



JOHN HALL & COMPANY

LAND • COMMERCIAL • INVESTMENT PROPERTY

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Campbell Plantation

402.5 acres +/-

Montgomery County



LOCATION: South Montgomery County – Near China Grove and the Pike and Bullock County lines. Just off HWY 231 on Meriwether Trail.

TERRAIN: Beautiful rolling pasture and upland pine plantation to Old Growth Hardwood bottoms and drains. This is what everyone is looking for!

LAND USE: Recreational deer, turkey, quail, and dove hunting – Timber Investment – Hay fields

PRICE: \$1,400,000

SPECIAL FEATURES

- Approximately 402.5 acres
- 72 acres rolling pasture, hayfields, upland habitat
- 9 acre lake
- 67 acres of Planted Pine
- 263.5 acres of mature hardwood bottoms, drains, and mature natural pine hardwood mix
- 1120 sq ft ranch style home built in 1971 – 2 bedroom 1 bath overlooking 1 acre pond
- Large older open-air pole barn for equipment storage
- Incredible location surrounded by large land owners. Property has been well managed for large game.

This company, or any of its agents, will not be held responsible for any false or misleading information. Information is collected by agents from sources that agent deems reliable. Agent has used his best efforts and good faith to obtain reliable information.

4163 CARMICHAEL ROAD | MONTGOMERY, ALABAMA 36106 | 334.270.8400

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THE LAND

This is the tract that everyone is looking for! 402 +/- acres of boasting diversity of habitats seldom fine. There are 73 acres of beautiful rolling pasture land, a perfect 5 acre dove field, a 9 acre lake, planted pines and large hardwood bottoms.

