

565+/- acres in Dallas County, Alabama

565 acres +/- of timberland and recreational land for sale in north Dallas County, Alabama. This is a fine recreational property with a strong timber investment component. The crown jewel of this property is a private 20 acre +/- lake that is shared with only one neighbor. The area has abundant deer and turkey populations, and you will get some wood ducks in the shallow north end of the lake, that is full of standing, flooded timber. The lake is fed by Valley Creek, and has a large concrete spillway. A shared use agreement for the lake allows both landowners to use the surface of the lake. A copy of that joint use agreement is in the attachment section below, or is available upon request. The pine plantation on the property is mostly all merchantable, with varying age stands. Some stands have received a first thinning, and some have not been thinned yet. The site index of this soil is very good for timber production. This is a great area for timber sales, with mills nearby in Maplesville, Selma, Prattville, and Pine Hill. The topography is rolling, and drains well. A good internal road system leads throughout the property. Power is available along the southern portion of the land. Dallas County Road 272 runs through the a portion of the property, and there is a deeded easement along a private road on the south end. There are numerous food plots spread across the property for deer hunting. As I rode through the property last week, there was plenty of buck sign, with rubs and scrapes everywhere. The owner acquired the original 285 acres back in 2005, and added the 280 acre block with the lake in 2013.

Legal Description- The property is located in Township 19N, Range 11E, Sections 17, 18,19,& 20, in 10 tax parcels. The deeds, utility easement, road easement, and joint lake use agreement are available in the due diligence package that is included in the attachments section below.

Location- The property is located on Dallas County Road 272 in the Valley Grande community of Dallas County, Alabama. The property is approximately 17 miles north of Selma, 20 miles from Maplesville, 36 miles to Clanton, 45 miles to Prattville, 55 miles to Montgomery, 73 miles to Tuscaloosa, 79 miles to Birmingham, 194 miles to Mobile, and 190 miles to Pensacola, Florida. Showings of this property are by appointment only please, so contact Jonathan Goode at 334-247-2005 to schedule your appointment.



JONATHAN GOODE

jonathan@selandgroup.com | 1-866-751-LAND | (334) 247-2005





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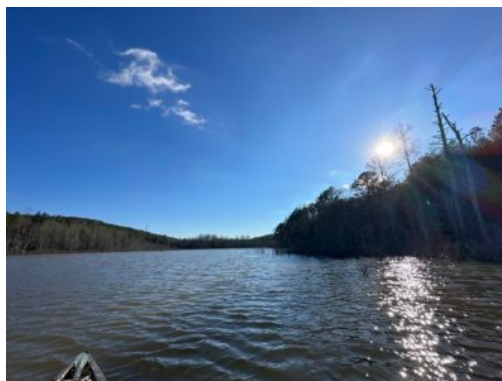
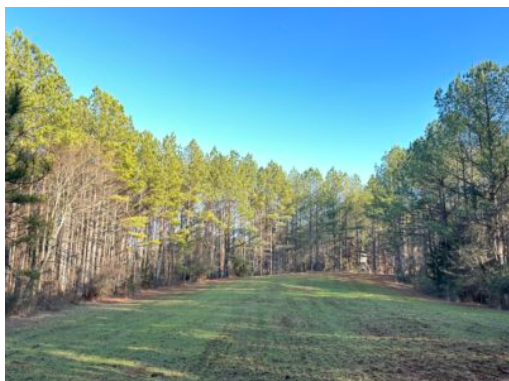
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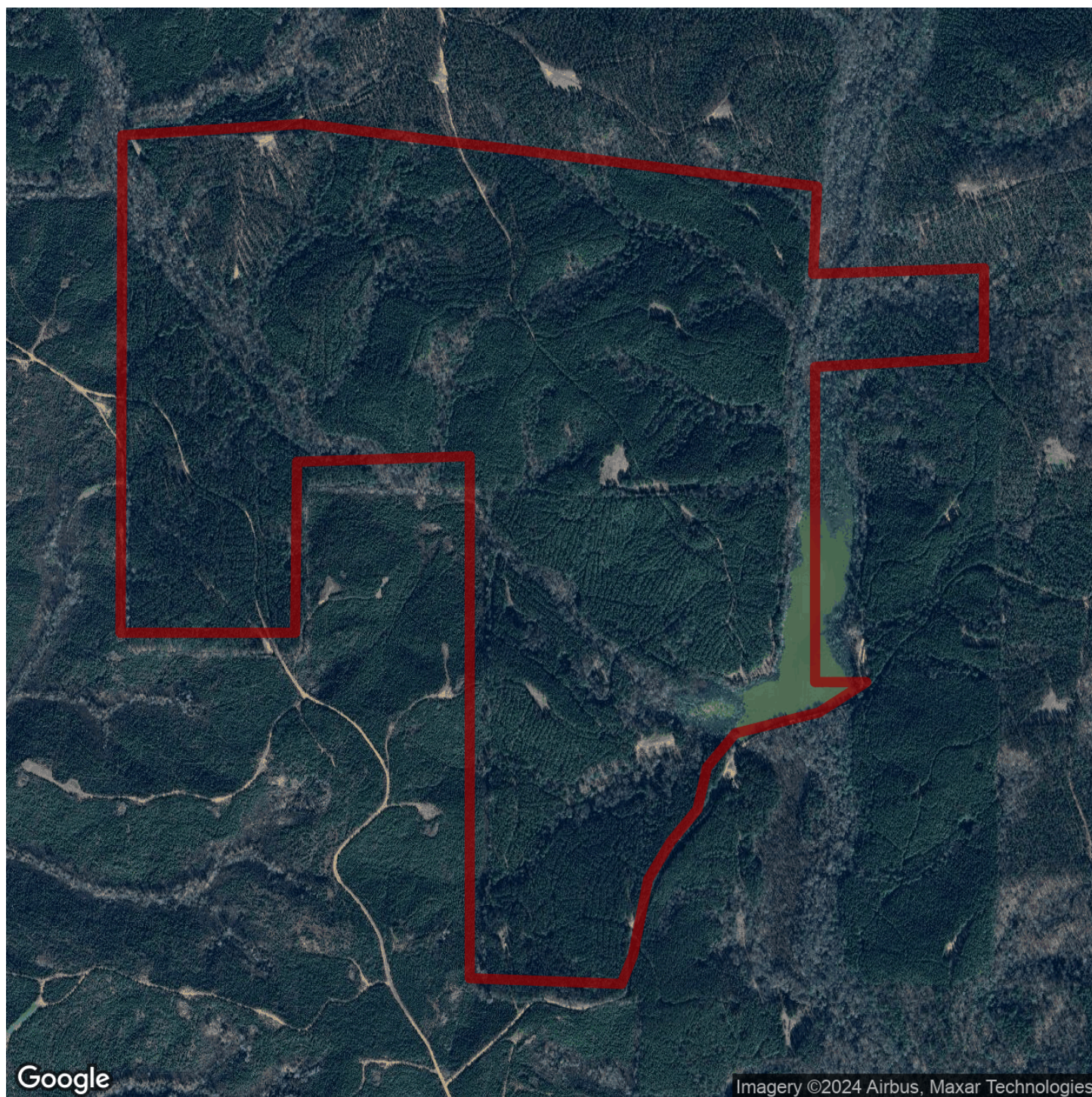




