

# 395+/- acres in Perry County, Alabama

**Triple J Farm is a turn-key hunting and recreational property for sale near Marion in Perry County, Alabama.** The owner purchased the original 166 acre part of this property in 2002, with the intent to develop and manage a piece of land for outstanding deer hunting and recreational enjoyment for his family and friends. In 2004, they built the beautiful cabin to use as a getaway from the hustle and bustle of their family business in Tuscaloosa. The cabin was built with a comfortable, rustic feel, with pine and cedar for the floors and walls. There are 3 bedrooms and 2.5 baths, and an open floor plan for the living room, dining area, and kitchen. A large screened porch was added in 2022, for entertaining and enjoying the outdoor feel and privacy on this rural retreat. A large, special outdoor television for use on the porch was installed, and will remain with the property. Over the years they were able to add more acreage to the original tract, acquiring 154 acres in 2013, and 75 more acres in 2017. The timber on the property is a mixture of hardwoods, varying ages of pine plantation (from 1990 to 2015), and a little bit of cedar ground that the deer love. The timber has been professionally managed by a forestry company, and a written timber management plan is available to serious buyers. There are 43 acres +/- of the oldest pines that were sold last year, and are scheduled to be harvested in spring or summer of 2024. Harvesting these pines will open up more areas for the wildlife, and allow the new owner to create a dove field or larger food plots. The property is part of the Alabama Treasure Forest program. A 2 acre +/- pond was constructed early in their ownership, and was originally stocked by Southeastern Pond Management. In March of 2019, Locklear Sport Fish did an assessment of the lake, and it was determined that the lake needed 1500 3" to 5" bluegill and red ear sunfish and an additional 20 largemouth bass that weighed from 2-3 pounds. Those fish were added as recommended. The lake has produced some great bass, and it was designed with the intention of being a fun place to fish with grandkids and guests. The owner has been dedicated to his whitetail deer management, and has taken many nice bucks from the land through the years. There are approximately 17 hunting stands, with numerous food plots and mineral licks. All of the box blinds, tripods, ladder stands, and feeders that are out on the property will convey with the sale. In August of 2023, Dr. Grant Woods, nationally renowned wildlife biologist with Growing Deer TV, came to the property for a consultation with the owner. His recommendations for deer management are available to serious buyers. This property has been well cared for over the past two decades, and it is now time for the new owner to put their touches on the property that will allow them the enjoyment the current owners



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have had.

**Improvements-** The cabin was built in 2004, and has been used as a getaway for the family. There is a long front porch that is open air, and a screened back porch for storage and getting suited up to go into the woods. The large screened room was added in 2022, and allows for outdoor entertaining. The house is 3 bedroom and 2.5 baths. The master bedroom and bath are on the main level, and two bunk rooms and a bathroom are upstairs. There is one large area with kitchen, dining, and living room. The house is served by Black Belt Electric Coop, a water well, DISH satellite, and is on septic tank. The house is selling furnished, and personal items will be removed prior to the sale. If you enjoy sitting around a firepit and swapping stories, there is a great spot already set up for you to gather with your friends or loved ones. A large metal shop was built not far from the house, and it has a concrete floor and two roll up doors. The well is located in the shop, and there is plenty of room for tractor, side by side, and lots of gear. Another metal awning or carport is behind the shop, and allows covered storage for other gear or implements.

**Land-** There are more than 7 miles of roads and trails that lead throughout the property. There are gated access points from 3 county roads (Spring Hill Road from the south, County Road 29 on the east, and Walter Boyle Road on the north). The topography rolls a good bit over the property, offering plenty of terrain changes for cover for the wildlife. A branch of Old Town Creek flows through the property, offering year-round water for the wildlife. There are numerous food plots and open areas for hunting. The owner has planted many pears, persimmon, oaks, chestnut, and crabapples through the property for the wildlife.

**Legal Description-** The property comprises 395 acres +/- consisting of 6 separate tax parcels. The parcels are located in Township 20N, Range 7E, Sections 3, 9, 10, and 11. The Perry County Tax Assessor Parcels are 53 10 01 11 0 000 005.004 0, 53 10 02 03 0 000 011.000 0, 53 10 02 09 0 000 001.000 0, 53 10 02 10 0 000 001.000 0, 53 10 02 10 0 000 003.000 0, and 53 10 02 10 0 000 004.000 0. Property taxes for 2023 were \$2926.77.

