



John Hall & Company

Land | Commercial | Investment Property
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Motley Branch Tract

120 +/- ACRES

Jones, AL 36749



LOCATION: 3705 County Road 16 Jones, AL 36749

TERRAIN: Rolling to hardwood bottomland

ACRES: 120 +/-

LAND USE: Recreational / Timberland

PRICE: \$300,000

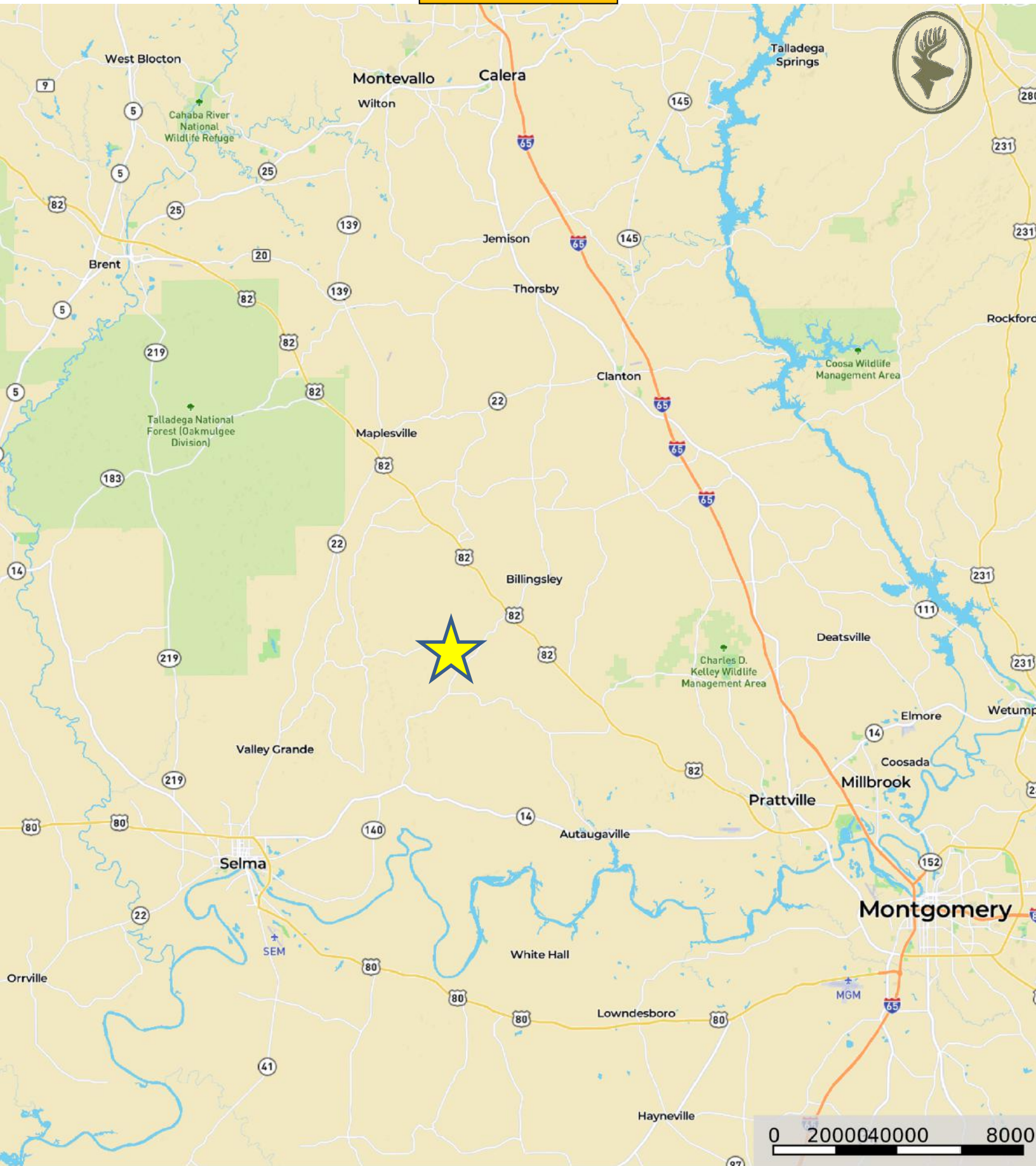
SPECIAL FEATURES: The Motley Branch Tract is an excellent recreational and hunting property for you and your family to enjoy. This property has an abundant amount of game including good quality deer, lots of turkeys, and great duck hunting. The property is located on County Road 16 in Jones, AL just 5 miles from Hwy 82 near Billingsley, AL. There is a great cabin on the property ready to host your family with all the necessities and a great view across the property. Motley Branch runs through the property and has multiple beaver pond areas that create excellent duck habitat and even fishing opportunities. The road system through the property is in great condition providing access throughout the whole property. There are 8 wildlife food plots on the property. Of which some are planted primarily for deer and others for turkeys. One field has recently been expanded to about 5 acres in which could potentially be used for a dove hunting field. There is about 50 – 55 acres of 7–8-year-old planted longleaf pine which promotes great wildlife habitat. It would be uncommon to ride through the property and not see deer, turkeys, and ducks all in one pass through the property. Several areas along Motley Branch have been cleared for access and a great place for the family to enjoy the day picnicking and fishing. This property is 45 minutes from Montgomery, 30 minutes to Prattville, AL, 1 hour to Birmingham, and 1 hour and 15 minutes to Tuscaloosa, AL. Contact us today for more information or to schedule a showing!

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Property Location





 Boundary

 Stream, Intermittent

 River/Creek

 Water Body



Boundary Stream, Intermittent River/Creek Water Body













