

167+/- acres in Pike County, Alabama

SOLD

Orchard Pond Farm

This property is a working cattle farm with improved pastures located in Southern Pike County, Alabama. The previous owners set this farm up with a good plan, cross fencing the main fields to regulate the grazing pressure on the entire farm. There are 130 acres of productive pasture consisting of Pensacola and or Argentinian Bahia and Bermuda grasses that produce well in this region. Other land types include a ± 4 -acre pecan orchard and ± 10 -acre lake. The balance of the tract is in wooded area. There is a modern well near the center of the property that will need checking. This property has water troughs installed where needed which is a great enhancement. There is a catch pen that can handle a good-sized group of mama cows.

At the heart of these gently rolling hills lies a nearly 10-acre pond that is stocked with bream and bass. There are great numbers of healthy fish in this spring-fed pond ready for the family to get after!

The barn is closed in and around 1,000 square feet on a slab. This barn was constructed several hundred feet off the road along the southern end at the NW corner of 4 -acres of your very own pecan orchard. This property has a private feeling that you have to experience on this special farm close to town, but yet it feels miles away.

There is over 1,800 ft of road frontage with multiple accesses with power, water, and high-speed internet available.

This property is colisted with Connell Landing Realty.

Ag/Pasture Land • \$660,000



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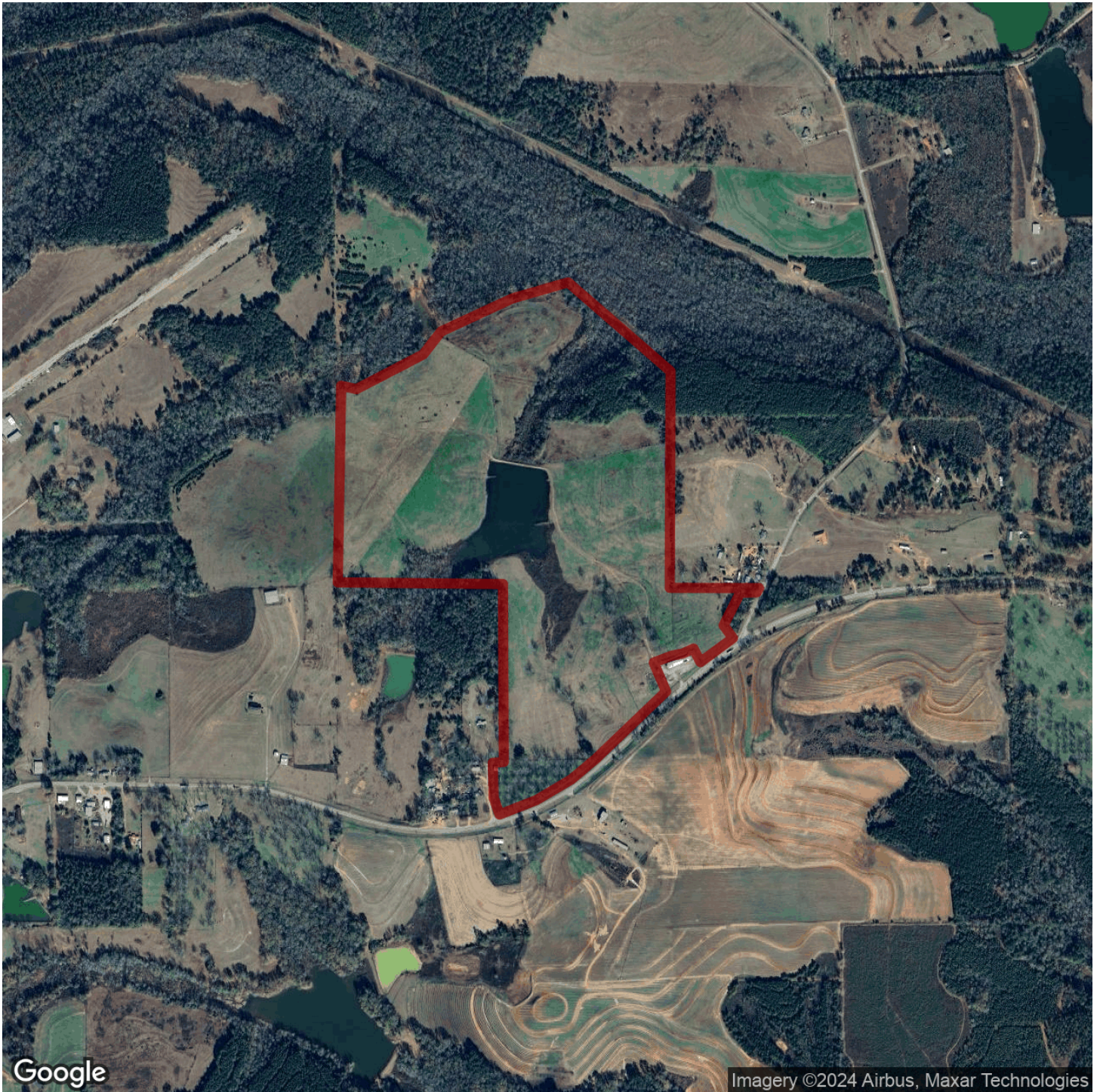




