



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

76.56± ACRES
BULLOCK COUNTY, AL
\$315,000



OFFICE (334) 535-0242 | WWW.SMALLTOWNPROPERTIES.COM

THE BULLOCK 76.56

PROPERTY PROFILE

LOCATION:

- Bullock County Road 53
Banks, AL 36005
- Bullock County
- 20± Miles S of Union Springs
- 22± Miles NE of Troy

COORDINATES:

- 31.8905, -85.6953

PROPERTY USE:

- Hunting
- Investment
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 76.56± Acres
- 3 Established Food Plots
- Dual County Road Frontage
- Hardwood Draw
- Young Pine Timber
- Sawtooth Oak Grove
- Year-Round Creek
- Several Access Points
- Multiple Build Sites
- Power & Water Available

TAX INFORMATION:

- \$223.32



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JC LESTER

LAND SPECIALIST

AL REGISTERED FORESTER #2276

GA REGISTERED FORESTER #2976

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jc@smalltownproperties.com

215 E Sixth St. - Luverne, AL 36049

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO THE BULLOCK 76.56

WELCOME TO THE BULLOCK 76.56 IN BANKS, ALABAMA. Whether you are looking for a hunting tract, homesite, or investment property, this 76.56± acre tract in Bullock County offers it all. Located just 0.6± miles off US-29, this property is easily reached from Troy and Union Springs in under 30± minutes.

Featuring paved road frontage on Bullock County Roads 53 and 25, there are several access points. Combined with a well-established internal road and trail system, you'll enjoy easy access and enjoyment throughout the entire tract.



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MORE ABOUT THE BULLOCK 76.56

The timber on the property consists primarily of six-year-old planted pines, with a hardwood draw and year-round creek in the northwest corner. The young pines provide outstanding wildlife bedding and cover as well as increasing the future investment potential. There is also a planted sawtooth oak grove and three established food plots increasing the attractiveness of wildlife to this property. The opportunities are endless with the Bullock 76.56.

**Call J.C. Lester today to schedule a private showing
and experience #TheSmallTownWay!**



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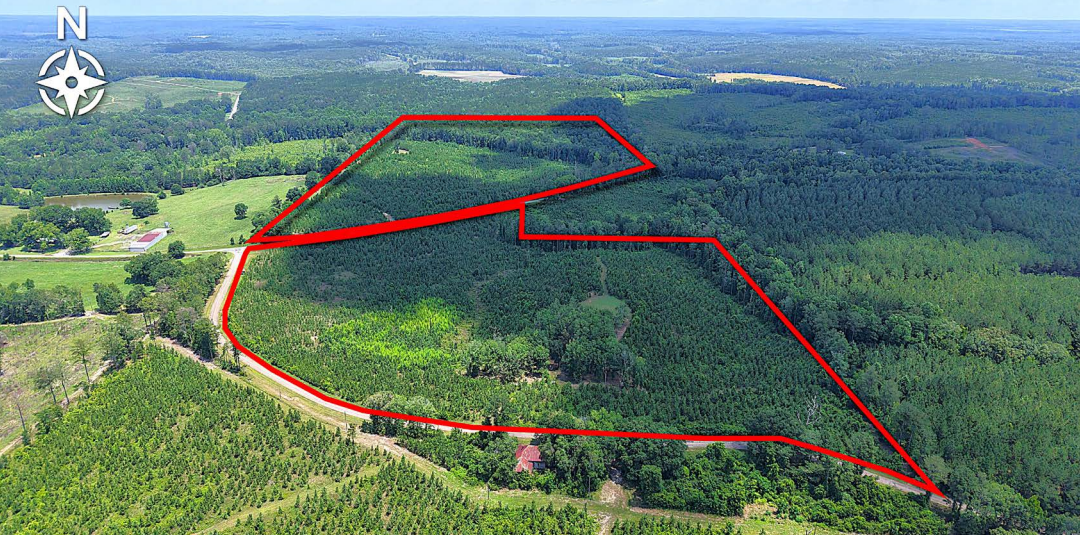
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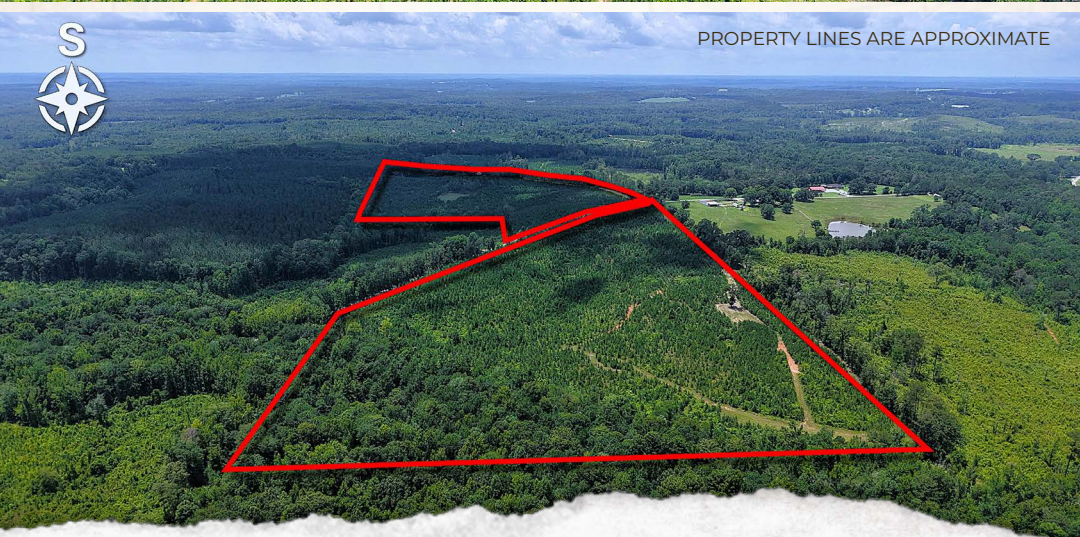
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76.56± ACRES BULLOCK COUNTY, ALABAMA



