



# John Hall & Company

Land | Commercial | Investment Property  
[www.JohnHallCo.com](http://www.JohnHallCo.com)

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## Sepulga River Tract

297 +/- acres

McKenzie, AL



**LOCATION:** County Road 71 and Hwy 31. McKenzie, AL 36456. Conecuh County

**TERRAIN:** Rolling Topography

**LAND USE:** Recreational / Timber Investment

**PRICE:** \$745,000

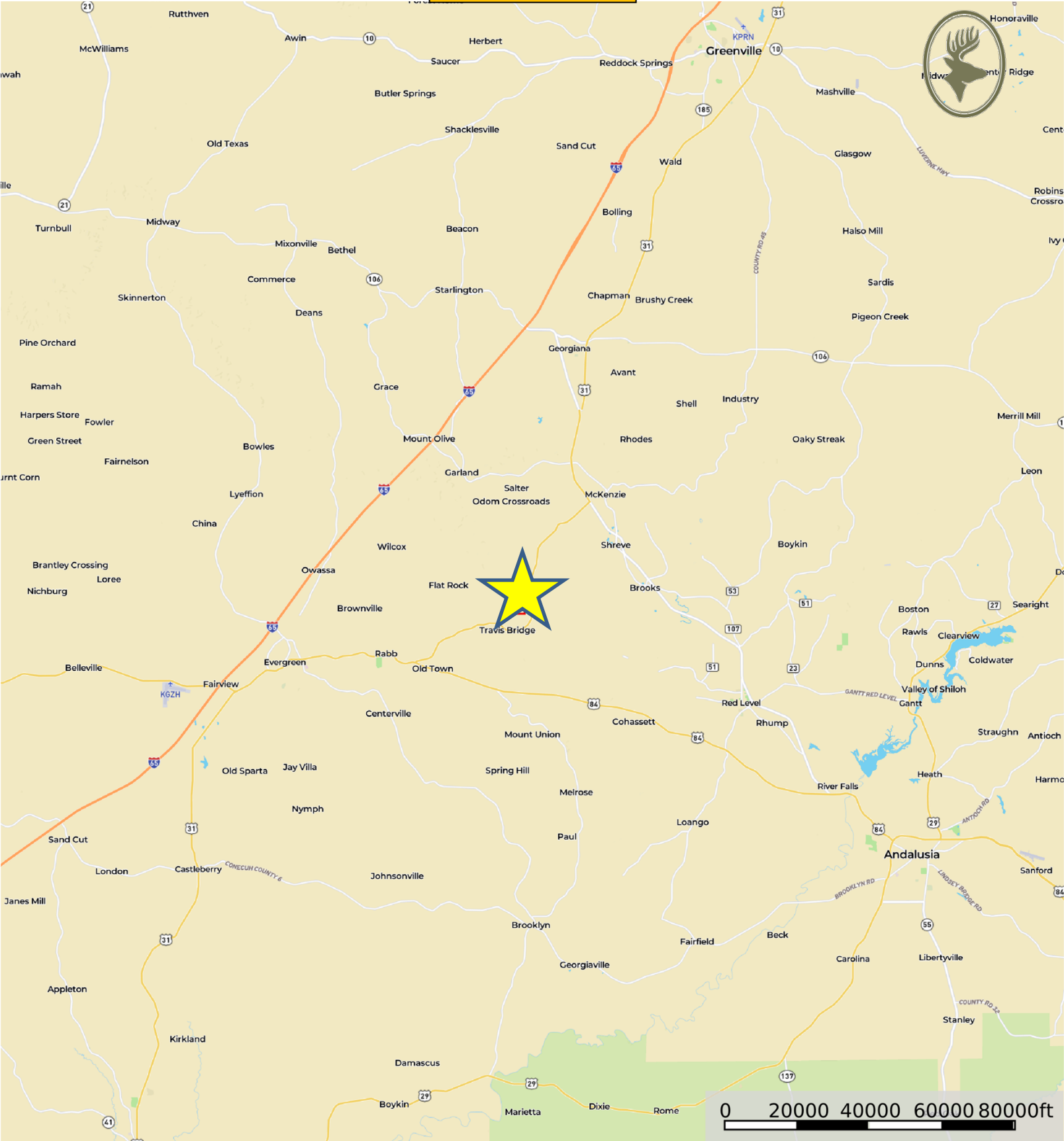
**SPECIAL FEATURES:** River front property located in Conecuh County! This is a great tract of land that can serve as a long-term investment that you and your family can enjoy while it increases in value. This property has about 2,000 ft of frontage on the beautiful Sepulga River. This river is perfect for a float and to cool off in during summer. The property also has a great road system providing access to the majority of the property. There is about 900 ft of frontage on Hwy 31 and 2000 ft of frontage on CR 71. Water and power are available. The south side of the property is made up of about 72 acres +/- of Loblolly pines planted in 2020-2021. There is another 25 +/- acres of planted loblolly pines that are around 5 years old. The north side of the road is mainly younger hardwoods with some areas of planted pines that have been thinned recently. Several wildlife food plots are throughout the property. There are multiple locations for a home or cabin site all with access to utilities. Pinney Woods Creek runs through the north end of this property so there are plenty of water sources available for wildlife. This property is about 1 hour and 15 minutes from Montgomery, AL. 30 minutes from Greenville, AL. 1 hour and 30 minutes from Mobile, AL. It is very convenient to Interstate 65 and just 15 minutes from the Evergreen Exit. Give me a call for more information or to schedule a showing!

