Hoke Smith 334.322.2683 hoke@johnhallco.com

Collett Tract

69 +/- acres
Montgomery County





LOCATION: Judkins Rd, off Barganier Rd in Cecil, Montgomery County, Alabama

TERRAIN: Flat w/ mature timber and open fields

ACRES: 69 +/-

LAND USE: Home-site, hunting and recreational

PRICE: \$345,000

AGENT: Hoke Smith, 334.322.2683, hoke@johnhallco.com

SPECIAL FEATURES: This 69 +/- acre tract is located in Montgomery County, Alabama in the town of Cecil. The property is ideal for a home-site, larger acreage lots, or for the perfect recreational hunting get-away. The property has great access off Bargainer Rd and is nicely located in relation to the Town of Pike Rd and Montgomery. With this location, future development is definitely a possibility, adding great value to this asset. The topography on this tract is level, with beautiful open fields offering different scenery. There is also about 43 +/- acres of hardwoods and pine timber on this tract, 18.5 +/- acres of natural regeneration for wildlife forage and cover, and 7.5 +/- acres of fields. There is a large creek on the west portion of the property that provides great water and cover for wildlife as well as gorgeous views for those not interested in hunting. For more details or to set up an appointment to view this property please contact John Hall and Company.

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.

Property Location Hornsbyto Wetumpka Elmore Friends hip Saint Clair dview Pines Blueberry Hill Liberty Hidden Forest 08A Knollwood REDLAND RD Tuskugu Coosada Jasmine Hill **Five Points** Millbrook Azalea Woods Estates ine Brook Estates Redland Bluffs Ware Flatwood Jacksons Lake John Lee Acres Open Acres Goodwyn Brookview Manor Eastern Meadows Cooks Sunset Park Estates **Mount Meigs** Brassell Bottom Tysonville Brassell Station North Montgomery Shorter Montgomery East ATLANTA HWY Forest Hills Arrowhead MXF Carol Villa Montgomery Waugh Mount Meigs Halcyon West End Rosemary | Freeport **Edgemont Heights** Bell Meadows Foxwood Trace Prairie View Estates Carriage Hills Arlington Elsmeade Foxwood Bellwood Estates McDade r Estates Windwood Woodland Hills Cecil Pine Forest Estates Wiley Chesson Perrys Mill Pike Road London Hope Hull Mathews Lagos del Sol Rolling Hills Mitchell Hunting Downs Snowdoun BROWNRD Rolling Lakes Canaan (31) Hobbie Farm Carters Hill Mamie Roxana [231] Pintlala Pine Needles Canty Le Grand Robinson Teasleys Mill Crossroads Downing Red Level Davis Crossroads Sprague Sh 80000ft 20000 40000 60000 Fleta Ada





