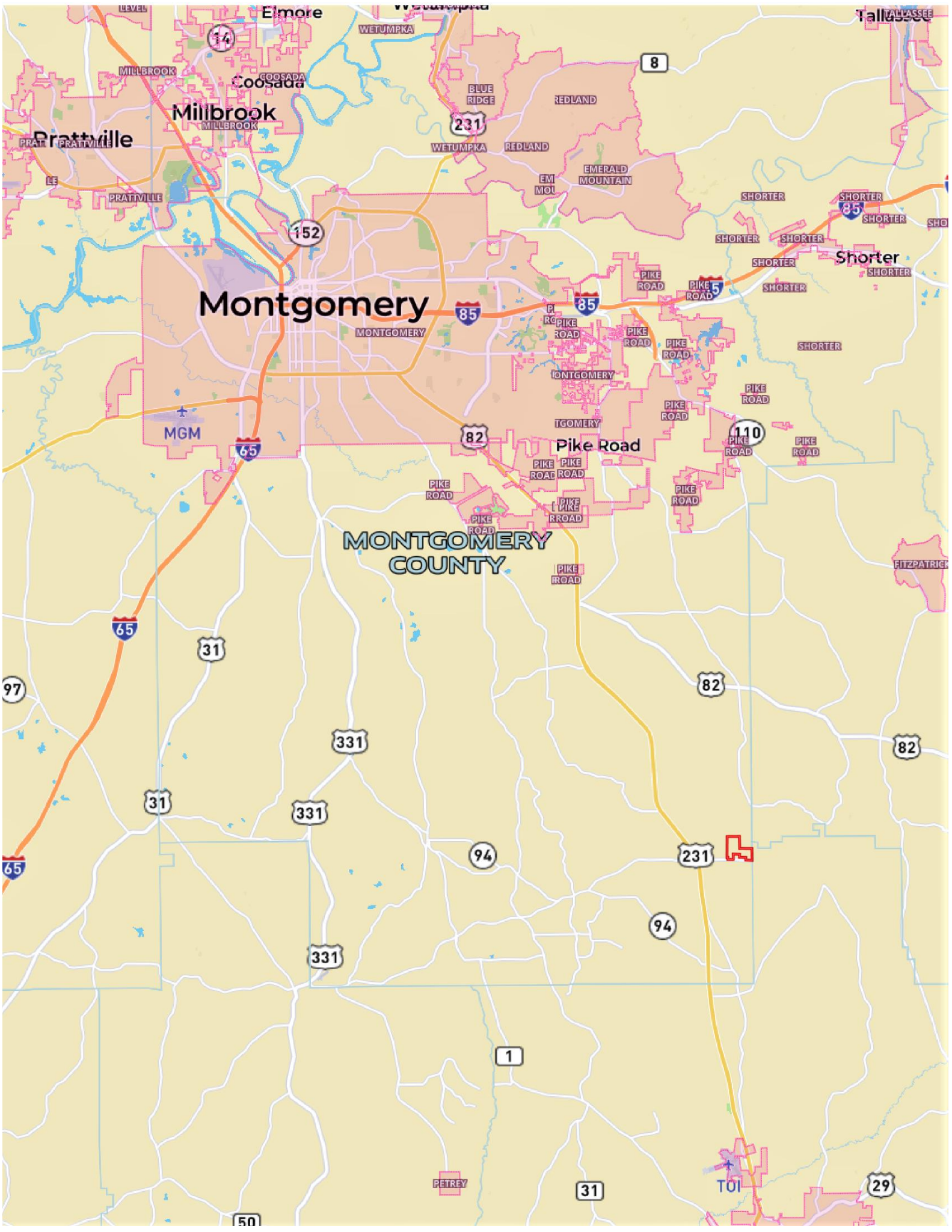
THE AMENITIES

There's a beautiful home-site sitting above a well-designed 9 acre lake with no trees to worry about covering your fishing. There is a 1,120 square foot ranch style home that feels more like a cabin on the inside. It has two bedrooms and a bath with a screened in porch.

Timber on the property consists of 63 acres of eight-year-old planted pine that is ready to be burned and creates a great bedding habitat for deer, as well as a future potential income source.

The remainder of the property, which consists of 263 acres, is in mature, hardwood bottoms, and old growth pine hardwood drains. These trees have not been cut in several generations and this is where you will find trophy deer and gobblers.

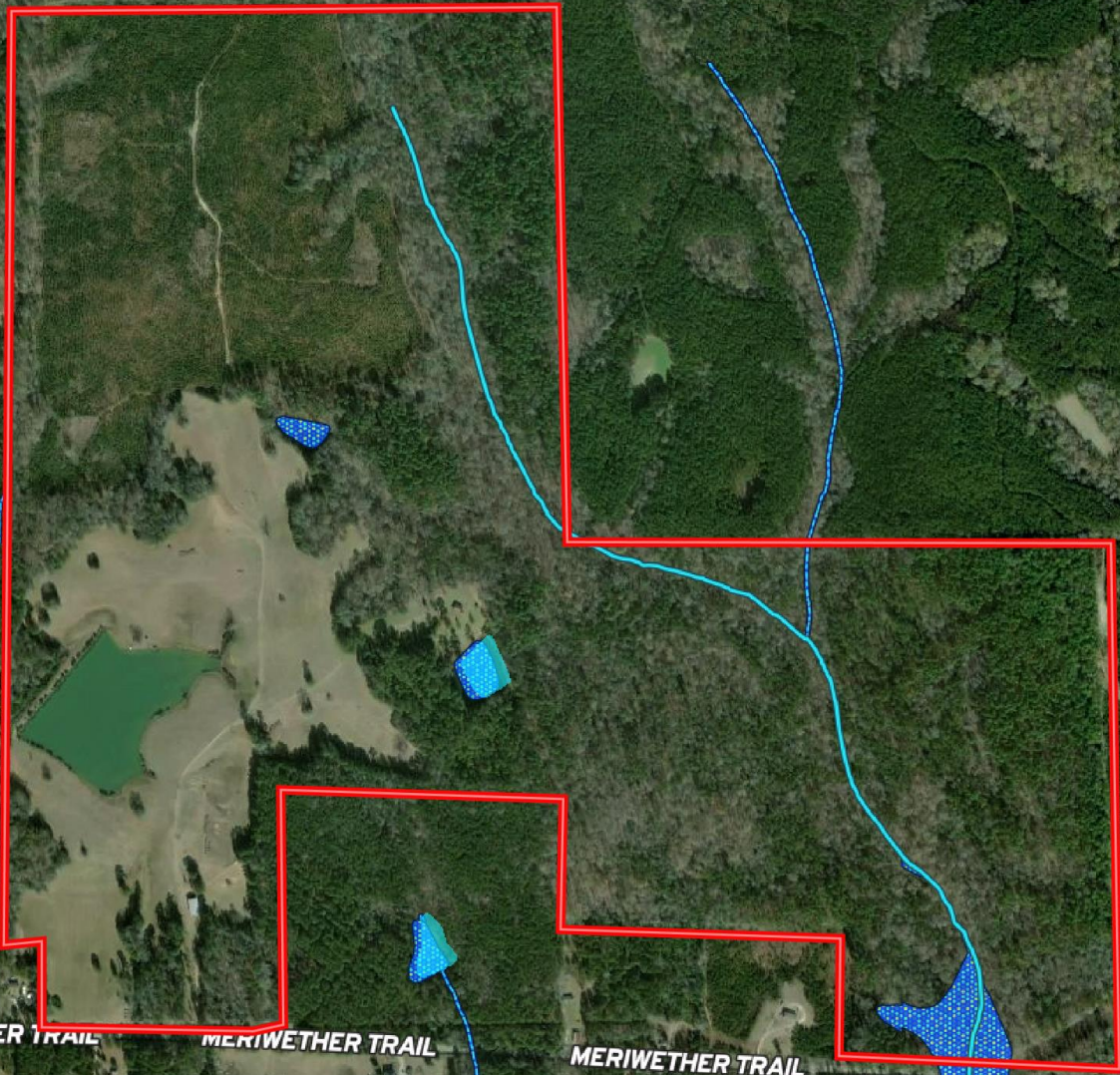
A price breakdown, including comparable sales, will be provided to all interested and capable parties.



