



Tract B537 - Ambassador

1,643 Acres
Fayette County, Alabama
Property Price : \$3,261,355 (\$1,985/acre)



Acreage:

1643 +/- acres

General Description:

If you're looking for an exceptional timberland and recreational investment, here's a parcel that is a must see. Located in Fayette County, AL, which is considered by many a timber belt area, this parcel consists of 1,643 +/- acres of various age pine plantations totaling 738 acres, with the following age classes: 93 acres of 1981 LB, 47 acres of 1986 LB, 28 acres of 1987 LB, 83 acres of 1989 LB, 96 acres of 2013 LB and 391 acres of 2016 LB. The balance is in mature natural pine/hardwood stands. This parcel has been managed for decades by institutional timberland investors, so the new owner can benefit from the decades of management and silvicultural practices. This property surely won't last for long. It's a must see!

Investment:

\$3,261,355 (\$1,985/acre)

Tax ID:

Portion of 1605220000003000

Agent:

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Location/Directions:

Directions for access from the north and south directions. From the north, use either from Carbon Hill or Jasper, whichever is easiest to get from.

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, 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.