**Location-** Triple J Farm is located near Marion off Spring Hill Road in Perry County, Alabama. The farm is easily accessible to Birmingham and Tuscaloosa, and is just the right distance for your getaway property. The land is located 9 miles from Marion, 16 miles from Greensboro, 50 miles to Tuscaloosa, 75 miles to Birmingham, 54 miles to Clanton, 73 miles to Prattville, 86 miles to Montgomery, 173 miles to Mobile, 194 miles to Pensacola, 95 miles to Meridian, MS, and 292 miles to New Orleans. Showings of this property are strictly by appointment only please. Contact Jonathan Goode at 334-247-2005 to schedule your visit to this property.



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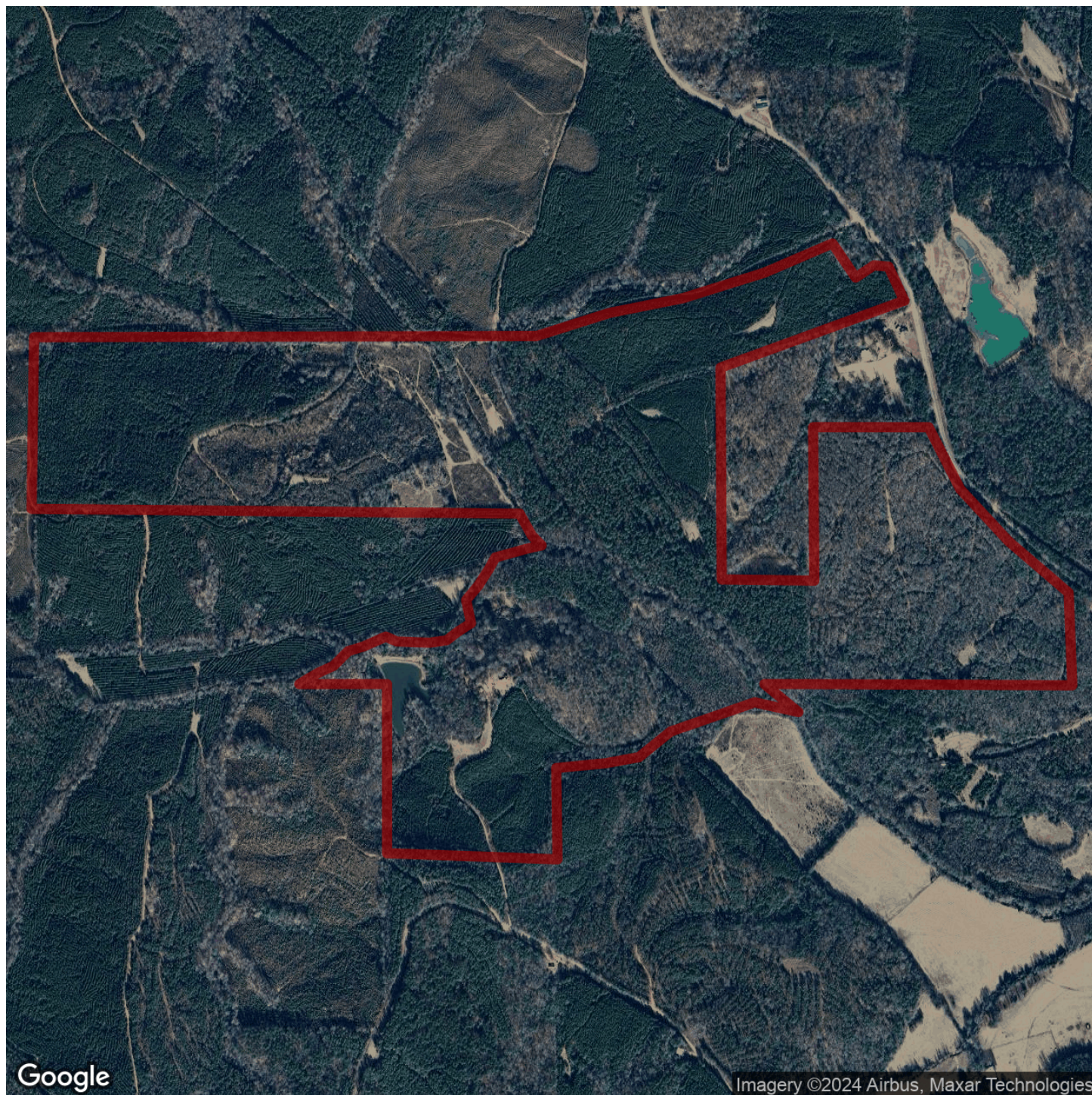


