



# John Hall & Company

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Hoke Smith

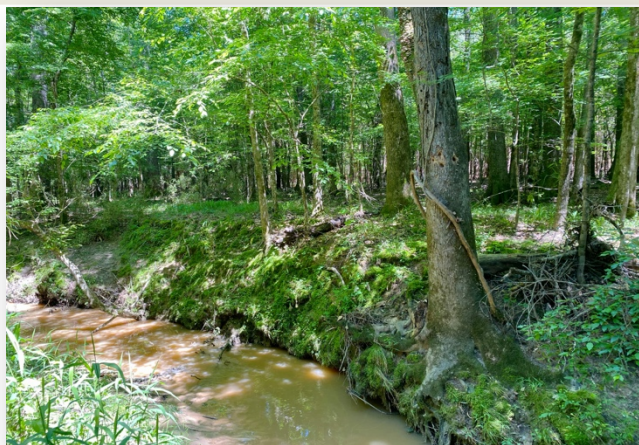
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## HOOKS RD. INVESTMENT TRACT

490 +/- ACRES

PITTSVIEW, AL



**LOCATION:** Hooks Road Pittsview, AL 36871. Russell County

**TERRAIN:** Flat to Rolling

**ACRES:** 490 +/-

**LAND USE:** Recreational / Investment

**PRICE:** \$1,200,000

**SPECIAL FEATURES:** The "Hooks Road Investment Tract" is exactly as it sounds and more! Have your investment be something that you can physically use and enjoy! This 490 acre +/- property is located in Russell County which is known for its outstanding white-tailed deer hunting! The timber on the property is reserved through a timber lease which receives yearly payments and expires in the year 2036. Please contact us for more information regarding the timber lease. There several water features on the property. School house branch runs through the property which is a year-round creek and two other seasonal creeks flow through the property. There is about 7.5 acres of wildlife food plots which is made up of 7 plots total. The property has over 4 miles of interior roads and trails. Many of the roads and trails have been improved so that they are usable and passable through wet times of the year. There is a short, deeded access from Hooks Road to access the property. Wildlife on the property consist of white-tailed deer, feral hogs, turkey, and the occasional opportunity of duck hunting in some low-lying areas. Don't miss out on a opportunity for an investment holding in which you get to use and enjoy for years to come on a property that produces great quality wildlife! Contact us today 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.

