



Tract A990A (SOLD)

693 Acres
Russell County, Alabama
Property Price : \$1,659,735 (\$2,395/acre)



Acreage:

693 +/- Acres

General Description:

If you're looking for one of the best areas of Alabama for recreation and outdoor, you need to spend some time on this tract. Located in Russell County, Alabama, just an hour south of Opelika. Parcel has miles of road frontage as well as interior roads, taking you through rolling hills where this property has been managed for years with loblolly plantations ranging from 12 – 17 years old. Well stocked with great future cash flows. Parcel also has High Log Creek running through the property with beautiful hardwood bottoms, which make excellent habitat for all wildlife. This is truly one in a lifetime opportunity to own an excellent tract of timberland and recreational property.

Investment:

\$1,659,735 (\$2,395/acre)

Tax ID:

Agent:

Mark McMillan
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Location/Directions:

From Opelika AL, you will travel south on Hwy 51, better known as the Marvyn Parkway. You will go through the intersection of Hwy 80 at Marvyn and continue south on Hwy 51. Approximately 3 miles south of Hwy 80 intersection, you will take a left on North Uchee Road. You will travel approximately 1 mile, take right and travel south on Walker Road. Look for signs. This 693 acre parcel will be on the right side of Walker Road. Property

also fronts on Denson Hill Road to the west. Look for Advance Land and Timber signs.

Disclaimer: Property inspections shall be done during daylight hours. Seller and Advance Land and Timber, LLC in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, direct managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.