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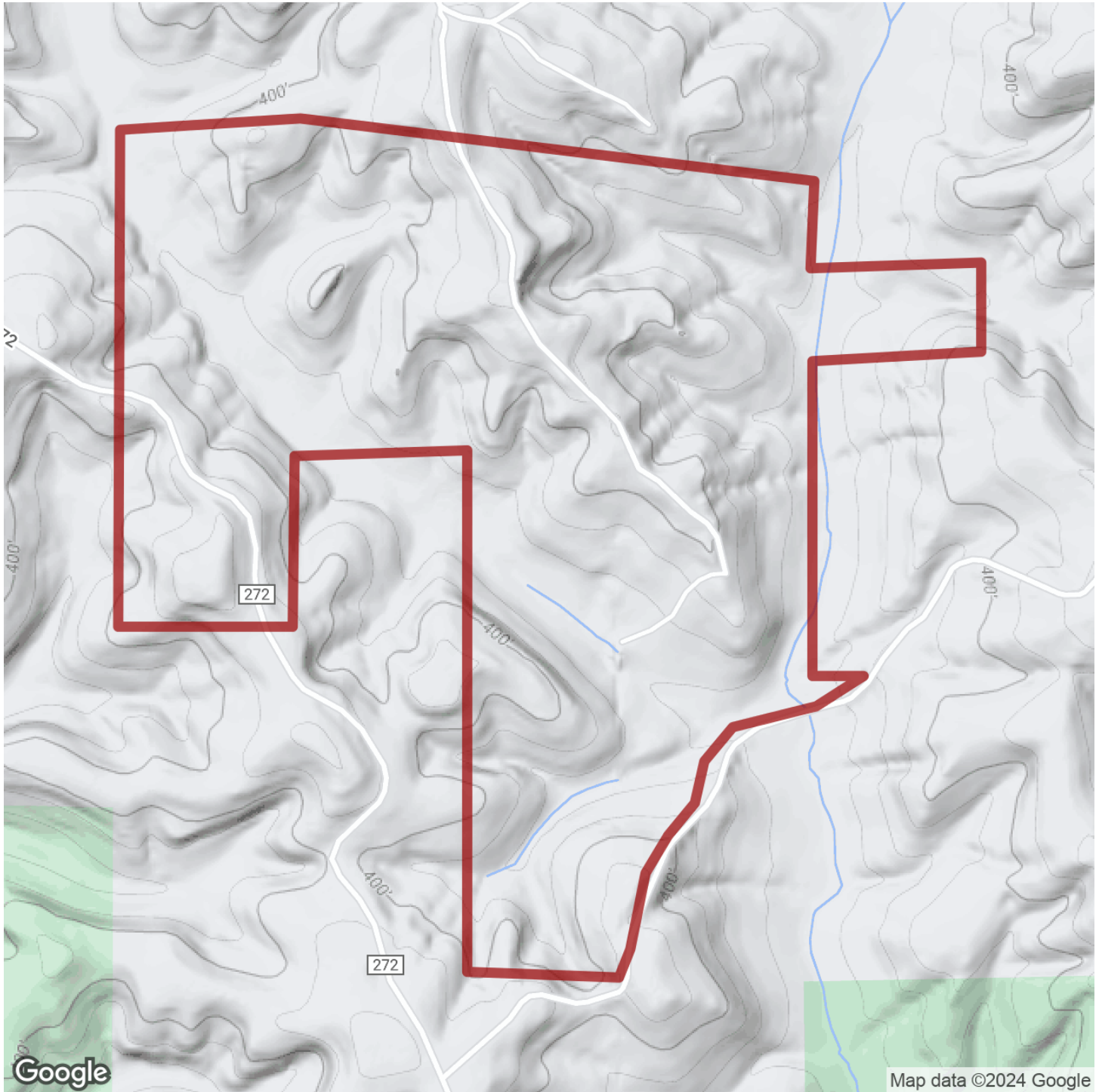
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