



John Hall & Company

Land | Commercial | Investment Property
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The Ivory Retreat 36 Acres +/- Montgomery County



LOCATION: Montgomery County

SIZE: 36 acres +/-

TERRAIN: Gently rolling

LAND USE: Homesite or Recreational

PRICE: \$599,900

DESCRIPTION:

Discover a rare opportunity to own 36 beautiful acres in the highly sought-after Mathews community of Montgomery County. This property offers a stunning views of open rolling pastureland and a shared 30 acre lake, making it ideal for recreation or building your dream home on the outskirts of town.

The majority of the acreage consists of open pasture, perfect for horses, cattle, or hay production. The remaining acreage is occupied by a shared 30 acre lake, making it a striking focal point with the potential for boating and fishing. A gently rolling topography creates scenic views and multiple potential homesites.

Whether you're looking for a peaceful retreat or a recreation tract that is twenty minutes from Montgomery and thirty minutes to Troy, this property has the best of both worlds—productive land and natural charm.

DIRECTIONS: Please call Clark Gray at 334-391-9249 or email clark@johnhallco.com to arrange a showing.

Property Features Include:

- 50' x 75' Barn / Shop, where the first 25' is heated and cooled
- Covered boat dock with boat slip
- Firepit area with a pavilion to enjoy cookouts and bonfires with family and friends
- Water, power, and septic are already onsite awaiting you to make the final touches to your liking









