



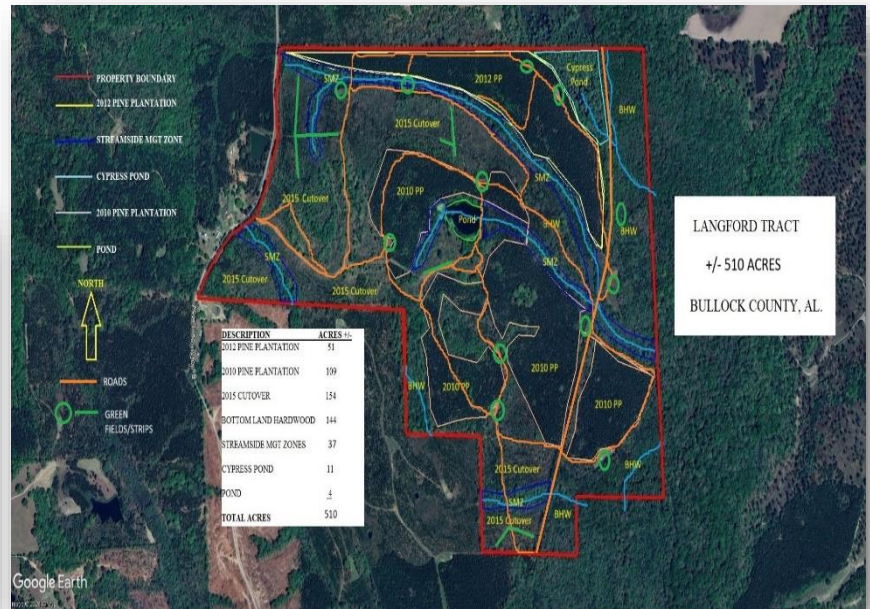
John Hall & Company

Land | Commercial | Investment Property
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Langford Tract 510 ACRES



LOCATION: 6336 County Road 154, Union Springs, AL 36089 in Bullock County

TERRAIN: Gently Rolling to Flat

LAND USE: Recreational/Timber

ASKING PRICE: \$1,870,000

The Langford Tract, also known by the owner as Feagin Forest, is a 510 acre diverse hunter's paradise located 8 miles south of Union Springs, Al. There are a multitude of timber types on this beautiful tract of land. The largest stand type comprising about 40% of the acreage is mature bottomland hardwood which consists of +/- 192 acres. With about every specie of marketable hardwood common to the area present, this timber stand has beautiful large diameter hardwood species such as white oak, various species of red oak, yellow poplar, ash, hickory, sweetgum, maple, and even some beautiful cypress trees of sawtimber size and quality. Underneath the massive canopy of these hardwood trees lies a beautiful understory of other hardwood species & a forest floor that is very clean and easy to walk through & prime for hunting. Whitetail deer, turkey, squirrels, & about every common type of critter are abundantly present. The property also has two different age classes of planted pine stands, the largest and oldest of which is 109 acres. The site index of the property is very high. The oldest planted pine stand is 14-15 years old and already has chip n saw sized trees abundantly present and ready for a first thinning. The second stand of planted pines is only two years younger. The property has numerous streams, a 4-acre stocked pond, and the Conecuh River runs through the northeast portion of the property. The property also has an 11-acre cypress pond. If you love to hunt ducks, here's your place. The pond, river, and cypress pond are commonly frequented by various species of ducks. The area described as cutover on the stand map is a near 10-year-old stand of natural pine and