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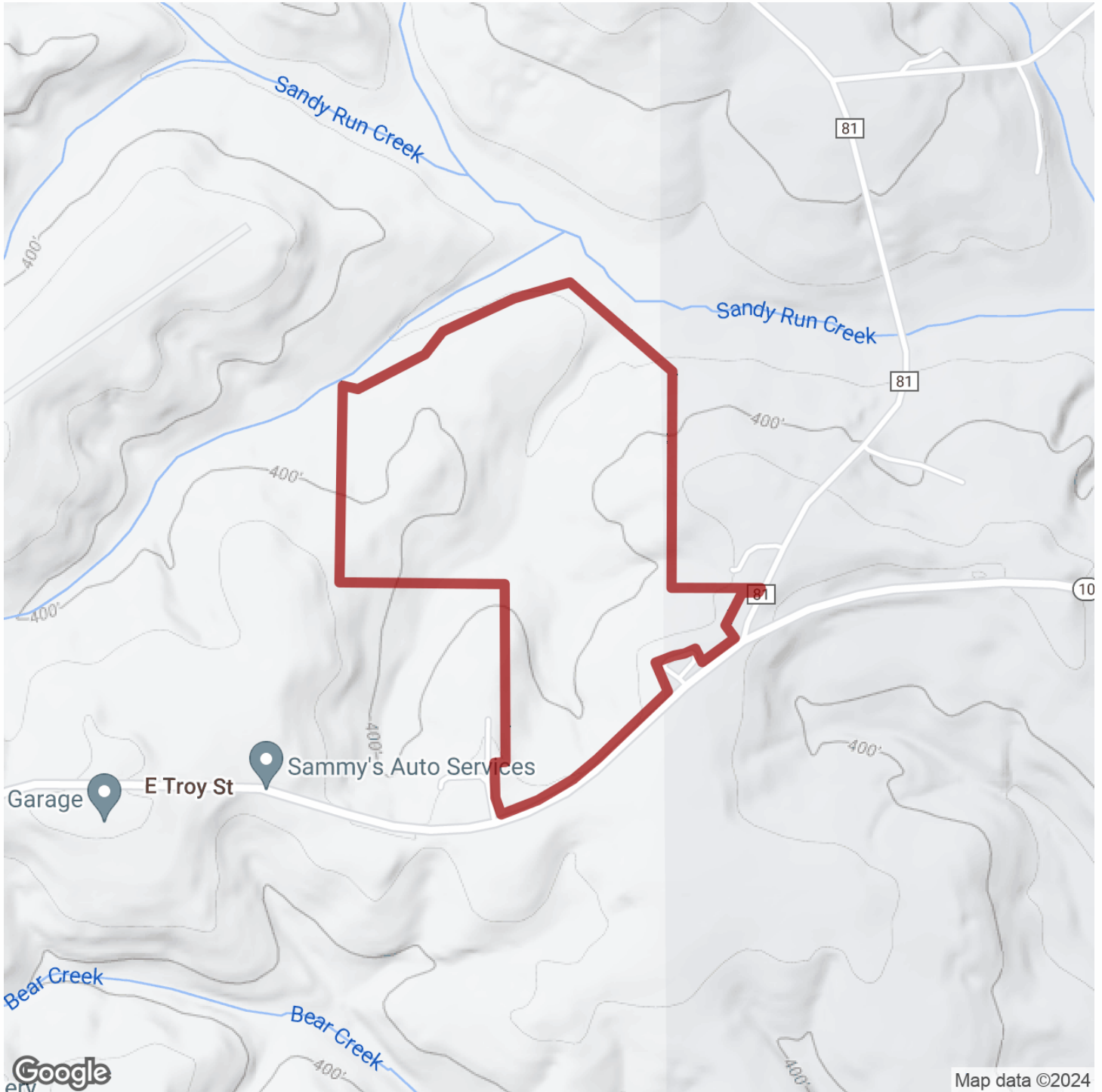




