

# 163+/- acres in Perry County, Alabama

**SOLD! Washington Creek Farm is 163 acres +/- of outstanding hunting land for sale in Perry County, Alabama.** This may be the best all-around hunting property of this size currently available for purchase in the Black Belt. This tract is in an area known to produce quality whitetails, and numerous turkeys frequent the property. There is a 7 to 10 acre field for hosting dove hunts for friends and family. The owner constructed a small duck impoundment, that is approximately 3-5 acres in size. You can control the water level in the impoundment, and there is some standing green timber running through the middle of it. The whitetail hunting here offers big food plots with long shots that people have come to associate with the Black Belt, but there are also plenty of places to hang a lock on and bow hunt this property. There are two large electric transmission lines running through the property, that each have shooting houses set up for hunting. The land has approximately 40-45 acres of open land that can be planted in various crops. There are some large row crop farmers in the immediate area of this farm as well. The farm is being sold with 4 shooting houses, 5 feeders, and a duck blind. The entrance to the property is from the west side on Perry County Road 15, and it is a paved county road. Power runs from CR 15 along the driveway. There is also a nice tractor shed that is the right size for two tractors or storing your equipment. This farm has tremendous potential, and will be ready to for you to plant and hunt this deer season. The timber on the property is a mixture of hardwoods, cedar, and some pines. Washington Creek is a large creek that flows through the property, offering year-round water to the wildlife. The owner constructed a crossing across Washington Creek that gives you access to the wooded portions on the east and northern part of the tract. The property has been surveyed, and the boundary lines are painted.

**Legal Description-** This property is located on Perry County Road 15. The property is a portion of Perry County Tax Assessor Parcel ID# 53 20 02 09 0 000 002.002 0. Property taxes for 2022 were approximately \$423. The property has been surveyed.

**Location-** The property is located on Perry County Road 15 south of Marion. The property is easily accessible to nearby towns and cities. The farm lies 8.5 miles south of Marion, 34 miles to Centreville, 62 miles to Tuscaloosa, 84 miles to Birmingham, 80 miles to Montgomery, 30 miles to Selma, 155 miles to Mobile, 165



**JONATHAN GOODE**

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**Southeastern**  
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miles to Baldwin County, 175 miles to Pensacola, 181 miles to Jackson, MS, and 345 miles to Baton Rouge, LA. Showings are by appointment only please, so contact Jonathan Goode at 334-247-2005 to schedule your visit to this property.

**Hunting · \$545,000**

**View online at <http://selg.biz/9303>**



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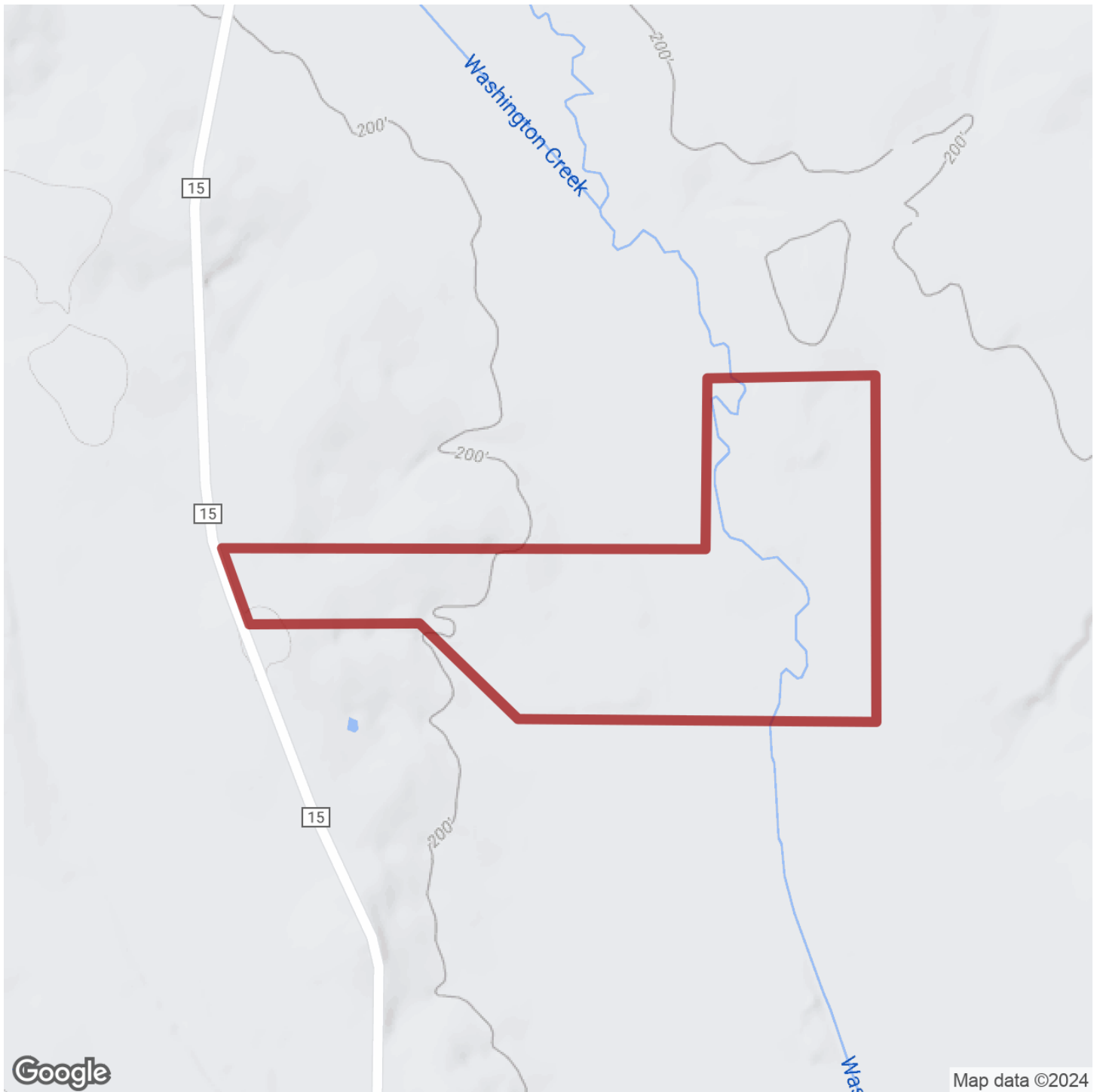