Montgomery

MONTGOMERY COUNTY

The map displays a network of roads and highways. Major interstate highways shown include I-65 running north-south through the western part of the region, I-85 running east-west through the center, and I-29 running north-south on the eastern side. Numerous state routes are also visible, such as US-31, US-82, US-94, and US-231. Local roads are labeled with names like Millbrook, Coosada, Elmore, Shorter, and Pike Road. The city of Montgomery is centrally located and highlighted, with its airport (MGM) also marked. The map uses a color-coded system to distinguish between different types of roads and geographical features.

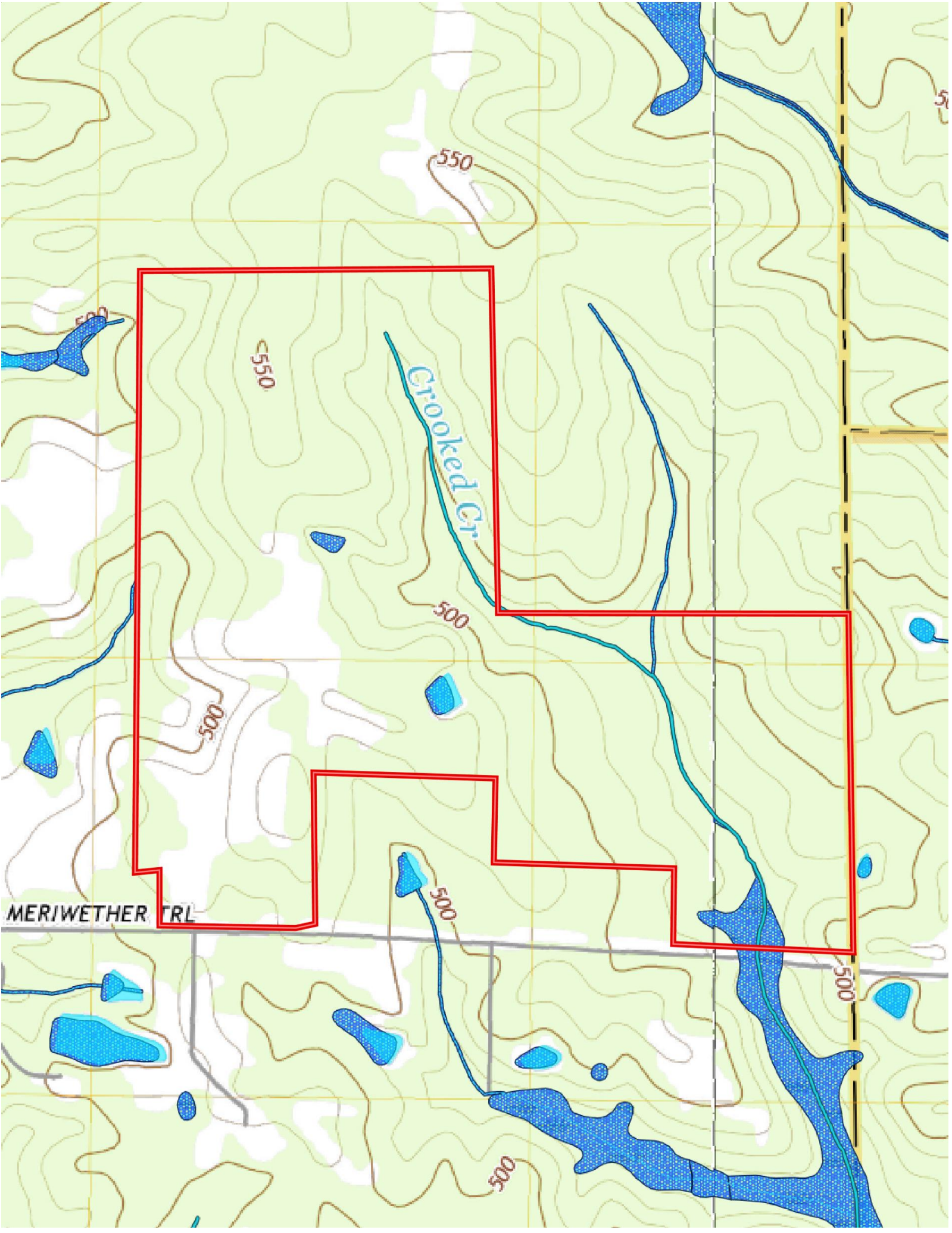


MERIWETHER TRAIL

MERIWETHER TRAIL

MERIWETHER TRAIL

TIBBEE LN



Crooked Cr.

