



Bullock County +/-582.80 Acres Fact Sheet

Price: \$1,950,000.00

Acreage: +/-582.80 acres according to survey.

Property Location/ Access: Located in the Peachburg Community of north, central Bullock County, AL. Property can be accessed by Peachburg Road (Bullock County #40), Bullock County #30 and U.S. Highway #82

Travel Mileage: Union Springs- 5 miles; Montgomery- 36 miles; Eufaula- 38 miles; Auburn/ Opelika- 41 miles

Property Type: Hunting/ Outdoor Recreation, Timber Investment

Land Cover: +/-300 acres in Hardwood & Natural Timber; +/-200 acres in Merchantable, Loblolly Pine Plantations. +/-72 in Pecan Orchards. Old Town Creek runs across the property. Several Springs and Streams throughout the property. +/-5.5 miles of Interior Roads, Trails and Firebreaks in and around the property.

Utilities: Electricity, Public Water and Underground Fiber Optic Cable (offering up to 1 Gig Internet) are available along extensive portions of the road frontage.