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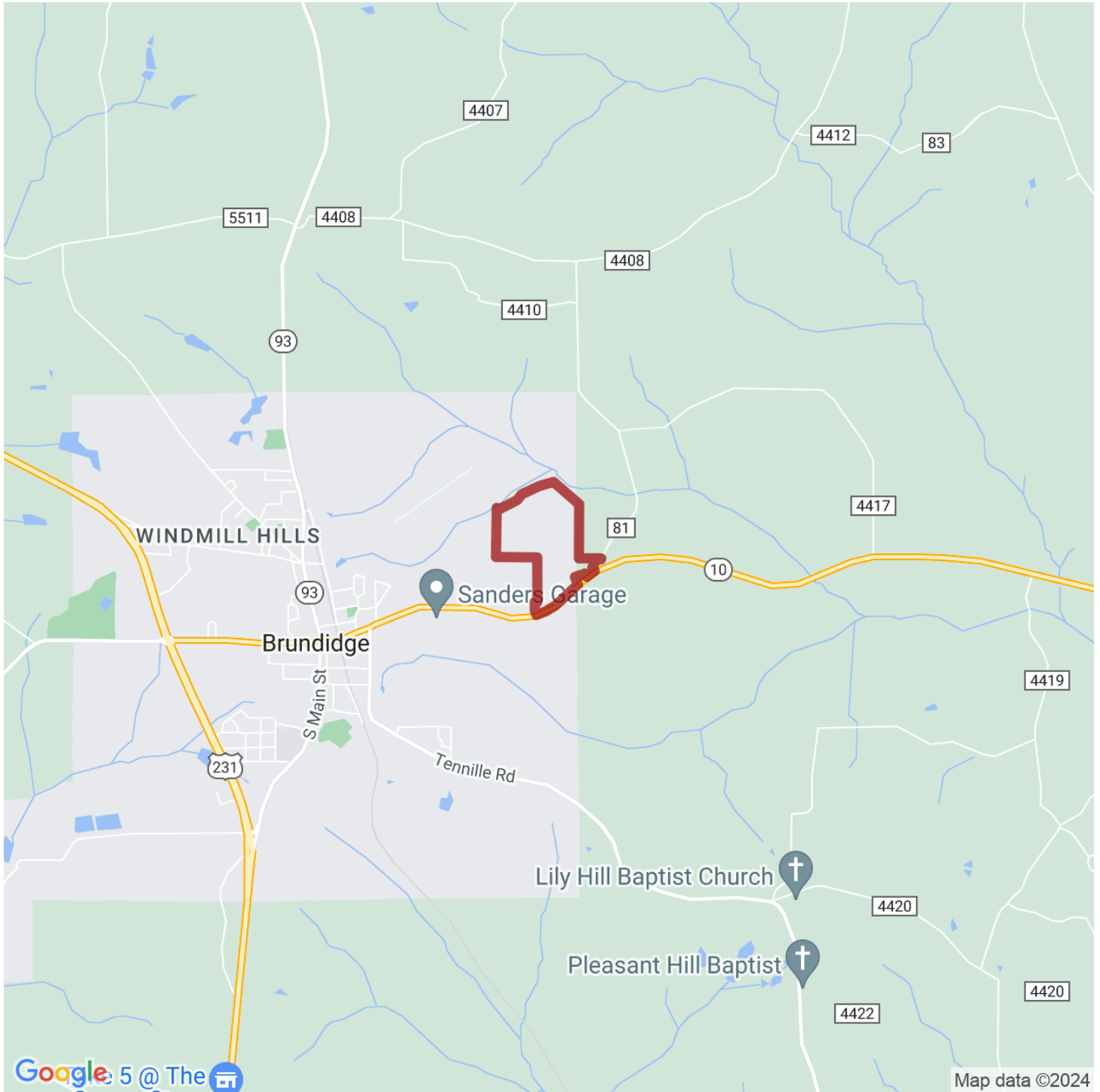




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