

Sorghum Hollow Farm
000 Reese Rd
Guin, AL 35563

\$549,000
109.500± Acres
Lamar County



Sorghum Hollow Farm
Guin, AL / Lamar County

SUMMARY

Address

000 Reese Rd

City, State Zip

Guin, AL 35563

County

Lamar County

Type

Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.927113 / -87.963776

Taxes (Annually)

524

Dwelling Square Feet

1250

Bedrooms / Bathrooms

3 / 2

Acreage

109.500

Price

\$549,000

Property Website

<https://www.mossyoakproperties.com/property/sorghum-hollow-farm-lamar-alabama/68743/>



PROPERTY DESCRIPTION

Turnkey Recreational Retreat on 109.5 Acres Close to I-22

Discover the ultimate outdoor enthusiast's paradise with this exceptional turnkey recreational retreat spread across 109.5 acres. This meticulously maintained property features a sprawling layout complete with a 3-acre managed pond, a well-kept 3-bedroom, 2-bath mobile home, and a host of amenities designed for the ultimate outdoor living experience.

Property Highlights:

- **Professionally Managed Pond:** A 3-acre pond provides a perfect setting for fishing and water activities.
- **Comfortable Accommodations:** The property includes a very well-maintained mobile home with three bedrooms and two bathrooms, which ensures comfortable living or a weekend getaway.
- **Outdoor Recreation:** This property is ideal for hunting and wildlife opportunities, and it is equipped with at least three shooting houses, numerous ladder stands, and feeders.
- **Additional Features:** Enjoy the outdoor firepit, an orchard with various fruit trees, and a functional barn for additional storage or workshop activities.
- **Land Management:** The land features thinned pine that has undergone rotational prescribed burning, promoting a healthy and sustainable forest environment.
- **Accessibility and Convenience:** Great access via a low-traffic county road and proximity to I-22 make this location both serene and easily reachable.
- **Water and Connectivity:** A spring-fed water source ensures a reliable water supply, while WiFi connectivity allows for modern conveniences in a rural setting.
- **Survey and Maintenance:** A completed survey provides clear boundaries, and the property's rotational burning plan helps maintain the land's health and appeal.

This property is a rare find for those looking to purchase a fully operational recreational retreat where every detail has been carefully managed to ensure immediate enjoyment and long-term value. Whether you're seeking a private residence with extensive outdoor features or a vacation home with easy access to nature and hunting, this retreat offers everything you need to start enjoying the great outdoors immediately.

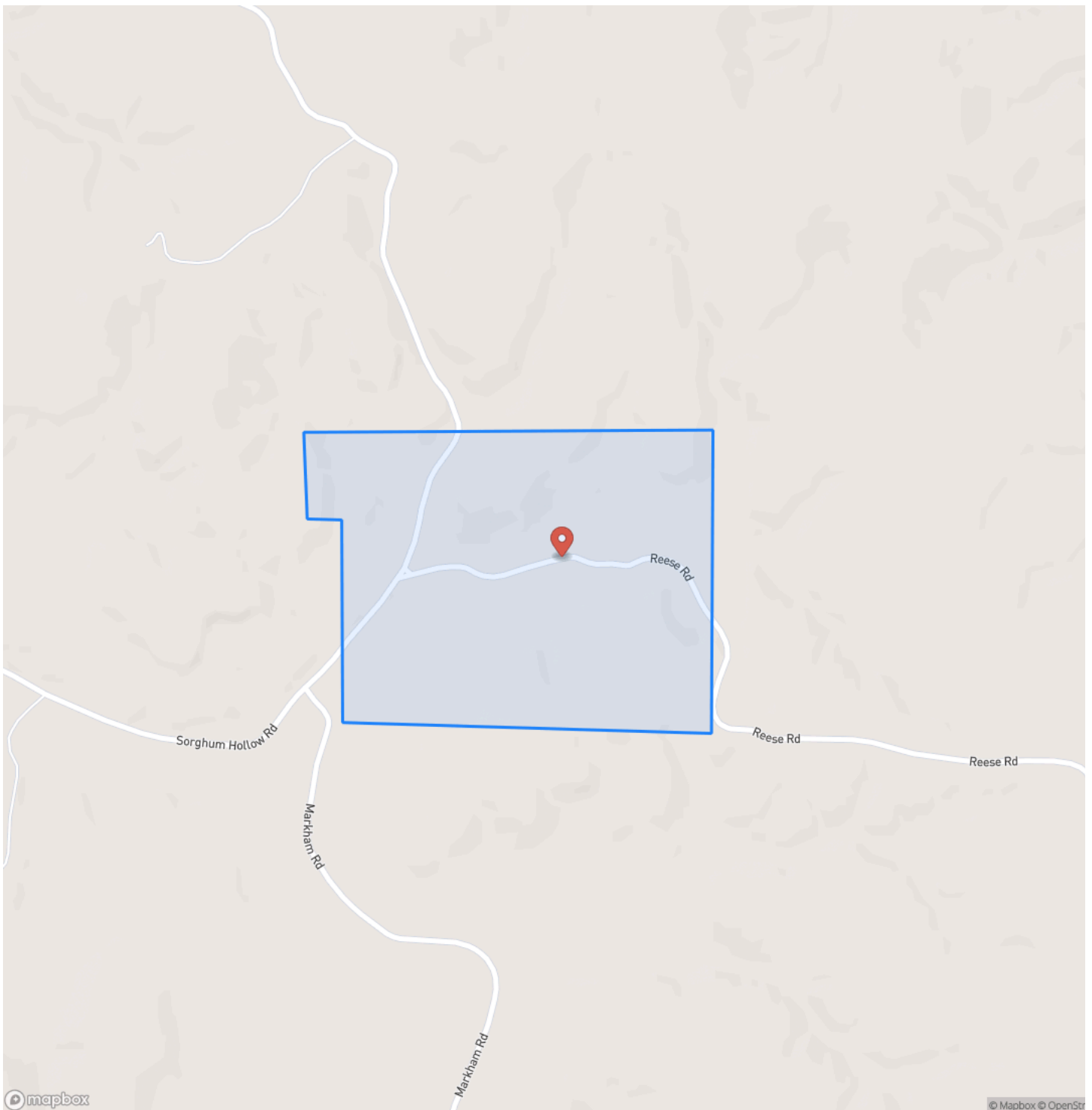
Showings are by appointment only.

