

3923+/- acres in Monroe County, Alabama

Old Scotland is located in Monroe County approximately 20 minutes north of Monroeville, AL. Old Scotland is a rare find in South Alabama consisting of 3,923 +/- contiguous acres of mature pine and hardwood stands. The property features 2 modular homes of approximately 2100 sq ft and 2500 sq ft built with a custom deck and carport featuring a stone fireplace. One home is a 3BR/2BA and the other is a 4BR/2BA. The property also has a 60 x 75 all metal building with concrete flooring, power, and water. The metal building has approximately 3000 sq ft of enclosed storage with approximately 1500 sq ft of open storage. This tract has an intricate interior road system giving good access to the entire tract. There are approximately 1750 acres of merchantable pine plantations on this tract with plant dates of 1992, 1993, 1994, 1995, 1996, 1998, 2000, 2006, 2007, and 2009. The remaining acreage consists of approximately 1900 acres of mature pine/hardwood with remaining acreage in fields, roads, and food plots. A timber cruise from 2021 is available for qualified parties. The uniqueness of this tract is its potential to be used as a corporate retreat, family compound, or commercial hunting operation while having the ability to provide strong returns for several years from the harvesting of timber. For more information or to schedule a showing, contact Russ Walters (334-504-0851) or Rick Bourne (251-978-5455). Showings are strictly by appointment only.

\$1mil+ Estate/Rec. • \$13,500,000

View online at <http://selg.biz/6415>



RICK BOURNE

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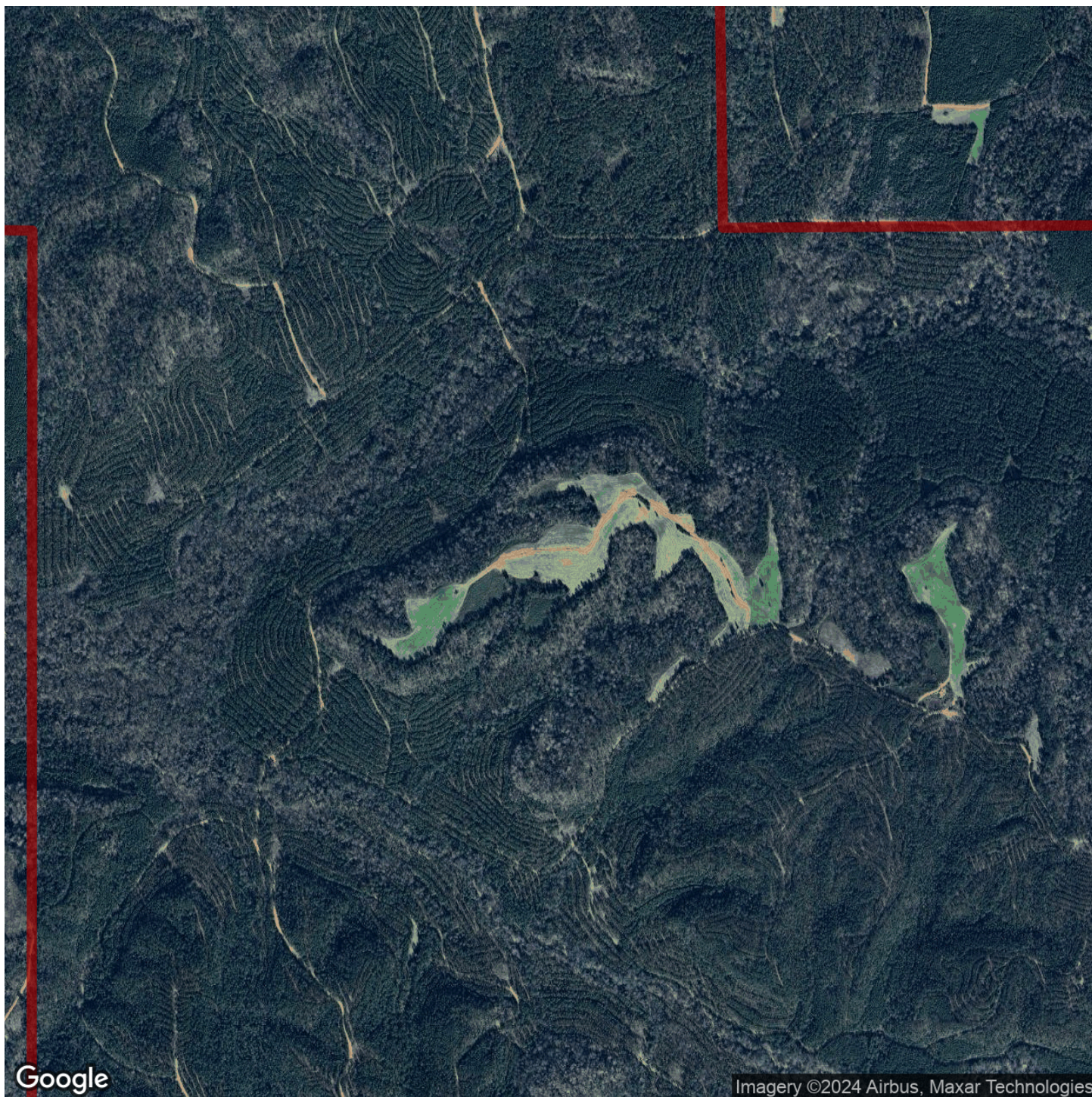




