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## Sandy Ridge Tract

2,272 acres +/-

Davenport, AL

Lowndes & Crenshaw County



**LOCATION:** 0 Burgamy Swamp Road, Davenport, AL 36047

**TERRAIN:** Bottomland, Rolling

**LAND USE:** Recreational/Timber/Hunting/Fishing

**PRICE:** \$5,339,200

**SPECIAL FEATURES:** The Sandy Ridge Tract is comprised of 2,272 acres (+/-), located near Davenport in Crenshaw and Lowndes County, AL. With nearly two miles of paved road frontage along Burgamy Swamp Road, there are multiple entrances to access this tract.

This property features many different timber types from mature bottomland hardwood stands to roughly 40-year-old pine plantations. Some highlights include nearly 956 acres (+/-) in merchantable pine plantations, 488 acres (+/-) in pre-merchantable pine stands, and over 500 acres in bottomland hardwood/SMZ.

With this property being located in Central Alabama, it offers great hunting opportunities for various species of game to harvest. With its diverse timber type and topography changes, it holds healthy populations of deer, turkey, duck, and dove. Beaver Dam Creek traverses through the north third of the property offering a year-round flowing water source. This property is currently under a hunting lease, so please be mindful when scheduling a showing during hunting seasons. Please contact the listing agent, Hayden Nichols, to schedule a tour of this property or answer any questions you may have!

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

- 2,272 acres (+/-) centrally located in the state of Alabama in Crenshaw & Lowndes Counties
- Five miles east of I-65 and three miles West of US Highway 31
- Nearly two miles of paved road frontage on Burgamy Swamp Road
- 20 miles south of Montgomery, 100 miles south of Birmingham, 128 miles NE of Mobile
- Over a mile of frontage along Beaver Dam Creek
- Over 20 established food plots, roughly 32.5 acres of powerline right-of-way

### Merchantable Pine Plantations

<u>Year Planted</u>	<u>Acres</u>
1982	7.3
1987	50.5
1989	54.1
1992	9.7
1994	42.1
1996	55.1
1997	359.3
1999	124.6
2000	58.3
2002	7.9
2004	93.5
2008*	36.5
2009*	56.8
<b>Total=</b>	<b>955.7 (+/-)</b>

\*2008/2009 plantations are ready to be first thinned\*

### Pre-merchantable Pine Plantations

<u>Establishment Year</u>	<u>Acres</u>
2018	232.4
2021	45.4
2023*	210
<b>Total=</b>	<b>487.8 (+/-)</b>

\* Roughly 210 (+/-) acres are scheduled to be burned and planted fall/winter of 2022-2023. These acres will be planted on a 7' X 10' spacing using bare root loblolly elite seedlings. (Approximately 622 Trees Per Acre)

\* Nearly 100 (+/-) acres of recent timber harvest will be unplanted.

- Mature bottomland hardwood/SMZ = 425 acres (+/-)
- Young Natural Regeneration hardwood = 103 acres (+/-)

## Property Location

