For more information or to schedule a private showing contact Nathan McCollum at 256.345.0074 or email nmccollum@mossyoakproperties.com

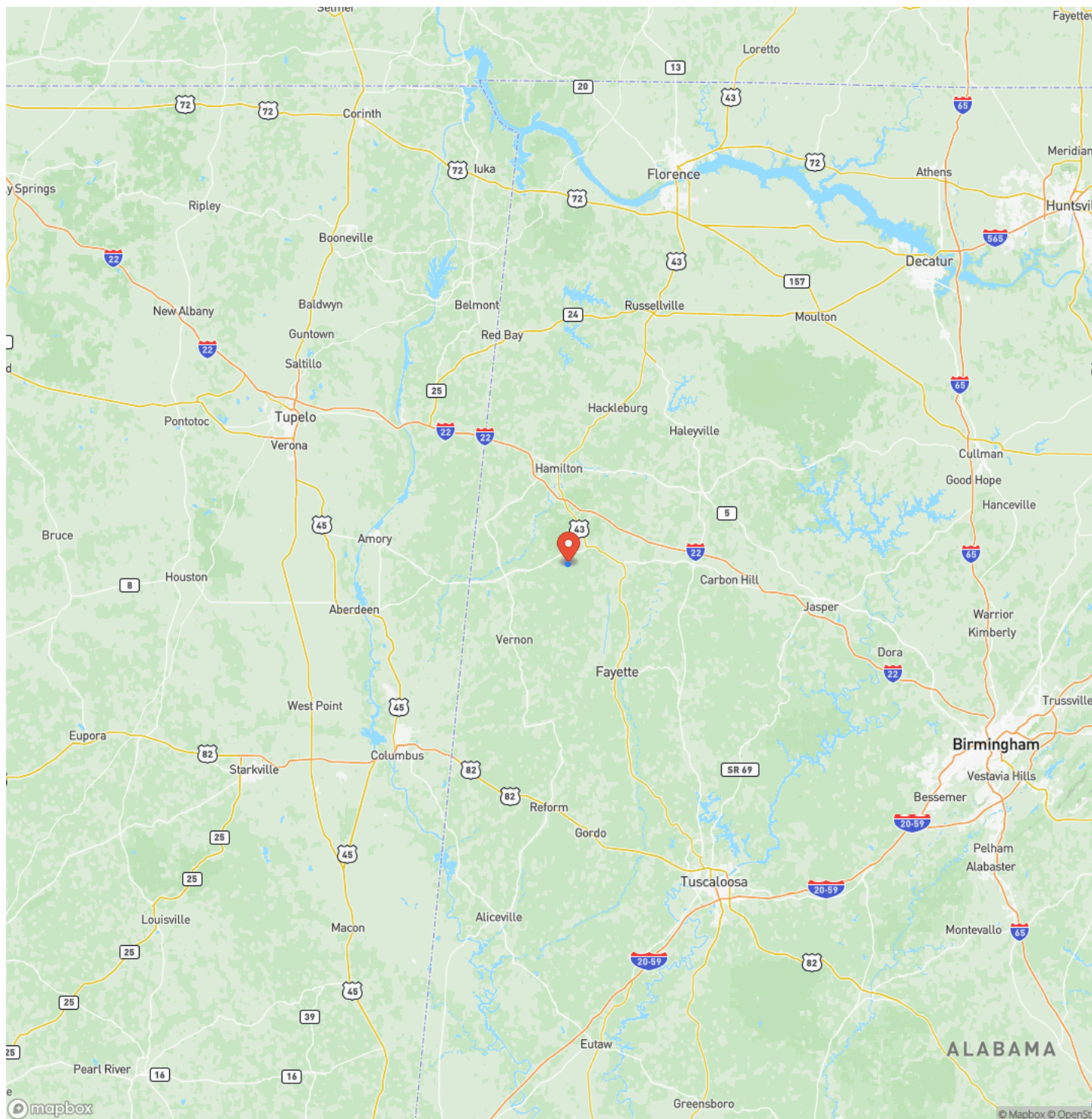
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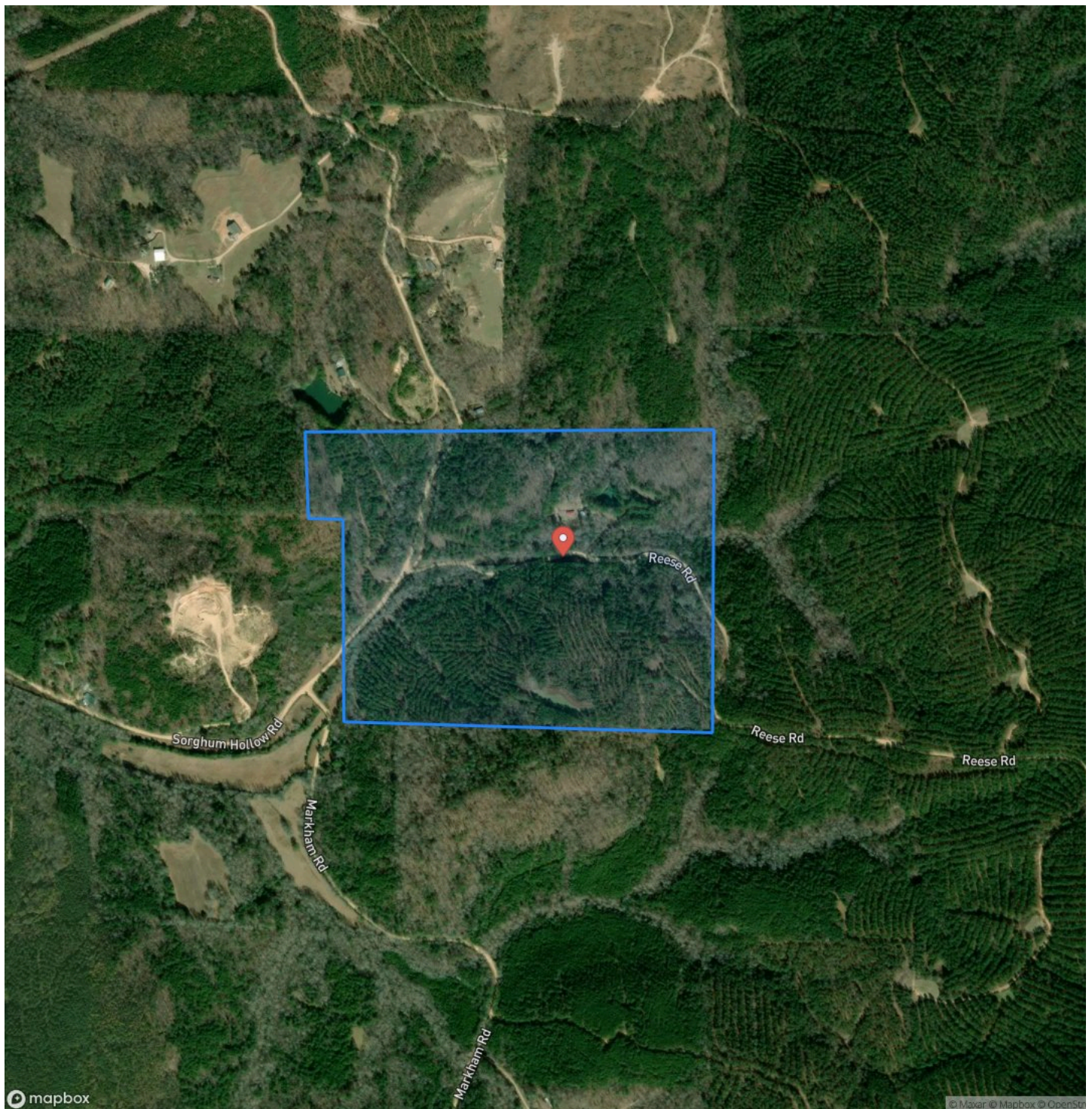
Locator Map



Locator Map



Satellite Map



Sorghum Hollow Farm
Guin, AL / Lamar County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES

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MossyOakProperties.com

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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