



John Hall & Company

Land | Commercial | Investment Property
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Merging Rivers Farm

267 +/- ACRES

Montgomery, AL 36110



LOCATION: Cypress Lake Road and Coosada Ferry Road. Montgomery, AL 36110

TERRAIN: Level

ACRES: 267 +/-

LAND USE: Recreational / Timber

PRICE: \$799,000

SPECIAL FEATURES: It's not too often quality properties along the Alabama River come on the market. This is an excellent recreational property providing hunting for all types of wild game. There is about 1,900 feet of frontage along the Alabama River. Build your dream cabin overlooking the river and through the large hardwood trees. The property has a 6.5-acre lake surrounded in cypress trees that would make for great fishing and duck hunting. There is also another 1.5-acre shallow water duck pond with easy access to hunt waterfowl. This is a quality deer hunting property as well and currently has 11 wildlife food plots. The property has great access with three entrances total and the main entrance being a 1.25 mile long paved / gravel road. There are over 2 miles of good internal road systems. The timber on the property is comprised of primarily hardwoods with areas of mature mixed pine / hardwood stands. This is truly an outdoorsmen's dream tract of land. 50.8 acres of the property is placed under a conservation easement to preserve the properties wildlife habitat from future development. A one-acre site has been reserved for purposes of building a home or cabin within the conservation easement. There are also multiple other areas outside of the easement that one could build. This property is 10 minutes or less from downtown Montgomery. This is an opportunity to own a legacy type of property in which you, your family, and friends can create and cherish long lasting memories. 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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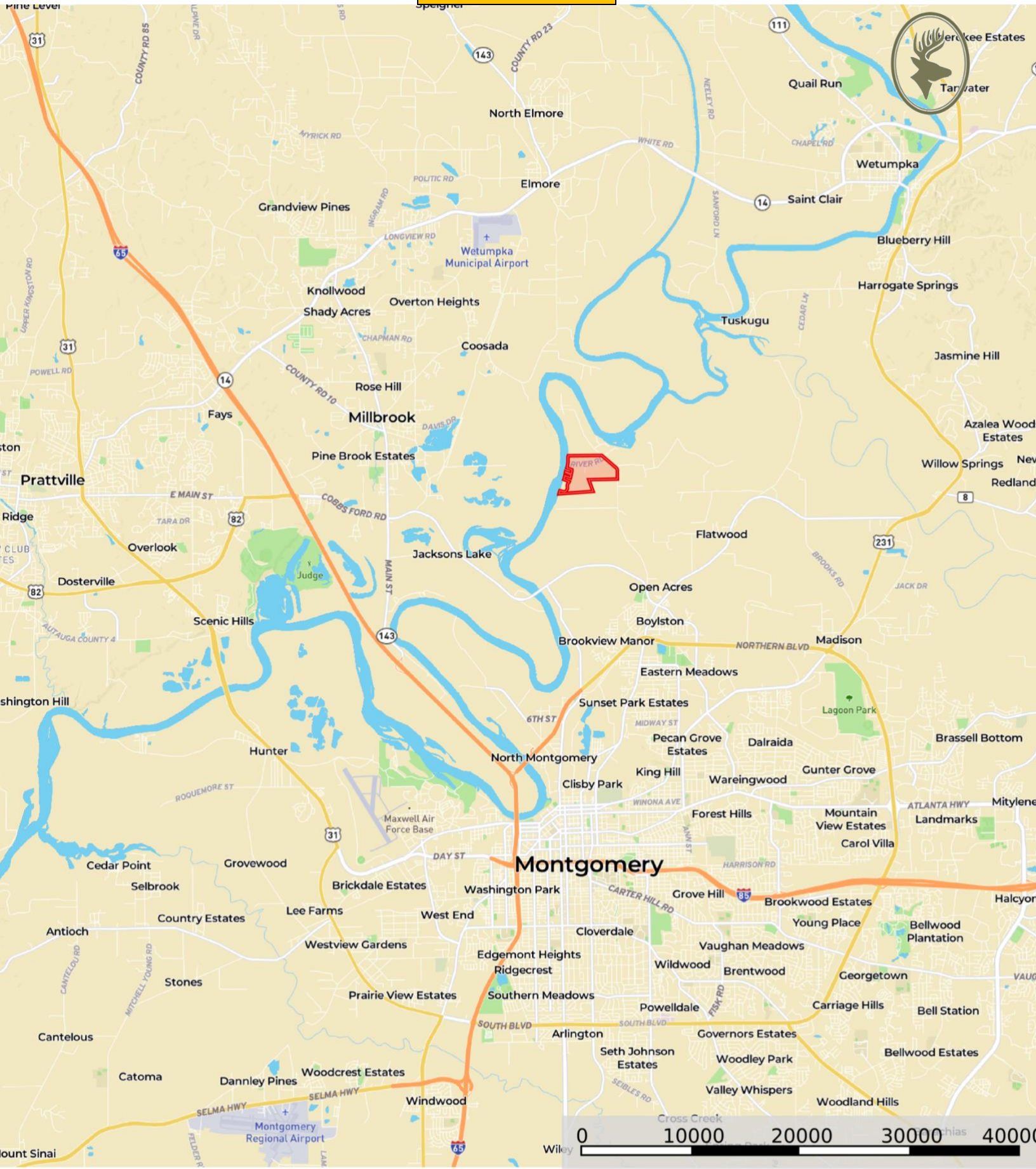
Quick Facts

