

# 40+/- acres in Barbour County, Alabama

If you've been looking for a great hunting and recreational property to make your own, this is your chance!

This 40 acre tract is in an area known for quality deer and turkey hunting. The majority of the property is planted in loblolly pine trees that are in their 6th growing season. There is a creek and large hardwood SMZ along the western boundary of the property. Paved road frontage on County Rd 25 and Bond Rd offer great accessibility to this tract and there is power and water available. It would make an excellent place for the future owner to build a home or camp. With the property being only 5 +/- miles from Barbour County WMA, the new owner would also have access to over 28,000 acres of some the best public land 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.

There is additional acreage adjoining this property also available for purchase. 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.

**Hunting • \$0**

**View online at <http://selg.biz/7057>**













