



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

67.13± ACRES
BULLOCK COUNTY, AL
\$300,000



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

THE BULLOCK 67.13

PROPERTY PROFILE

LOCATION:

- Bullock County Road 25
Banks, AL 36005
- Bullock County
- 20± Miles S of Union Springs
- 22± Miles NE of Troy

COORDINATES:

- 31.8856, -85.6947

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 67.13± Total Acres
- 20± Acres of Mixed Timber
- 1,800'± County Road Frontage
- Internal Road & Trail System
- 2 Established Food Plots
- Wet-Weather Creek
- Power & Water Available
- Additional Acreage Available

TAX INFORMATION:

- \$197.81



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JC LESTER

LAND SPECIALIST

AL REGISTERED FORESTER #2276

GA REGISTERED FORESTER #2976

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215 E Sixth St. - Luverne, AL 36049

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO THE BULLOCK 67.13

INTRODUCING THE BULLOCK 67.13 IN BANKS, ALABAMA. Whether you are looking for a manageable hunting tract or homesite with room to roam, this 67.13± acre tract in Bullock County offers it all. The Bullock 67.13 is located less than a mile off US-29 and is easily reached from Troy and Union Springs in under 30± minutes.

This tract offers approximately 1,800 feet of paved road frontage along County Road 25 with power and water available. A well-established internal road and trail system provides easy access and enjoyment throughout the land.



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MORE ABOUT THE BULLOCK 67.13

The timber on the property consists primarily of six-year-old planted pines providing excellent wildlife bedding and cover as well as future income from timber harvests. There are also two established food plots increasing the attractiveness of wildlife to this property. On the south end of the tract you will find approximately 20 acres of mature mixed pines and hardwoods with a small wet-weather creek running through it.

Adjoining acreage is also available. The opportunities are endless with the Bullock 67.13.

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



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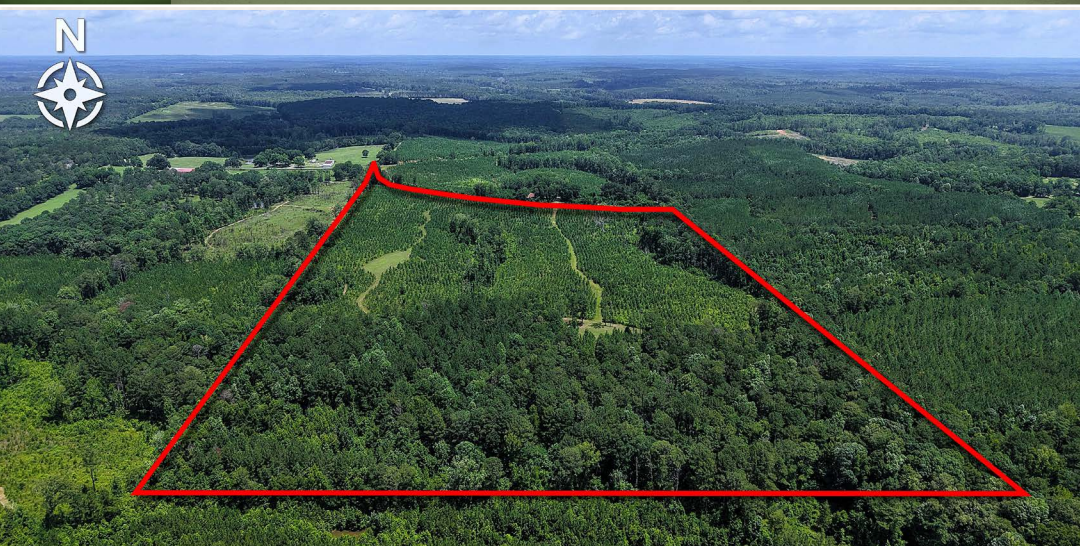
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67.13± ACRES

BULLOCK COUNTY, ALABAMA



PROPERTY LINES ARE APPROXIMATE



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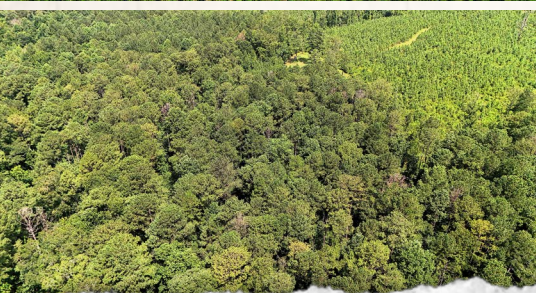


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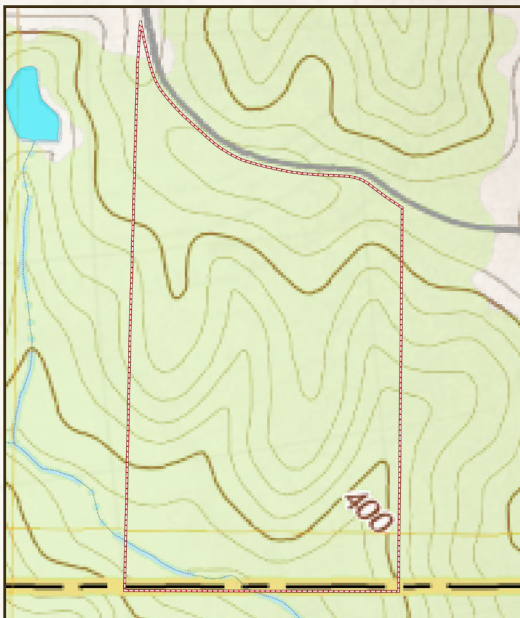
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67.13± ACRES BULLOCK COUNTY, ALABAMA

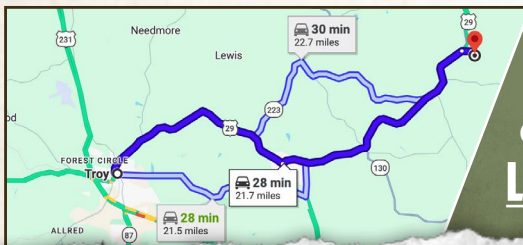
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TOPOGRAPHY MAP



Directions From Troy, AL: Travel north on US-29 for 20.8 miles. Turn right onto Bullock County Road 53 and continue for 0.4 miles. Turn right again onto Bullock County Road 25 and proceed 0.3 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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