



TALLAWASSEE CREEK 175 ACRES

Location: Northeast Lowndes County near Burkville & the Alabama River

Size: 175+/- acres

Land:

Property consists of relatively flat river bottom land. Heavily timbered with 20+ year old natural hardwood & some pine regeneration. Good wildlife habitat with dove field, wetland area perfect for duck hunting, and numerous food plots.

Water:

Located adjacent to the Alabama River. Property also has a duck pond.

Wildlife:

Wildlife has been managed on the property for over 15 years. All types of hunting opportunities available with great deer, dove, duck, and turkey.

Special Features:

- Incredible family weekend retreat features board & batten camphouse with metal roofing, classic front porch, 2 bedrooms, sleeping loft, open kitchen & 2-story common room, side porch, fire pit set-up great for entertaining, and equipment shed.
- House is surrounded by open wildlife fields and picturesque trees draped with spanish moss.
- A good road system has been established for easy access to the entire property. The land has newly constructed shooting houses large enough for multiple hunters and eight irrigated food plots & a well so you don't have to depend on Mother Nature for good fall fields.
- Unique chance to purchase a manageable sized piece of property in the Alabama Blackbelt with a wonderful cabin perfect for hosting family & friends and year-round gatherings.
- Boat launch is directly across the road from property.
- Convenient location less than 15 miles from Montgomery.

Price: \$410,000



John Mayhall 205-541-0740 johnmayhall@speaksland.com

Office: (334) 826-8080 • Fax: (334) 826-8055 • info@speaksland.com • www.speaksland.com • P.O. Box 288, Auburn, AL 36831-0288

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Camphouse with metal roofing, front porch, 2 bedrooms, sleeping loft, open kitchen & 2-story common room, and large side porch.



Newly constructed front entrance with gate.



Good road system has been established.



8 acres of open field areas around house.



Nice view from front porch.



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Property heavily timbered with 20+ year old natural hardwood & some pine regeneration.