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.

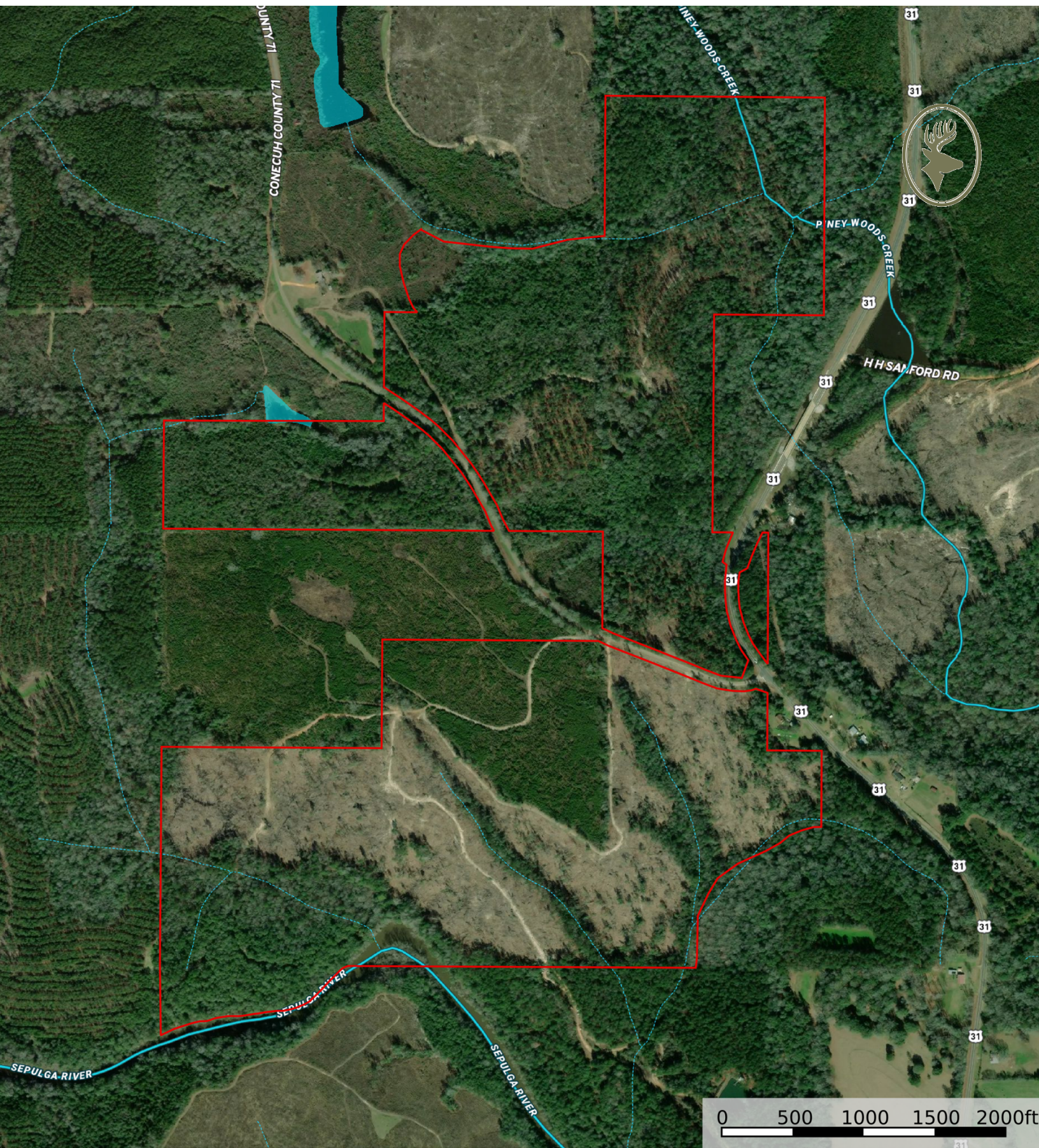
4163 CARMICHAEL ROAD | MONTGOMERY, ALABAMA 36106 | 334.270.8400