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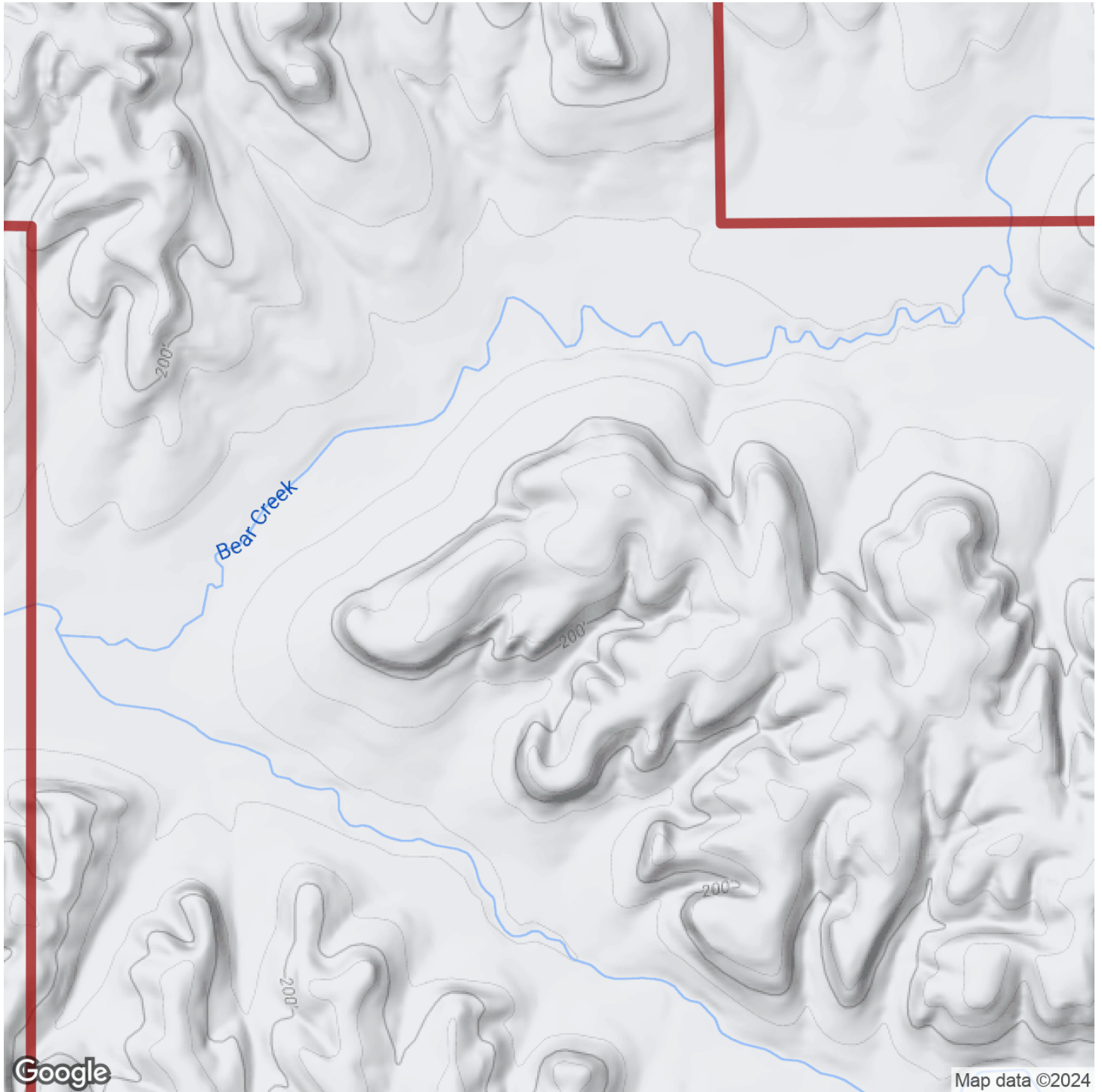