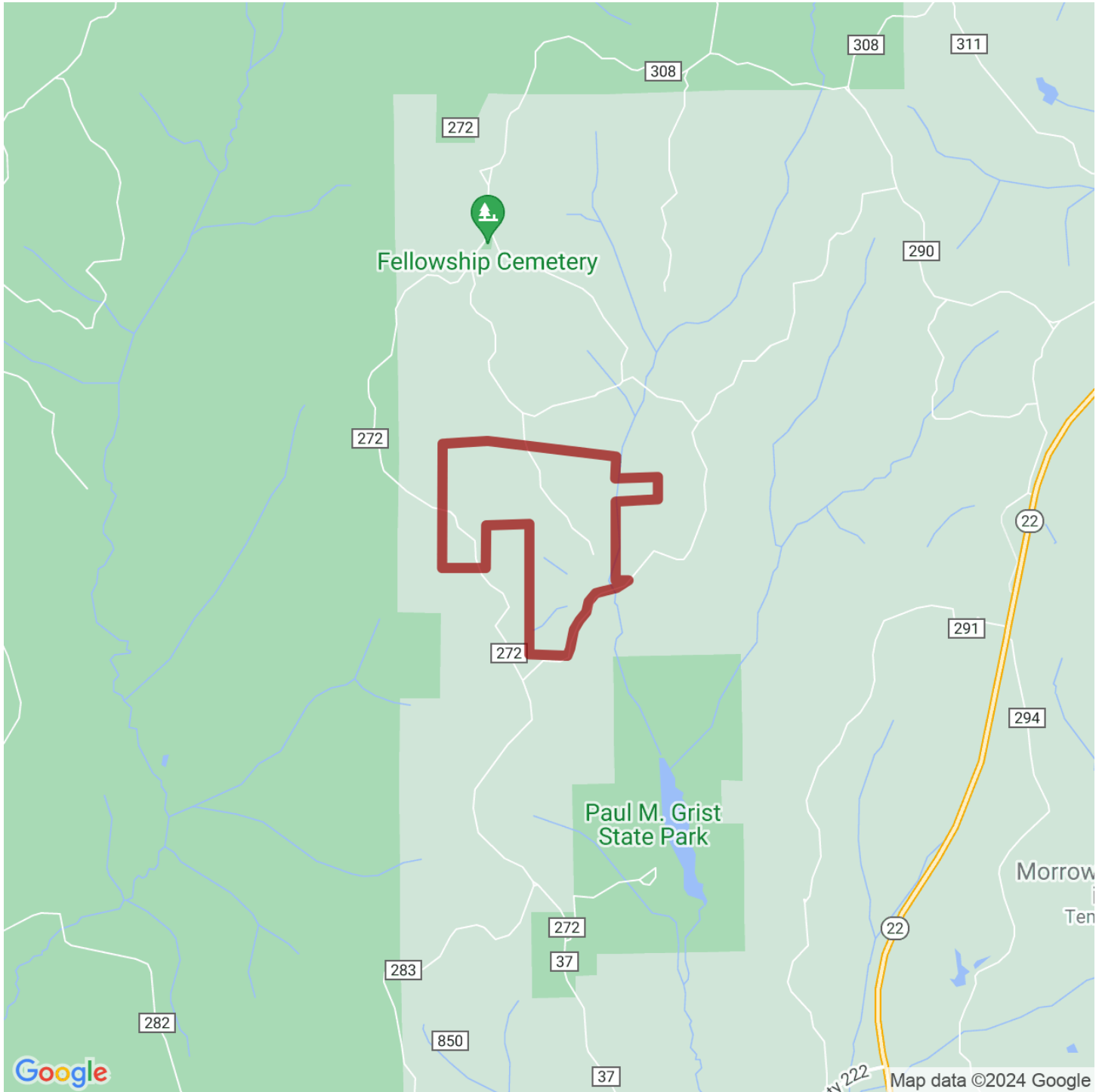




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