



Mule Shoe Bend

Chambers County Road 62

SIZE: 795 +/- Acres

Price: \$4,500,000

Location: NE Chambers County

TERRAIN: Rolling topography. Ridgeline offers an excellent road system with expansive views. Terrain levels along the river bottoms providing a high site index for timber growth and picturesque field locations. Property boasts over 3 miles of river frontage. Numerous game fields and fruit orchards dot the landscape consisting of sawtooth oak, plum, pear, apple, Chinese Chestnut, and persimmon trees. Muscadine and Scuppernong vines lay parallel to roads and structures. Game and timber have been intensely and professionally managed for over 40 years.

STRUCTURES: There are multiple structures on The Mule Shoe. The main structure consists of a fully furnished breathtaking lodge constructed from hand hewn logs repurposed from a North Carolina tobacco barn. With a recently remodeled kitchen and baths, this 3-bed lodge has a massive stone fireplace extending over 23 ft high. The lodge has a strong presence as it peers through mature pines and hardwoods overlooking the rushing waters of the Tallapoosa River below. These sites, sounds, and surrounding give the feeling you are in the secluded mountains of Carolinas. Multiple equipment sheds are located throughout the tract as well.

EQUIPMENT: Included in the purchase of "The Shoe" are multiple tractors, farm implements, Polaris Rangers, and atvs. Equipment list provided.

SPECIAL FEATURES: Numerous!! The uniqueness and aesthetics of "The Bend" will compare or surpass any property in the state. The privacy, river frontage, abundance of game, timber assets, recreational opportunities, along with a newly constructed 15 +/--acre lake is truly impressive. Many lasting family memories yet to be made on this property. Call Scott Sullivan 334.707.8847 for your private tour.