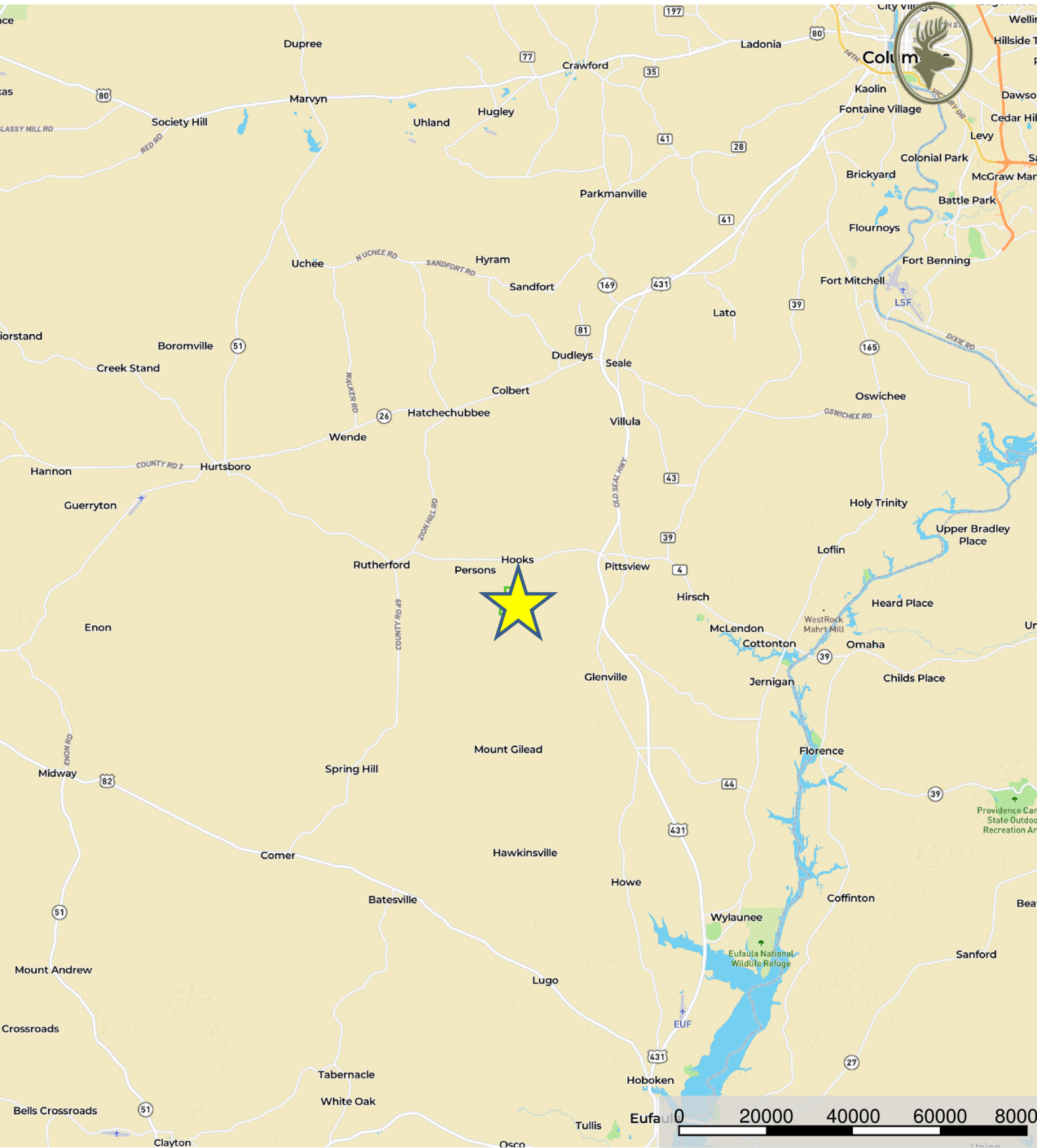
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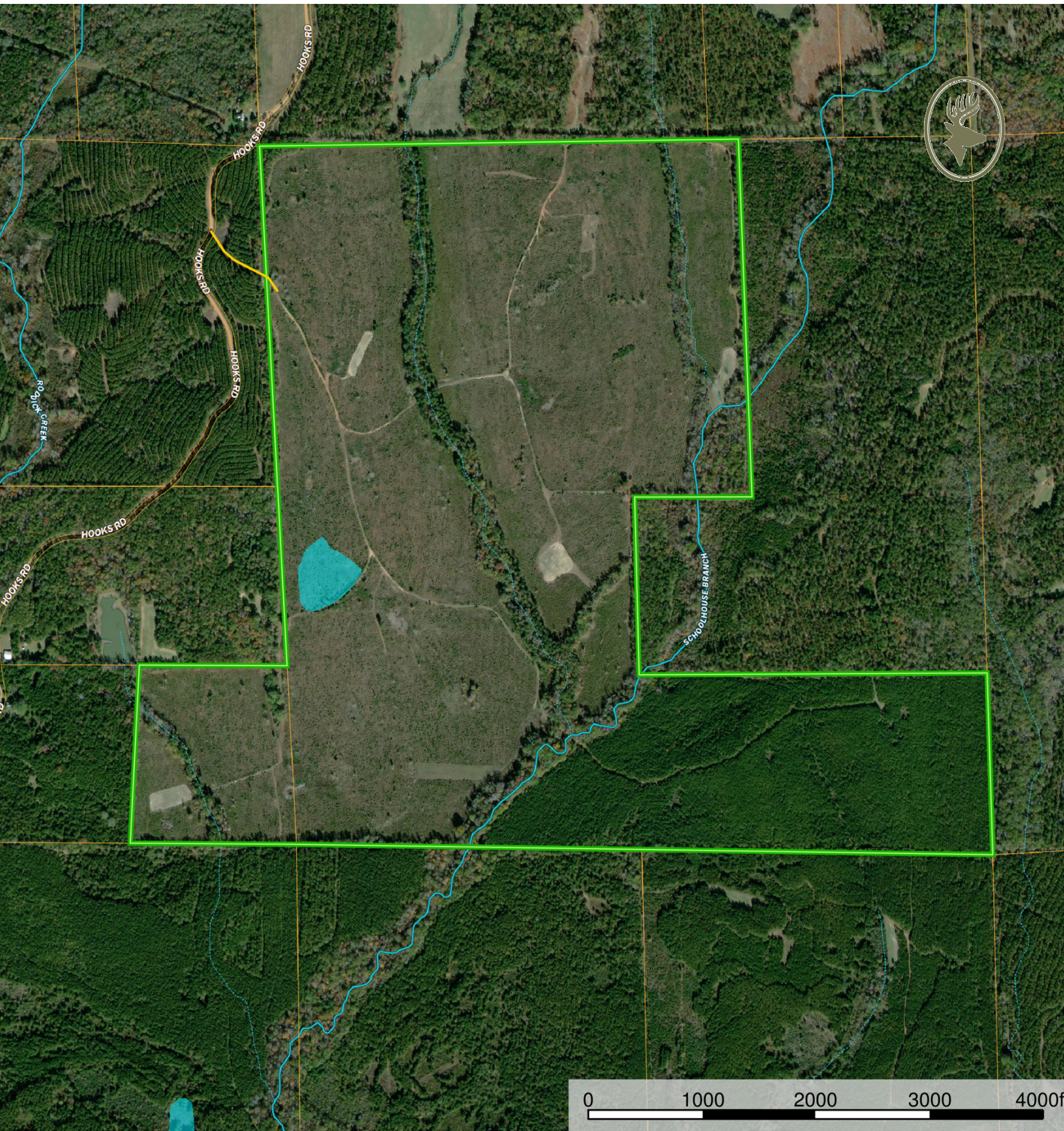
## **Quick Facts**




- **490 Acres +/-**
- **Hooks Rd. Pittsview, AL 36871. Russell County**
- **Three creeks. 2 seasonal and 1 year-round. (School House Branch)**
- **7.5 acres +/- in wildlife food plots. 7 plots total**
- **Over 4 miles in roads and trails.**
- **Hardwood SMZ's**
- **Great hunting and recreation opportunity**
- **Timber lease that expires in 2036**
- **Yearly timber lease payments that adjust every 4 years (currently \$48/acre)**
- **Timber is to be replanted once harvested.**
- **Deeded access from Hooks Road. (500 +/- feet)**
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Property Location







 Boundary     Primary Road     Stream, Intermittent     River/Creek     Water Body



