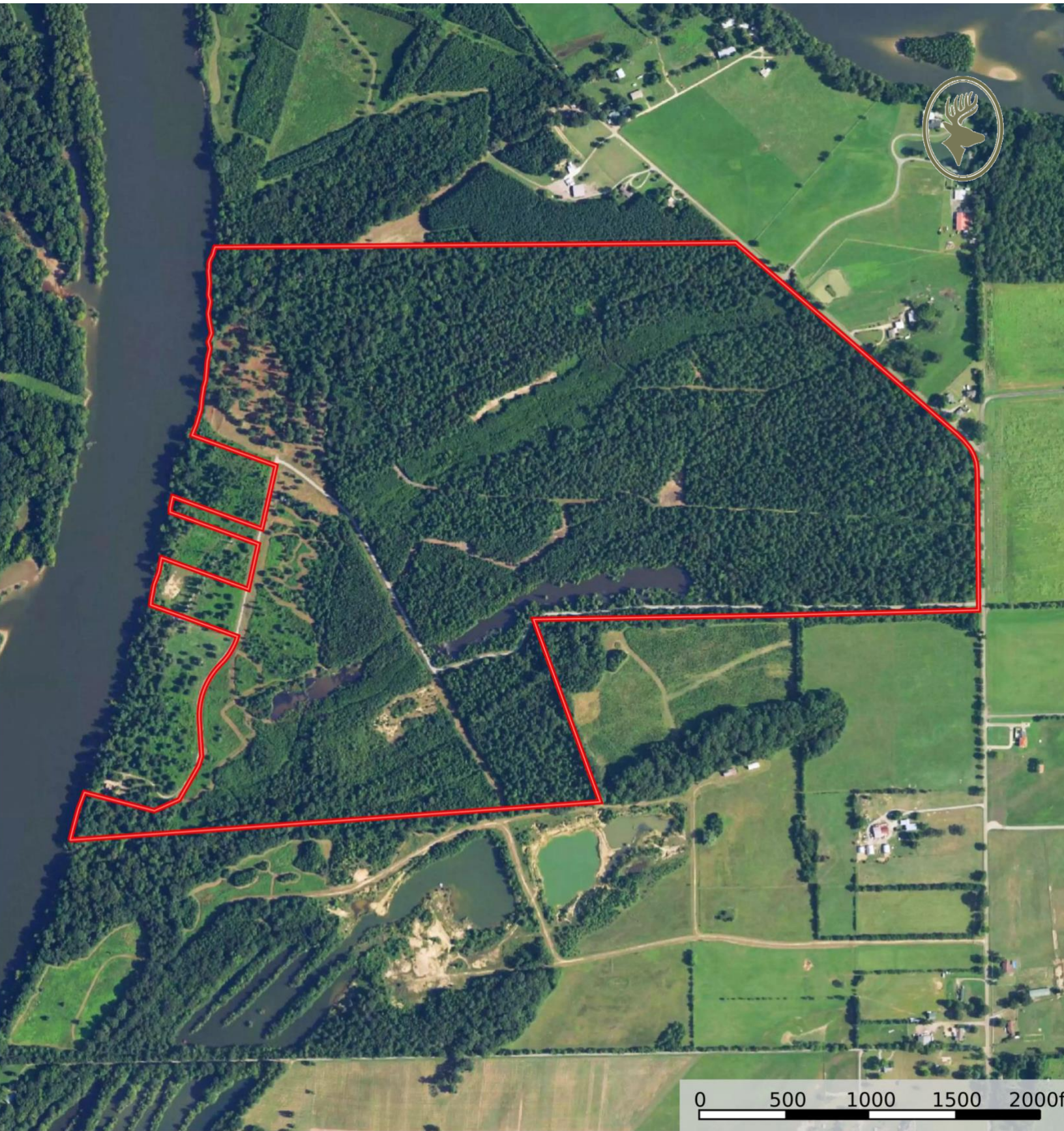
- **267 acres +/- located along the Alabama River**
- **Located on Coosada Ferry Road in Montgomery, AL 36110**
- **Exceptional accessibility**
- **1,900 feet of river frontage**
- **11 wildlife food plots**
- **A 6.5-acre cypress lake (perfect for fishing and duck hunting)**
- **A 1.5-acre duck pond.**
- **Several large shooting houses**
- **1.25-mile-long paved road through the property**
- **Over 2 miles of internal roads and trails**
- **½ mile of road frontage on Coosada Ferry Road**
- **10 minutes from downtown Montgomery**

