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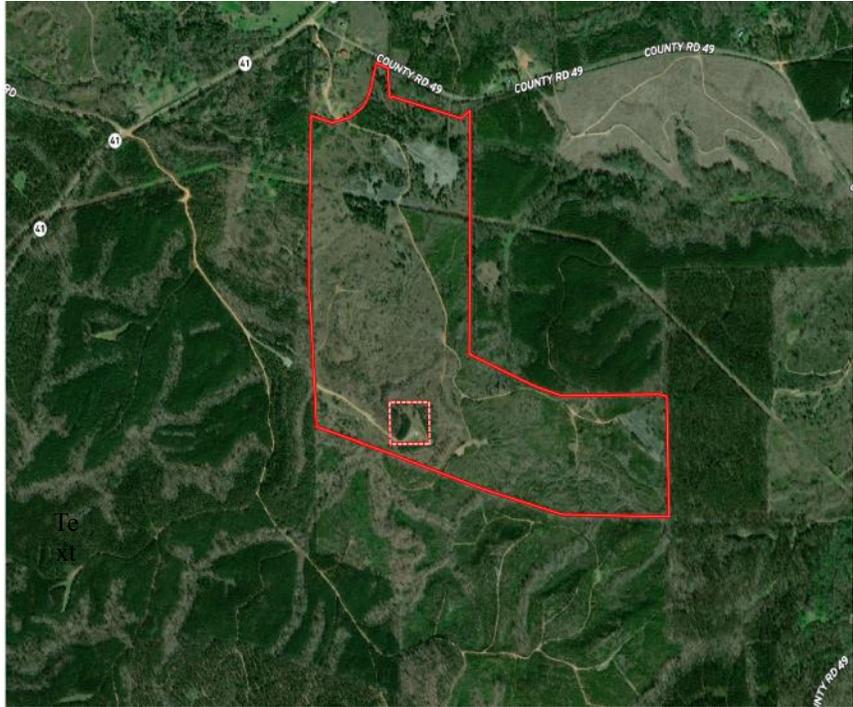
Hayden Nichols, RF #2407

(205) – 799 – 1495

hayden@johnhallco.com

Felts Tract

240 acres +/-
Wilcox County, AL



LOCATION: Located 4 miles North of Camden In Wilcox County along CR49

LAND USE: Recreation/Hunting/Timber Investment

PRICE: ~~\$648,000~~ \$600,000

SPECIAL FEATURES: Offered for sale is a beautiful 240 +/- acre property in Wilcox County just 4 miles North of Camden along County Road 49. The Felts tract is situated in the fertile region of the Black Belt, known for producing large bucks and hard gobbling eastern wild turkeys. Across the property, you will find a mixture of hardwoods, and 2 different ages of pine plantation being aged at 8-10 years old and 4-5 years old.

The Felts Tract has a great internal road system allowing for easy access across the property and to the 5 different food plots. The 5 food plots range in size of ½ acre to roughly 4 acres, and two of the food plots could make for a nice dove hunting field as well. The topography over the majority of the tract can be described as gentle to rolling. One of the best features of this tract is its location and the resources that are close by. The Alabama River is less than 10 minutes from the property with multiple boat ramps and campgrounds around Camden and Millers Ferry. This tract is approximately a 30-minute drive from Selma, 1 hour and 15 minutes from Montgomery, and just over 2 hours from Mobile.

Tracts like these rarely come for sale in this part of the state, so don't miss out on owning a beautiful property in Wilcox County! The sellers will furnish a deeded access at closing to the new owner. There is some road frontage on CR49 where a new access road could be implemented if the purchaser desired. For more information please contact Hayden Nichols at 205 - 799 - 1495.

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

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