

121+/- acres in Barbour County, Alabama

±121 Acres of hunting and recreational timberland for sale in Barbour County, Alabama. This property is set up for hunting with a great internal road and trail system. There is a nice creek that flows through the southern portion of the property and several drains that flow through the tract. The pine timber was recently clearcut, providing the opportunity to make this your own by replanting, or converting to pasture. There are other areas of the property of hardwood which is primarily red oaks. The soil is sandy and well drained. The topography is flat to gently rolling. This area is known for large deer and turkey populations. This would make a great recreational property with several nice building sites.

Legal: the property consists of ±121 acres. The land is located in Section 24 Township 12 North Range 29 East of Barbour County, Alabama. Tax Parcels: 06-10-05-21-0-000-007.005, 06-10-06-21-0-000-007.006, 06-10-05-21-0-000-010.000 and 06-10-05-21-0-000-012.000.

Location: The Lake Point Tract is located just north of Lake Point State Park with frontage along Upshaw Road (County Maintained Gravel Road). Electricity and water are available on the property. Lake Point State Park is located just a few miles south of the property offering boat launching and great fishing along Lake Eufaula. Eufaula National Wildlife Refuge is located along Lake Eufaula offering over 11,000 acres of public deer, turkey and waterfowl hunting opportunities. Barbour County Management area is located a short drive from the property offering another 19,000 acres of public hunting. The property is located 12 miles from Eufaula, 43 miles from Columbus, 60 miles from Auburn, 63 miles from Dothan, 137 miles from Tallahassee and 150 miles from Atlanta. Showings are by appointment only please, so contact Calvin Perryman at 334-419-7277 to see this property.



CALVIN PERRYMAN

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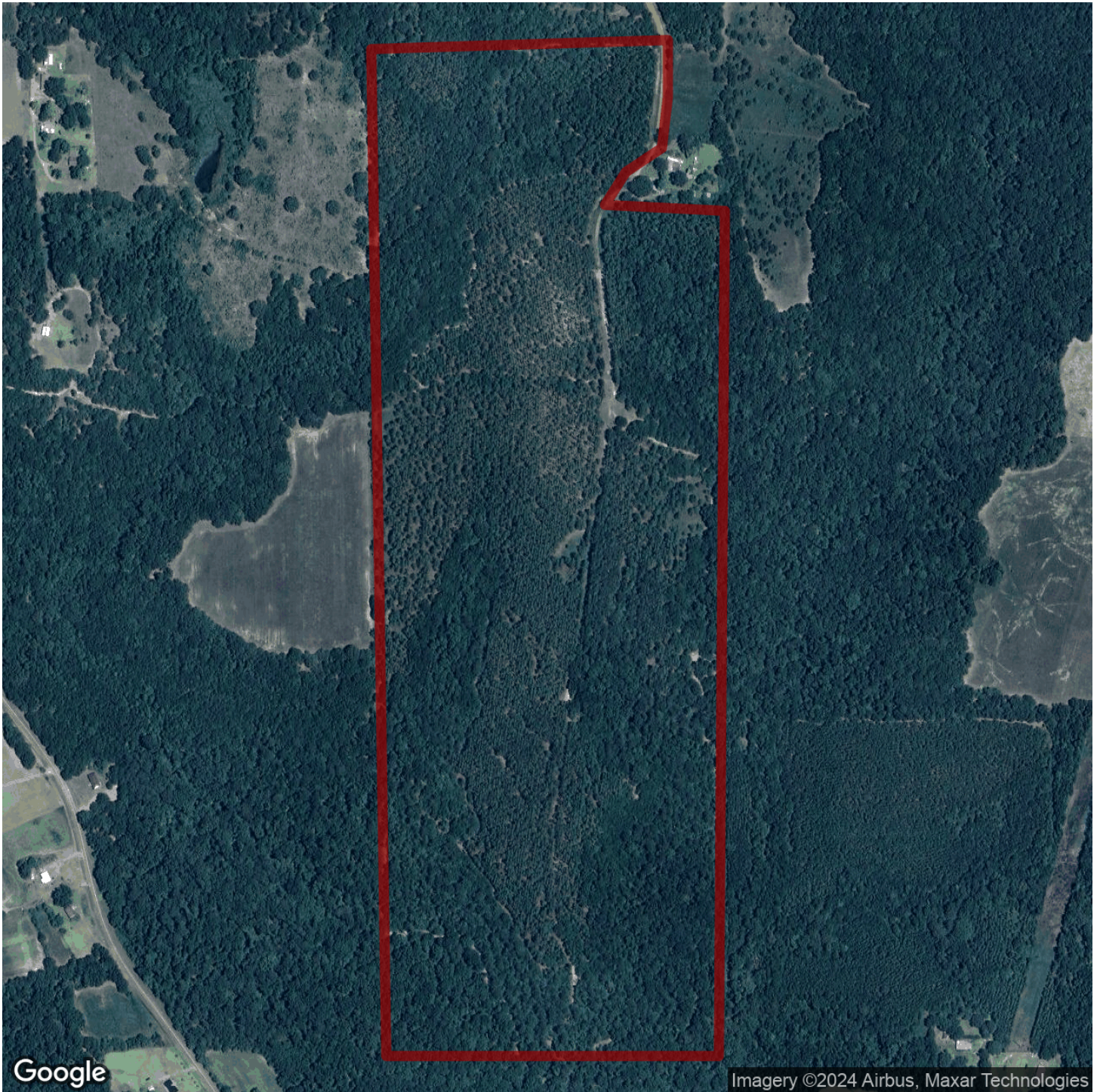
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