Conservation Easement Portion

- **50.8 acres placed under a Conservation Easement**
- **Prohibits any future development**
- **Promotes preserving wildlife habitat**
- **1 acre reserved within along the river for building site**

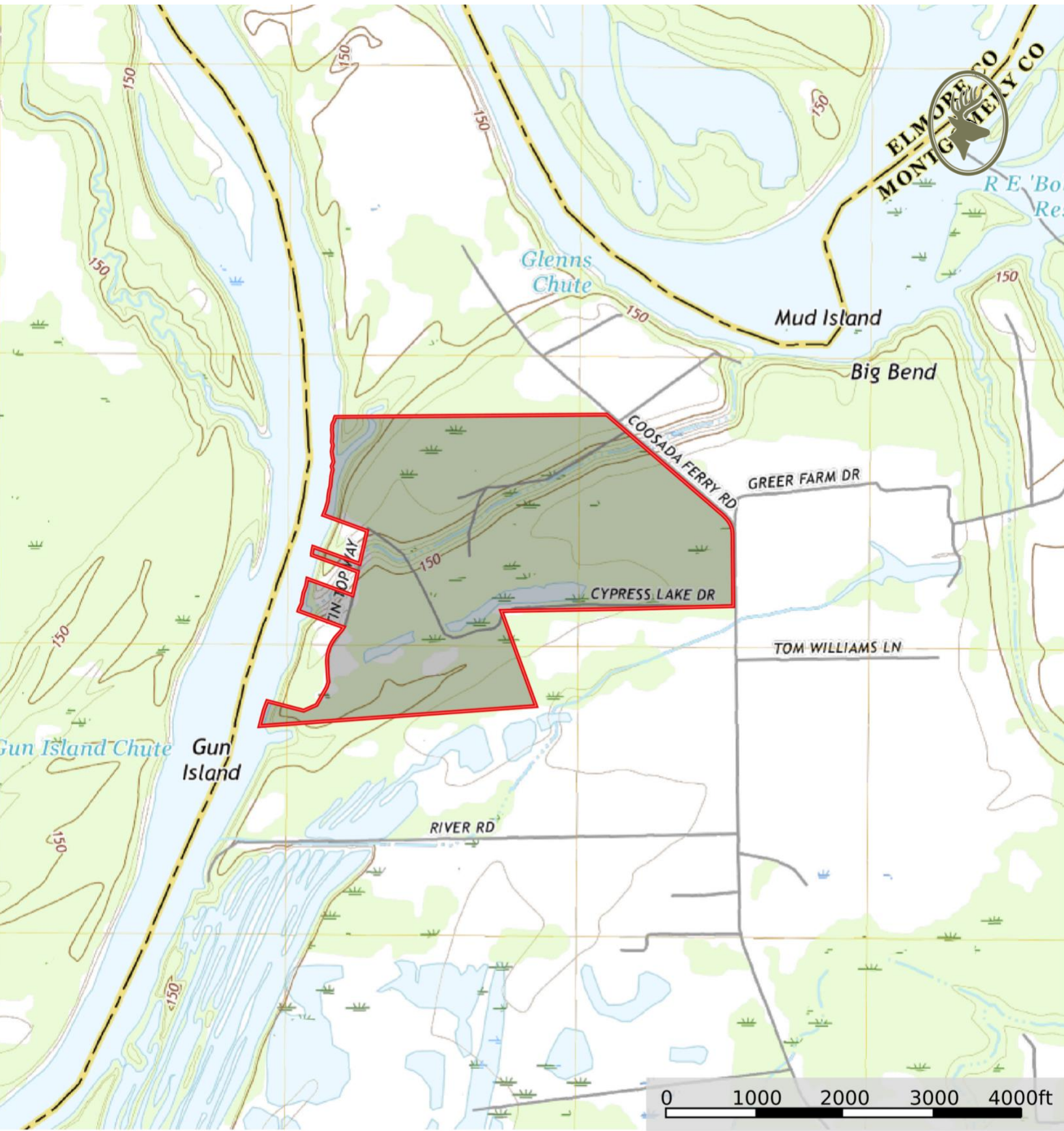
Property Location





0 500 1000 1500 2000

 Boundary



Boundary