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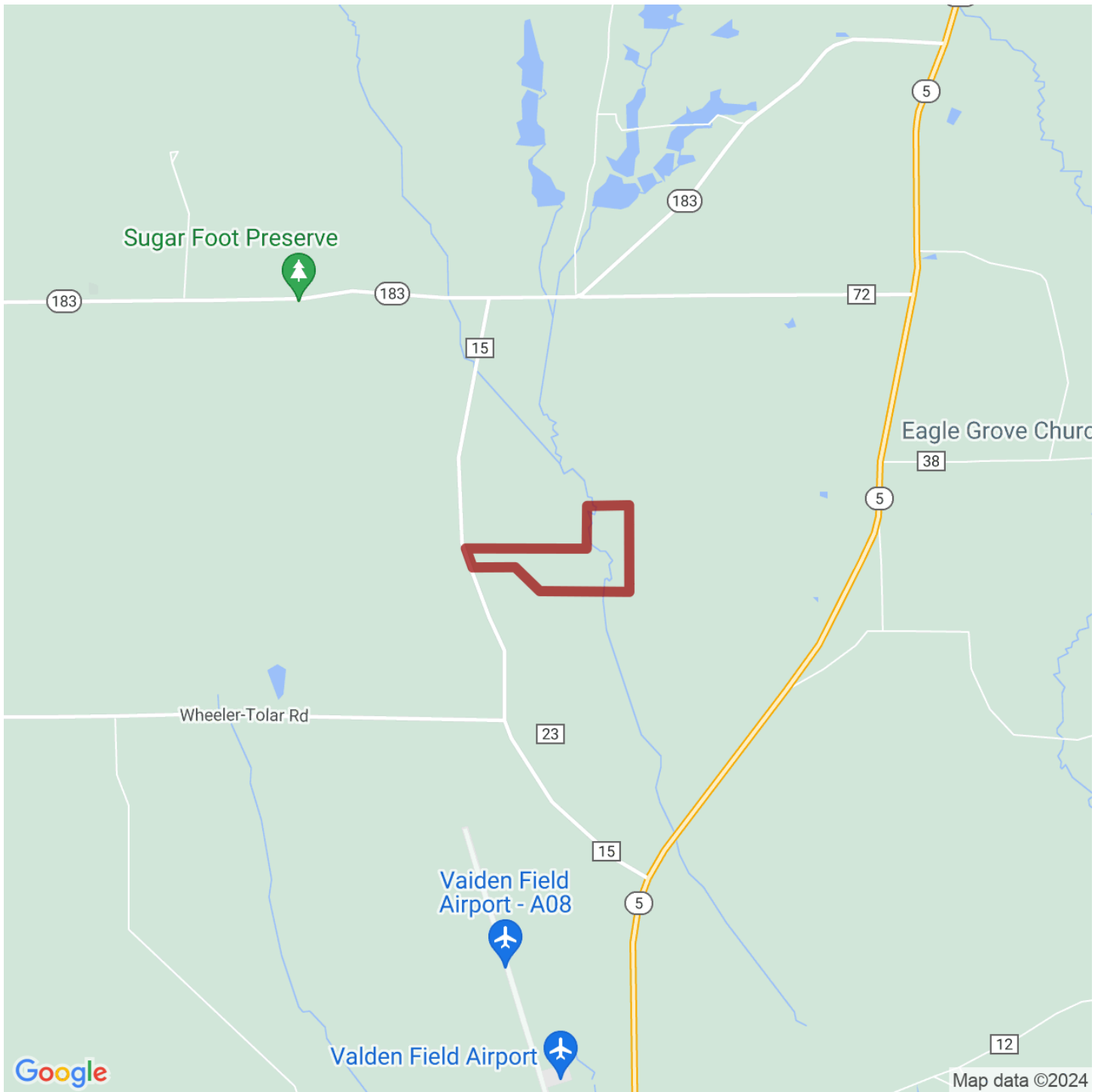




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