



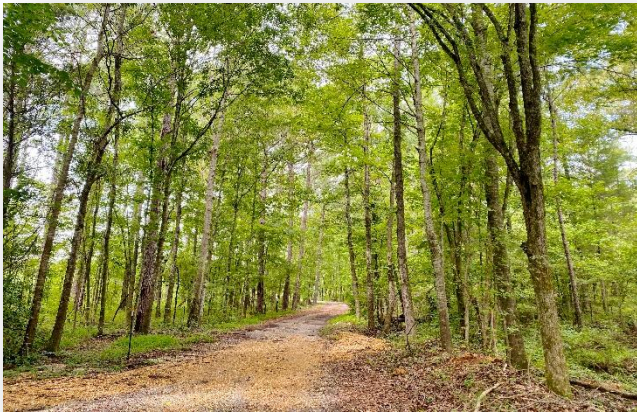
John Hall & Company

Land | Commercial | Investment Property
www.JohnHallCo.com

Pete Hall
334.312.7099
pete@johnhallco.com

JACKSON HILL

223.5 acres +/-
DAVENPORT, AL
LOWNDES CO



LOCATION: Between Davenport and Letohatchee off CR 97 – 22 minutes from Montgomery

LAND USE: Recreation/ Hunting/ Timber

PRICE: \$945,000.00

SPECIAL FEATURES: Stunning recreational hunting tract that is 100% turnkey and ready for hunting season. Friends, if you've been looking for that perfect tract within 20 minutes from Montgomery where all you have to do is take possession of the keys, then look no further. The land consists of 223 acres that is 75% timbered in old growth hardwood. 40 acres were strategically cut in 2016 to open up large green fields and create that edge the trophy deer and turkey love. Some of it was replanted in long leaf pines and other areas were left natural. The soils are what one typically associates with south Montgomery County though the property is located just across the line in Lowndes County.

There is a 1650 sq ft log cabin with 2 bedrooms, 2 baths, and a loft upstairs for guests and children. Set between two lakes, it's an ideal size and the perfect value for the overall investment. A large wrap around deck sits eight feet above a five acre bass and bream fishing lake and the other beautiful 3.5 acre lake is stocked with catfish. An extensive well maintained road system will take you anywhere you want to go including a wide fire lane surrounding the perimeter. The topography rolls into level hardwood drains.

The cabin is completely furnished down to the mounts and silverware, and the amenities include a pole barn, John Deer tractor with implements, storage sheds, fish feeder, all utilities, a pontoon boat, fishing gear and more.

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
www.JohnHallCo.com

