs through the property which acts as drainage for the ponds. This place could be set up to be a Waterfowl, Wing-shooting and Fishing paradise. The six small ponds along the road could be developed into Dove fields in early Fall, flooded for Ducks in early December and drained down to harvest Crawfish in the Spring. Two of the larger ponds could be converted into about an 11 acre Bass Lake with the other ponds being used as a year round feeding source for Ducks. There are tons of recreational possibilities on this property!!! The old Hatchery building has a small kitchen, bathroom and sitting area which could easily be set up as a basecamp.

This property is located 1.6 miles from Uniontown, 21 miles from Marion, 22 miles from Demopolis, 56 miles from Tuscaloosa and 96 miles from Birmingham. Please call **Cooper Holmes @ 205-292-6356** for a tour of the property.

**Hunting · \$275,000**

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