MERIWETHER TRL

550

550

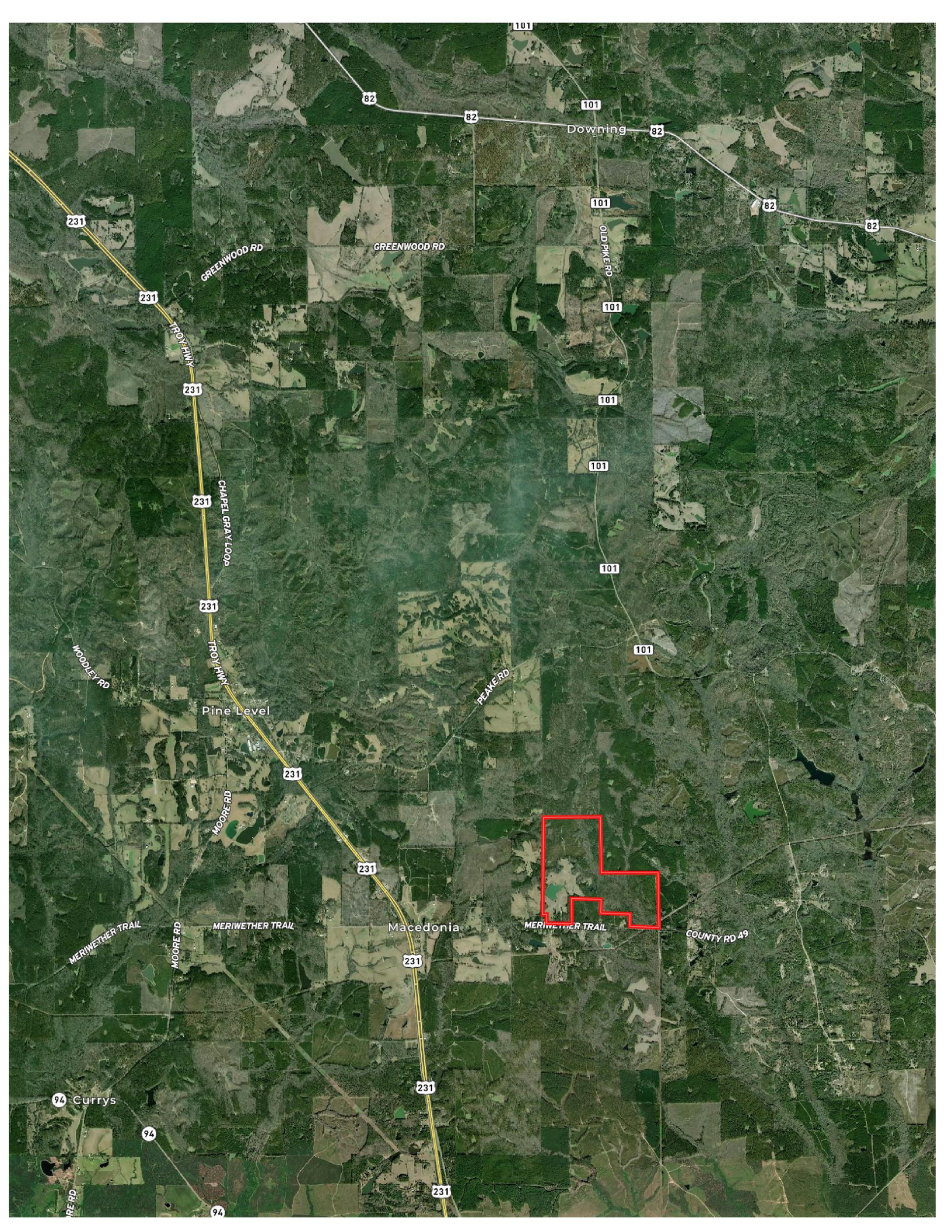
500

500

500

500

500



101

82

82

101

Downing

82

82

82

231

231

231

231

231

231

231

231

231

231

101

101

101

101

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101

WOODLEY RD

TROY HWY

CHAPEL GRAY LOOP

TROY HWY

Pine Level

MOORE RD

PEAKE RD

GREENWOOD RD

GREENWOOD RD

OLD PIKE RD

MERIWETHER TRAIL

MERIWETHER TRAIL

Macedonia

MERIWETHER TRAIL

COUNTY RD 49

94 Currys

94

94

94