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Property Location







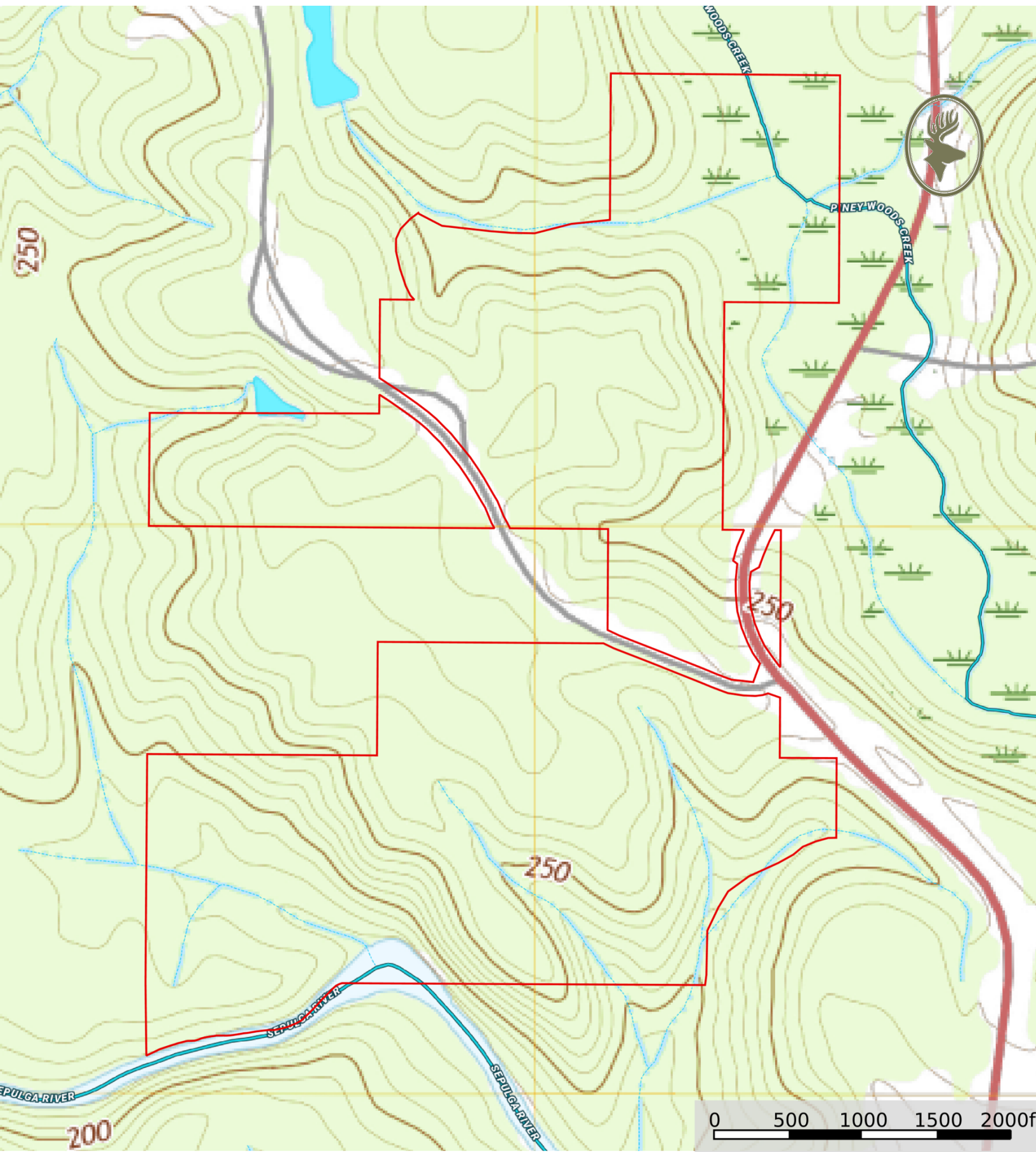
 Boundary

 Stream, Intermittent

 River/Creek

 Water Body





 Boundary

 Stream, Intermittent

 River/Creek

 Water Body