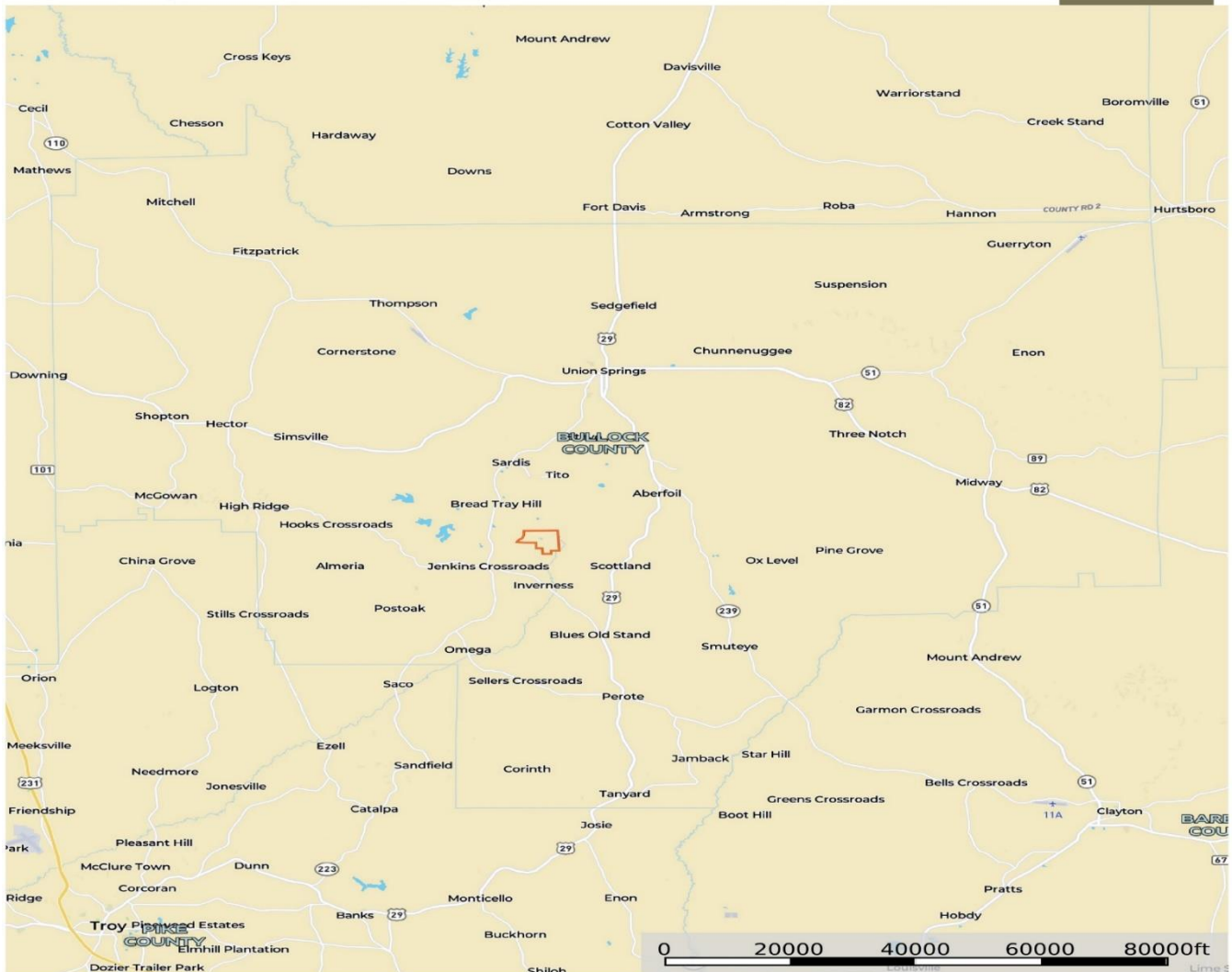
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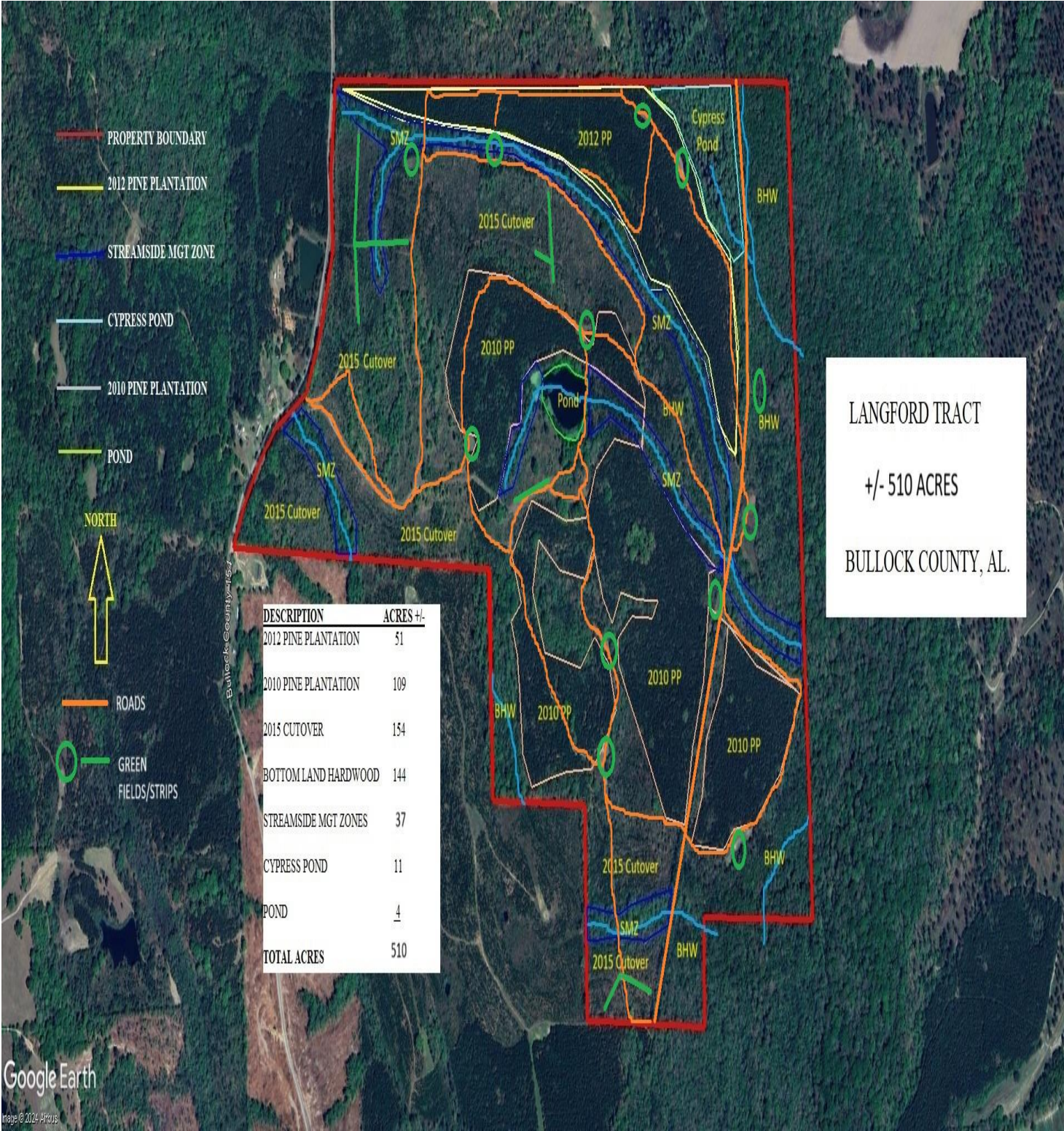
hardwood reproduction which serves as excellent cover to game adjacent to the planted pines and bottomland hardwood areas. The tract also has miles and miles of roads and trails, 15 or more game fields and planted wildlife strips, over ½ mile of paved road frontage on Co Rd 154, public water (Meter already present), and power from the paved road to the pond area and graded camp site. Bring your camping gear, RV, or prepare to build your own lodge at any one of numerous beautiful locations overlooking the pond. The property has a wide two gate entrance and is graveled for several hundred feet for year-round easy access.