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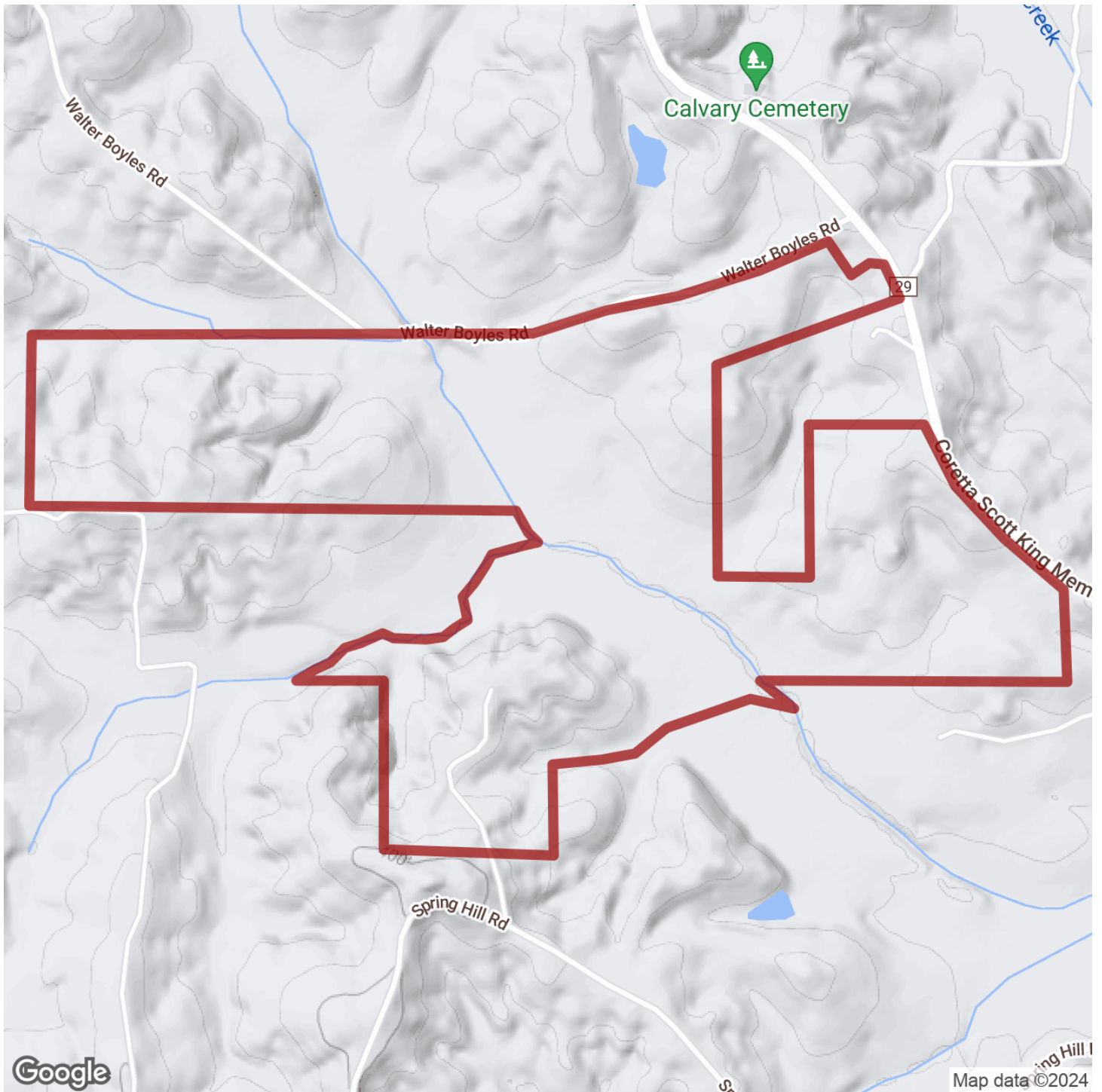


