

# 80+/- acres in Greene County, Alabama

**Cedar Woods Farm-** Perfect for anyone who enjoys the outdoors with all types hunting, fishing or outdoor recreation. This property has all the features.

**The Camp House** - The camp is a 3 bedroom, 2 bath house, built in 2005 and totaling 1488 square feet. The front and back covered porches total 960 square feet with a portion of the back porch being screened in. The house features an open floor concept in the kitchen and living space. The master bedroom has its own bath and the two guest rooms share a bath. Just off the back porch is a fish cleaning station and a pier leading over the lake.

**The Lake** - The lake is roughly 5.5 +/- acres and host a number of different fish species to enjoy catching. The lake is stocked with Florida bass, copper nose bream, blue gill, grass carp and a few catfish. The lake is naturally fed by a wet weather spring and runoff. The property also has a drilled water well that could be used to help keep the lake at a full level in dry months.

**Wildlife-** Cedar Woods Farm hosts a great variety of wildlife. From Whitetail deer, turkey, dove, ducks and an occasional covey of wild quail. The farm is set up great for hosting family and friends events such as dove hunting and fishing or hanging out on ballgame weekends. The dove field is already prepared for the upcoming dove season. Wildlife food plots are already in place with ground blinds or if you choose you can add your favorite type of hunting stand. The property consists of an 8 foot high fence enclosure made up of steel posts and net wire fencing with an automatic gate.

**The Land-** The property is 80+/- acres of soils and tree species typical to the Black Belt Region of Alabama. This farm is located in Sections 20 & 21, Township 20 North, Range 2 East, Greene County Alabama in the Boligee/Forkland Communities. This farm is 49 miles from Northport, 52 miles from Tuscaloosa and 97 miles from Birmingham. For more information on this farm please contact **Shaun Lee** at **(205) 361-5002** or at his email listed below. Showings on this farm are by appointment only, Listing agent must be present on all showings.



**SHAUN LEE**

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**Hunting · \$589,000**

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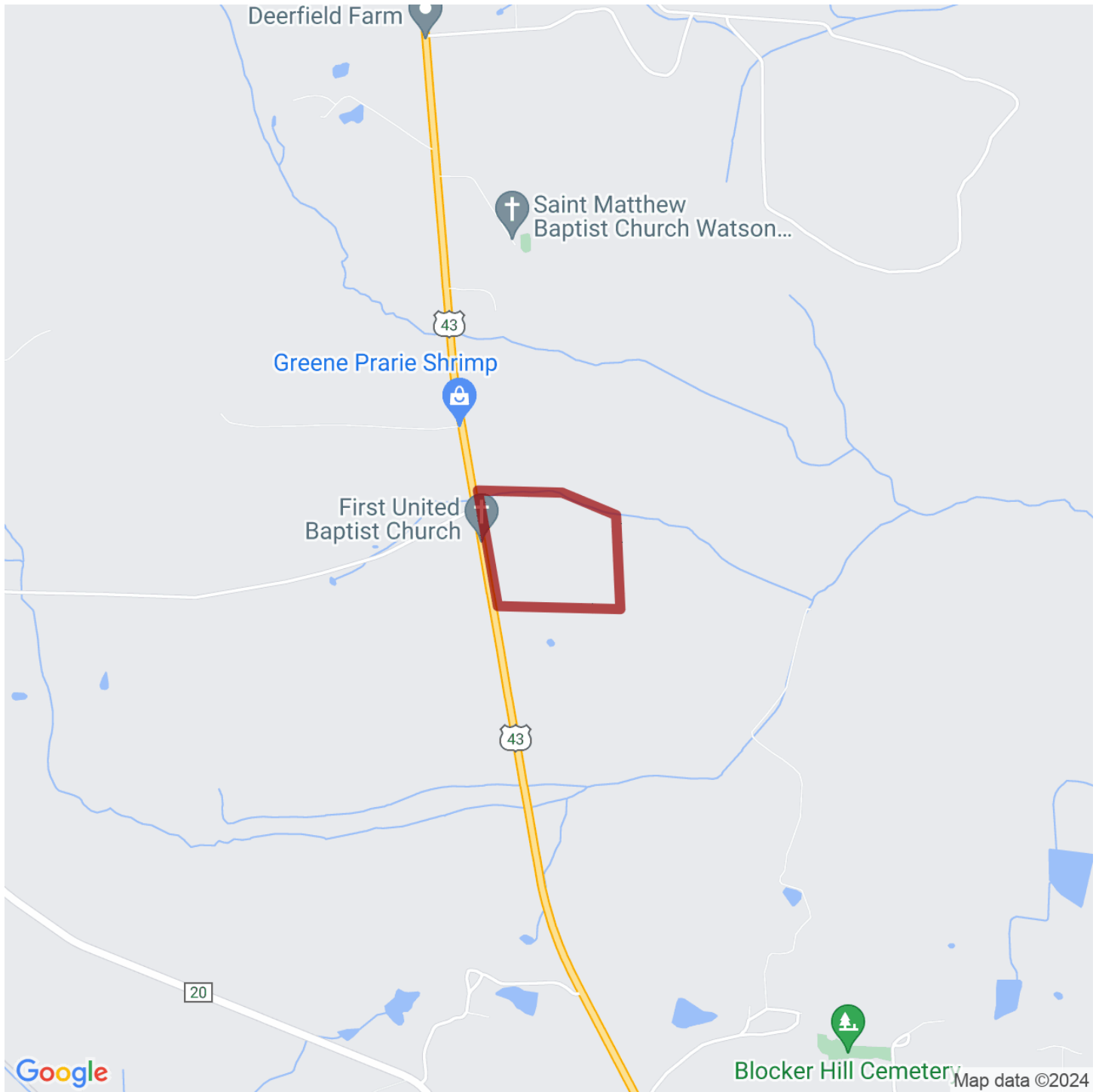




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