

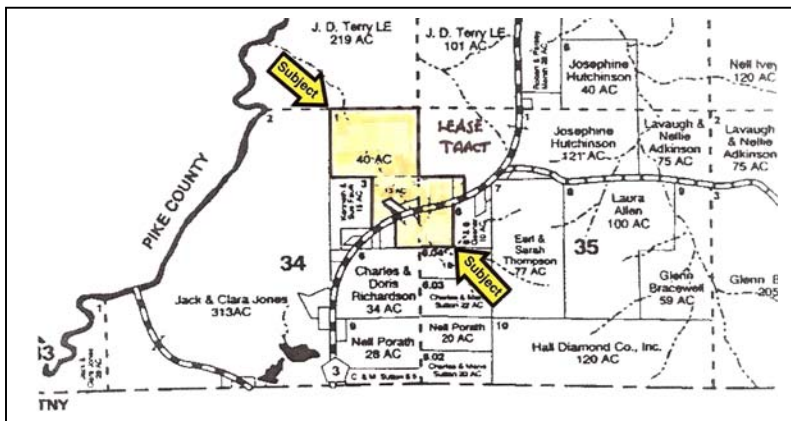
Barbour County – Arifton Hunting and Timber Tract

+/-73 Acres offered for \$169,000 in Southwest Barbour County, Alabama

- Approximately 15 acres of 8-year old pine plantation
- +/-30 acres mixed pine and hardwood
- +/- 15 acres natural hardwood
- Nice year-round flowing creek
- Established hunting camp & game plots
- Public power and water
- Surrounded by large tracts



This very nice tract is located just northeast of the town of Arifton, and features frontage on both sides of Highway 3 as noted in the attached map. The property has been managed for big deer for the past 8 years, and the adjoining landowners also manage their property for large deer. A year-round flowing stream runs south to north through the property. The tract features merchantable pine and hardwood timber, and the younger pine plantations are growing rapidly on the high site index soils. The hunting camp located on the north side of the highway is ready to use. A hunting lease on the adjoining 60 acres goes with the sale of this tract. This is a good opportunity to own a ready-to-use property in a desirable location. The approximate distance to several major cities is: Dothan – 30 miles; Eufaula – 30 miles; Montgomery – 55 miles; Columbus – 60 miles. Please call either of our offices for more information or to make arrangements to see.



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