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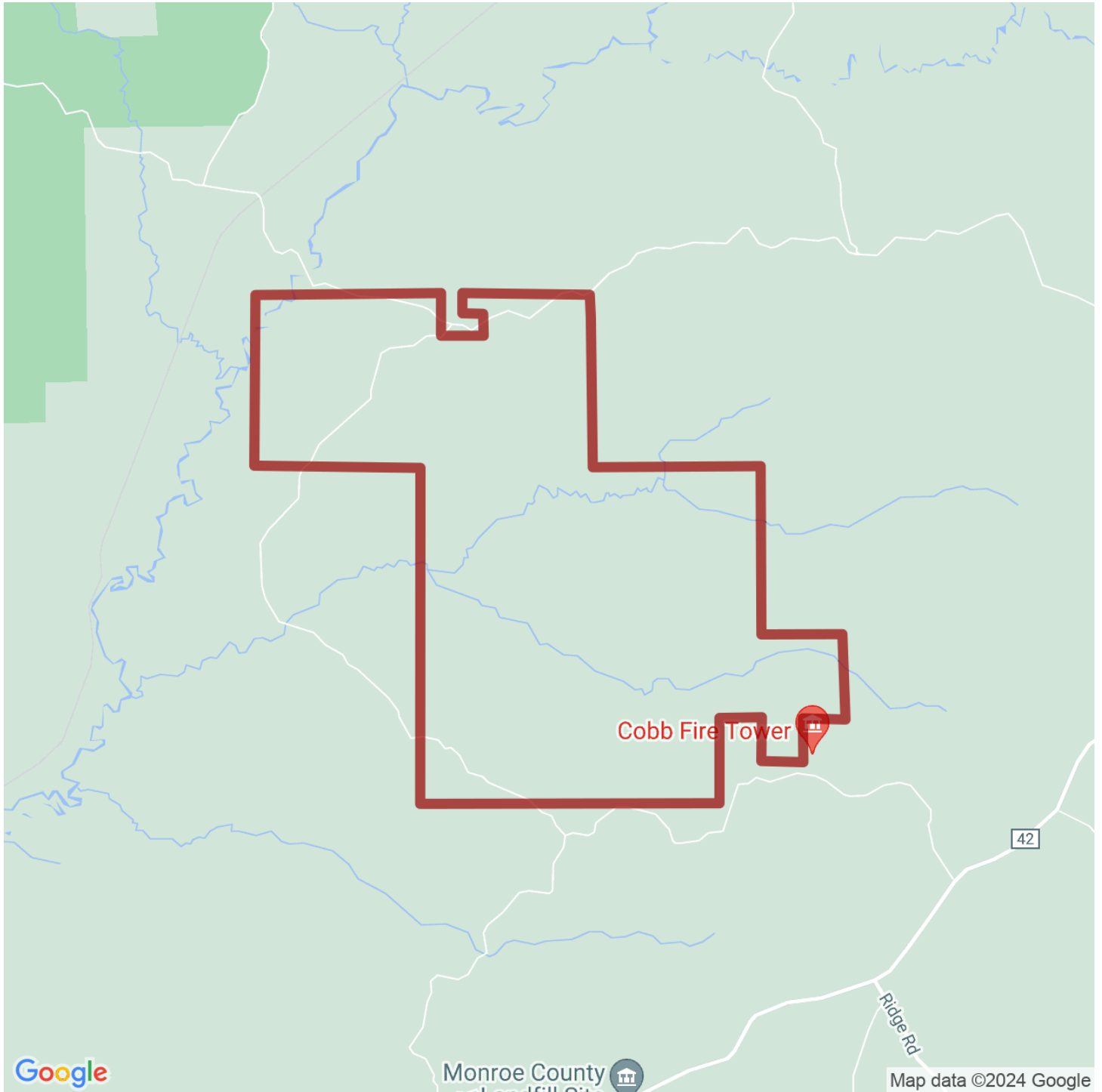




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