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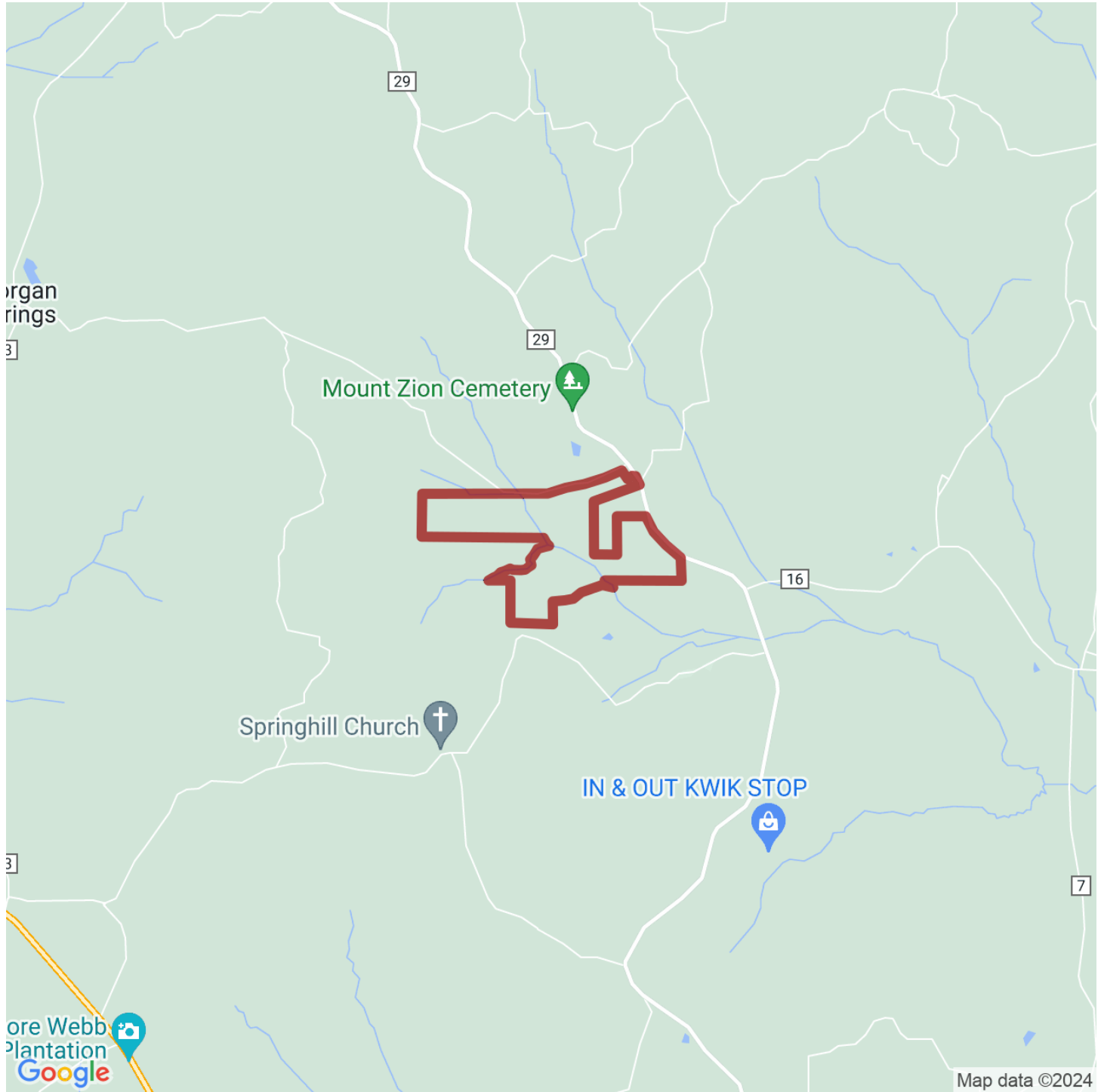


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