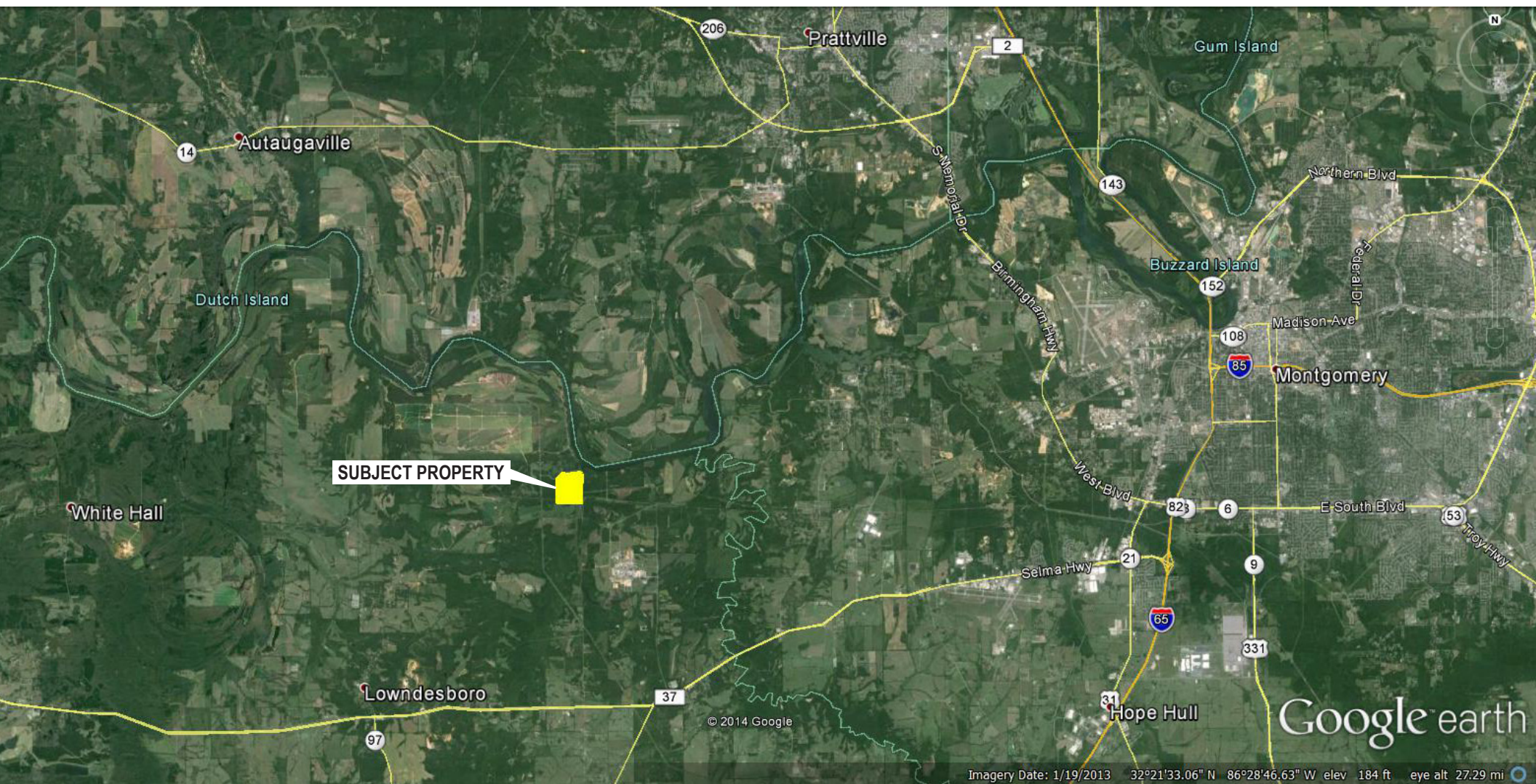


Newly constructed shooting houses large enough for multiple hunters.



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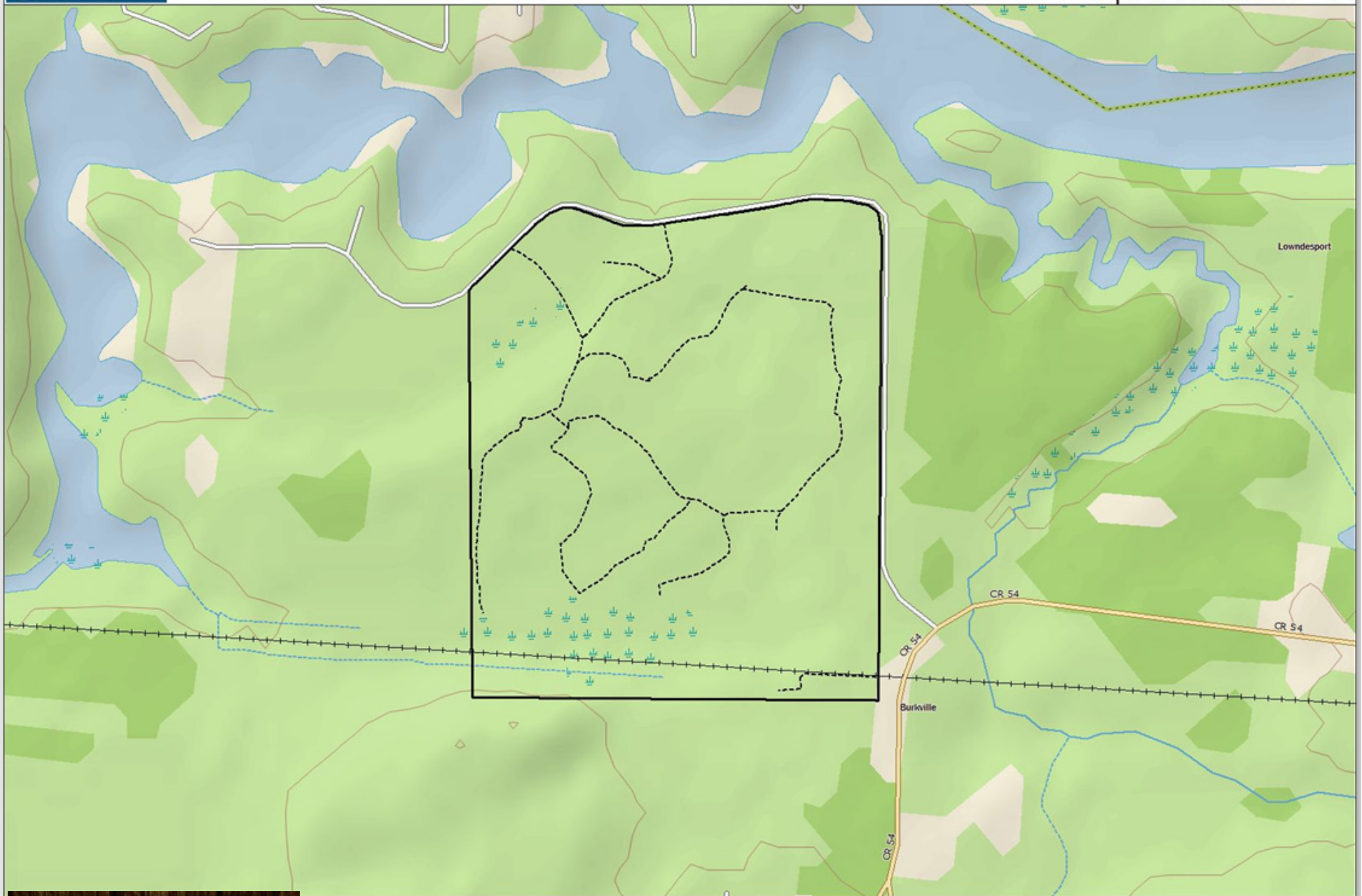
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