- Very isolated and quiet. No sounds except nature!
- Huge whitetail bucks, abundant turkey population, wintertime duck haven. Critters galore.
- Large Landholdings adjoin the tract to the north, south, and east.
- The eastern side of the property lies in the Inverness Swamp and adjoins the Conecuh River.
- Miles and miles of improved roads and atv trails.
- 15+ Food plots/strips.
- ½ mile paved road frontage on Co Rd 154.
- Public water at tract entrance.
- Power from the county road to the pond/camp site.
- 11 acre Cypress Duck Pond and Stocked 4 acre pond.

Bullock Langford

Bullock County, Alabama, 510 AC +/-



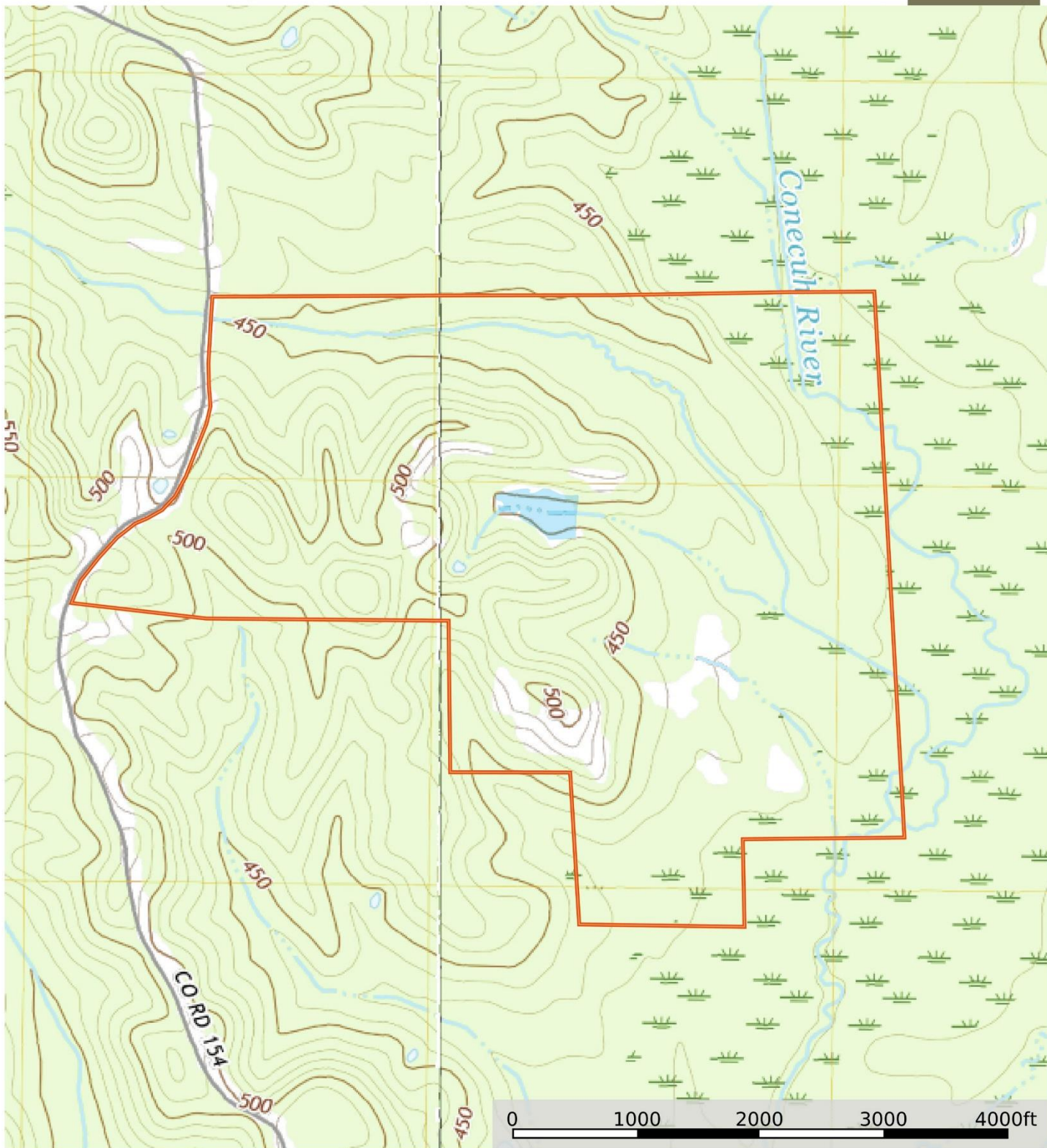


LANGFORD TRACT
 +/- 510 ACRES
 BULLOCK COUNTY, AL.

DESCRIPTION	ACRES +/-
2012 PINE PLANTATION	51
2010 PINE PLANTATION	109
2015 CUTOVER	154
BOTTOM LAND HARDWOOD	144
STREAMSIDE MGT ZONES	37
CYPRESS POND	11
POND	4
TOTAL ACRES	510

Bullock Langford

Bullock County, Alabama, 510 AC +/-



Pond / Tank Boundary

Hoke Smith

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