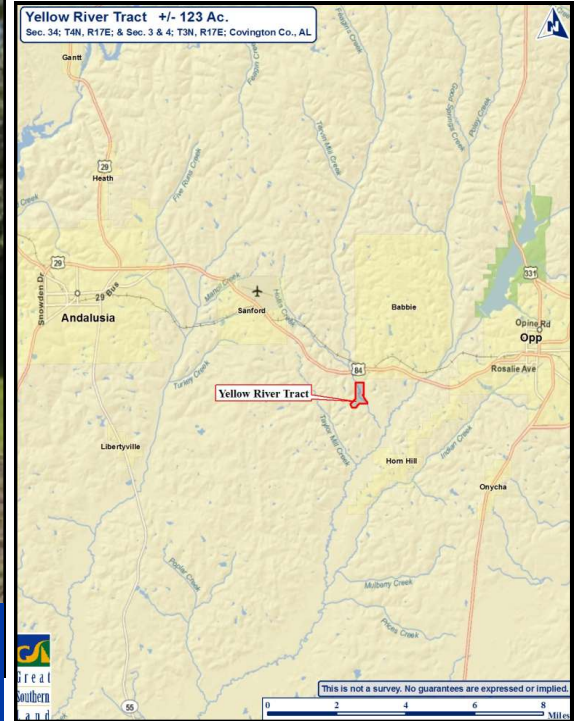




Yellow River Tract #23-001
123+/- Acres in Covington County, AL
Offered for \$315,000



GPS Navigation Point: 31.25922 N, -86.34822 W

This beautiful tract of land for sale in Covington County, Alabama, is located about six and a half miles southeast of Andalusia on County Road 73 and approximately 18 miles from the Florida line. Situated between the towns of Andalusia and Opp, this property offers the convenience of city living while providing the luxury of privacy that only rural property can offer. Located about 600 feet off of the County Road, is a nice secluded camp house overlooking a beautiful lake. This pristine setting is surrounded by gorgeous hardwood and pine timber.

The camp house has 2 bedrooms, 2 baths, a den and kitchen on one side and a large room and a bath on the other side separated by a large elevated deck overlooking the property. Located behind the camp house is a fine covered storage shed for ATV's or any fishing or hunting equipment you may have. Not far from the camp house is another shed for larger equipment storage such as tractors, bushhog, etc.

Interior roads have recently been reworked, and provide good access to the entire tract. There are also four game plots with nice shooting houses and over one-half mile of frontage on the Yellow River. Huge oak trees are scattered throughout the property providing a good food source for the abundant deer and turkey on the property. This is truly an amazing recreational and hunting property that has all the natural features any outdoor enthusiast would want.



**Great
Southern
Land**

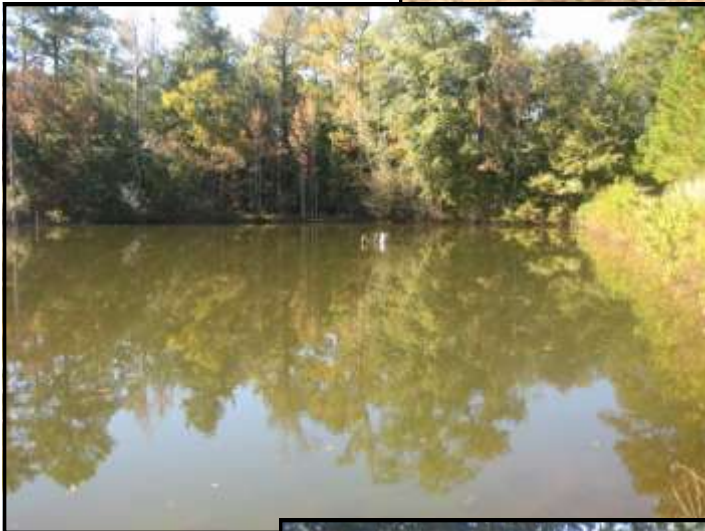
For a tour or more information call:

Bill Atkins, Listing Agent
 334-567-0924 ext. 207
 334-399-9397 cell
batkins@knology.net

Fletcher Majors, ALC, Broker
 334-567-0924 ext. 205
 334-328-9278 cell
Fletcher@GreatSouthernLand.com