PROPERTY LINES ARE APPROXIMATE



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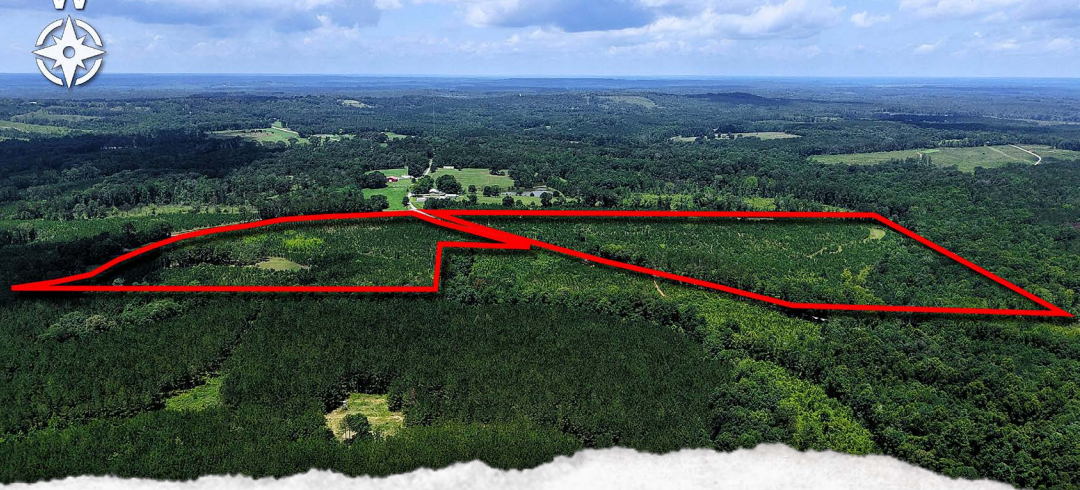


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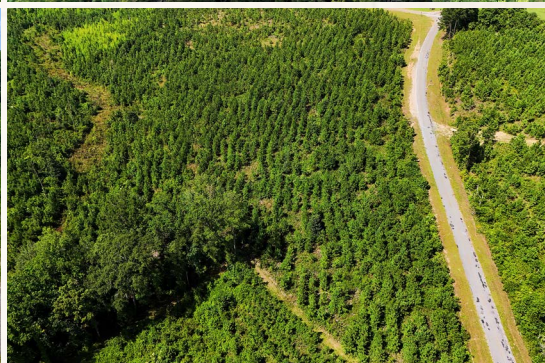
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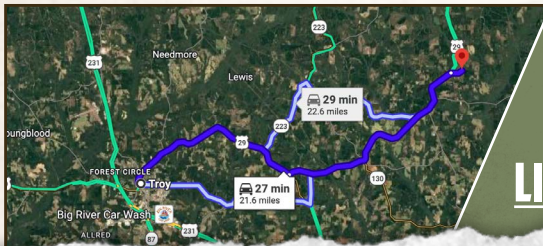
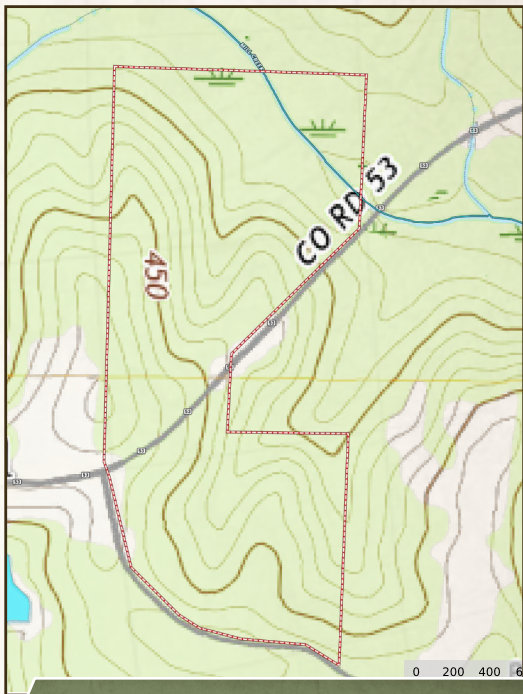
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land id. LINK

TOPOGRAPHY MAP



Directions From Troy, AL: Travel north on US-29 for 20.8 miles. Turn right onto Bullock County Road 53 and the property will be ahead in 0.6 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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