

# 25+/- acres in Barbour County, Alabama

## Excellent mini farm and recreational opportunity in Barbour County, Alabama!

This 25 +/- acre tract is an ideal location for someone looking to build a home or getaway with ample acreage. It features paved road frontage on County Rd 25 and has power and water readily available. Extensive site prep work has been completed, and the land has been replanted with loblolly pine trees. The new owner could generate future income from the timber or convert the property to pasture. Additionally, there is already one food plot established, with plenty of space for additional ones. Another significant advantage of this tract is its close proximity to Barbour County WMA, located only 5+/- miles away. This WMA offers over 28,000 acres of some of the best public land for deer and turkey hunting in the state.

Location: Heading west from Clayton on HWY 239, you will drive approximately 8 miles then take a right onto County Rd 25. The property will begin on your left about 300 yards down the road. It is located +/- 30 Miles from Troy and Eufaula, +/- 60 Miles from Auburn, Montgomery, and Dothan.

Showings are by appointment only please, so contact Calvin Perryman at 334-419-7277 or Dent Stallworth at 334-539-0503 to see this property.

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