**Nice secluded
camp house
overlooking a
beautiful lake**



**Beautiful lake
surrounded by
gorgeous hardwood
and pine timber.**

**One of several
nice shooting
houses located
on the property**





**Tract has over
1/2 mile of
frontage on
the beautiful
Yellow River**

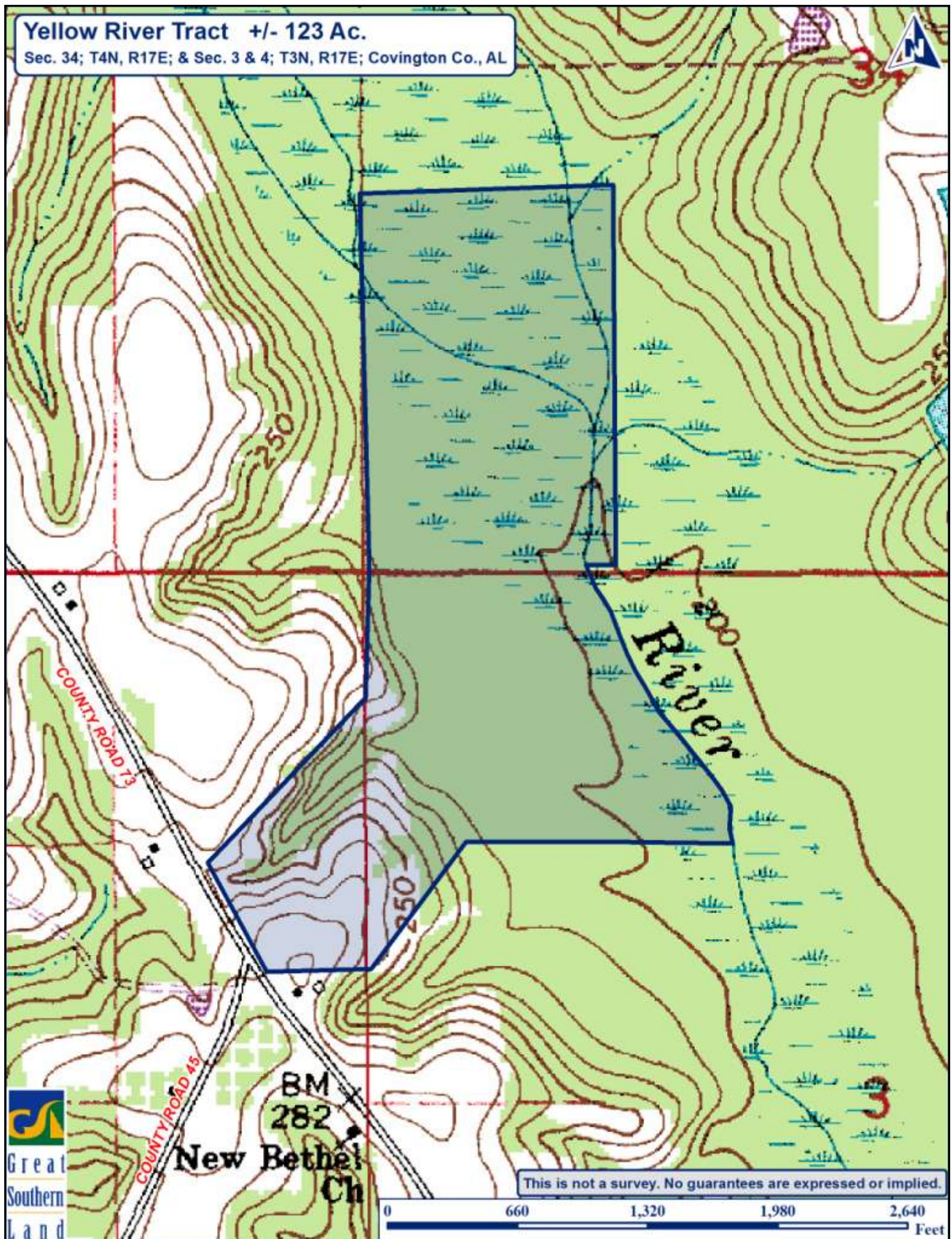
**Access to
camp house
from highway**



**Pristine
setting is
surrounded
by gorgeous
hardwood
and pine
timber**

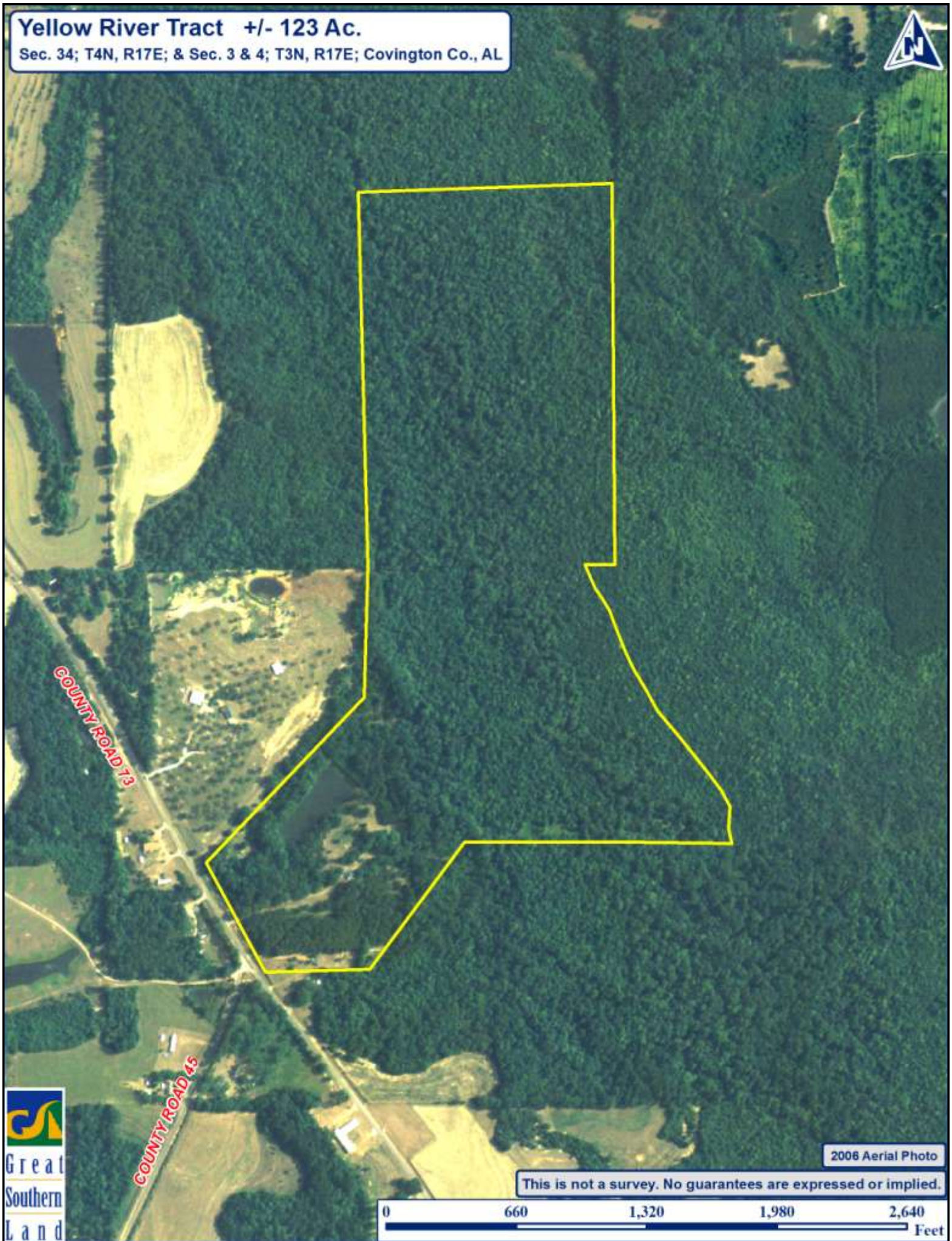
Yellow River Tract +/- 123 Ac.

Sec. 34; T4N, R17E; & Sec. 3 & 4; T3N, R17E; Covington Co., AL



Yellow River Tract +/- 123 Ac.

Sec. 34; T4N, R17E; & Sec. 3 & 4; T3N, R17E; Covington Co., AL



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Southern
Land

2006 Aerial Photo

This is not a survey. No guarantees are expressed or implied.





**Nice dock
area overlooking
beautiful lake**

**Hardwood area
with large Oak Trees
provides a great
feeding source
for deer and turkey**



**One of
four nice
game plots**

Yellow River Tract +/- 123 Ac.

Sec. 34; T4N, R17E; & Sec. 3 & 4; T3N, R17E; Covington Co., AL



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Yellow River Tract

123+/- Acres in Covington County, AL
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