

**STEEP CREEK - Hunting camp retreat with 2 cabins, Flex
facility with income potential, big woods & 2 ponds**
112 Fleeton Road
Letohatchee, AL 36047

\$1,195,000
160± Acres
Lowndes County



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Letohatchee, AL / Lowndes County

SUMMARY

Address

112 Fleeton Road

City, State Zip

Letohatchee, AL 36047

County

Lowndes County

Type

Hunting Land, Business Opportunity, Timberland, Recreational Land, Undeveloped Land

Latitude / Longitude

32.1791569 / -86.4930289

Bedrooms / Bathrooms

2 / 2

Acreage

160

Price

\$1,195,000

Property Website

<https://thelandcrafters.com/detail/steep-creek-hunting-camp-retreat-with-2-cabins-flex-facility-with-income-potential-big-woods-2-ponds-lowndes-alabama/83732/>



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PROPERTY DESCRIPTION

Discover a sportsman's paradise on 160 beautiful wooded acres just 10 minutes south of Hope Hull in the quiet Letohatchee, Alabama community. With 2 fully furnished tree house cabins, a 4800 sq ft Flex facility, 2 ponds and equipment barn there are endless recreational/hunting and income producing opportunities.

Location and basics

- 160 wooded acres with 2 fully furnished tree houses
- Two stocked ponds
- 4,800 sq ft event Flex facility with a large kitchen, ideal for weddings and events
- Abundant wildlife including deer and turkey, in a wonderful community

Property link and video

- Learn more and watch a short video here: <https://vimeo.com/1101290897?fl=pl&fe=t>

Versatile spectrum from all recreation/ to recreation with some income/ to max income.

Pure recreational and hunting property: prime recreational property with trophy bucks, abundant turkey, two fishing ponds, and extensive riding trails.

Recreational property with income: enjoy the land while renting the cabins on Airbnb when not in use.

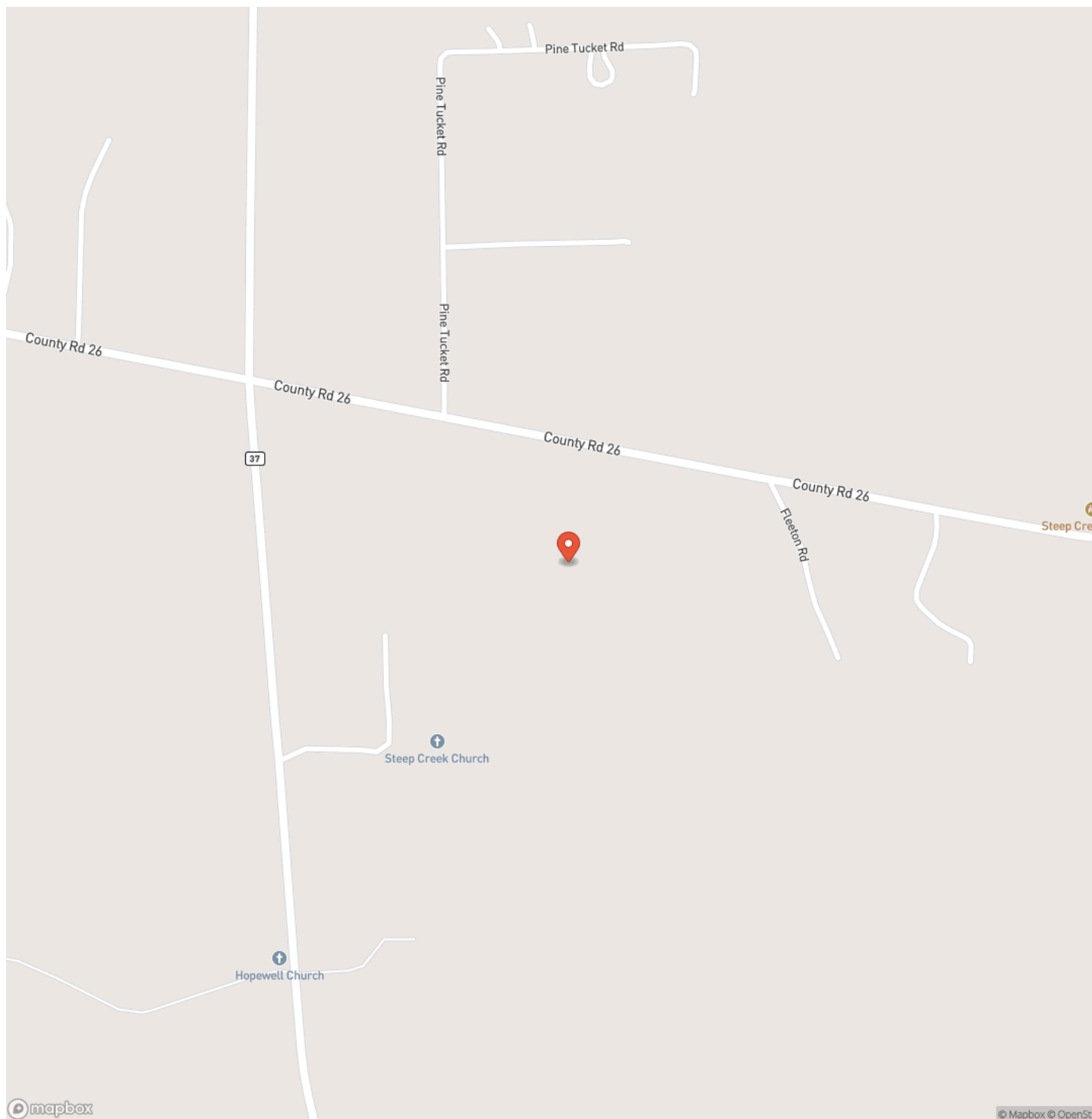
Maximize income opportunities:

- a. Combine weddings and events with the Airbnb Tree House cabins
- b. Add more cabins to expand capacity, either clustered or spread for privacy
- c. Create year-round themes (bird and game watching, quail and dove hunting, fishing, country getaways, and more)

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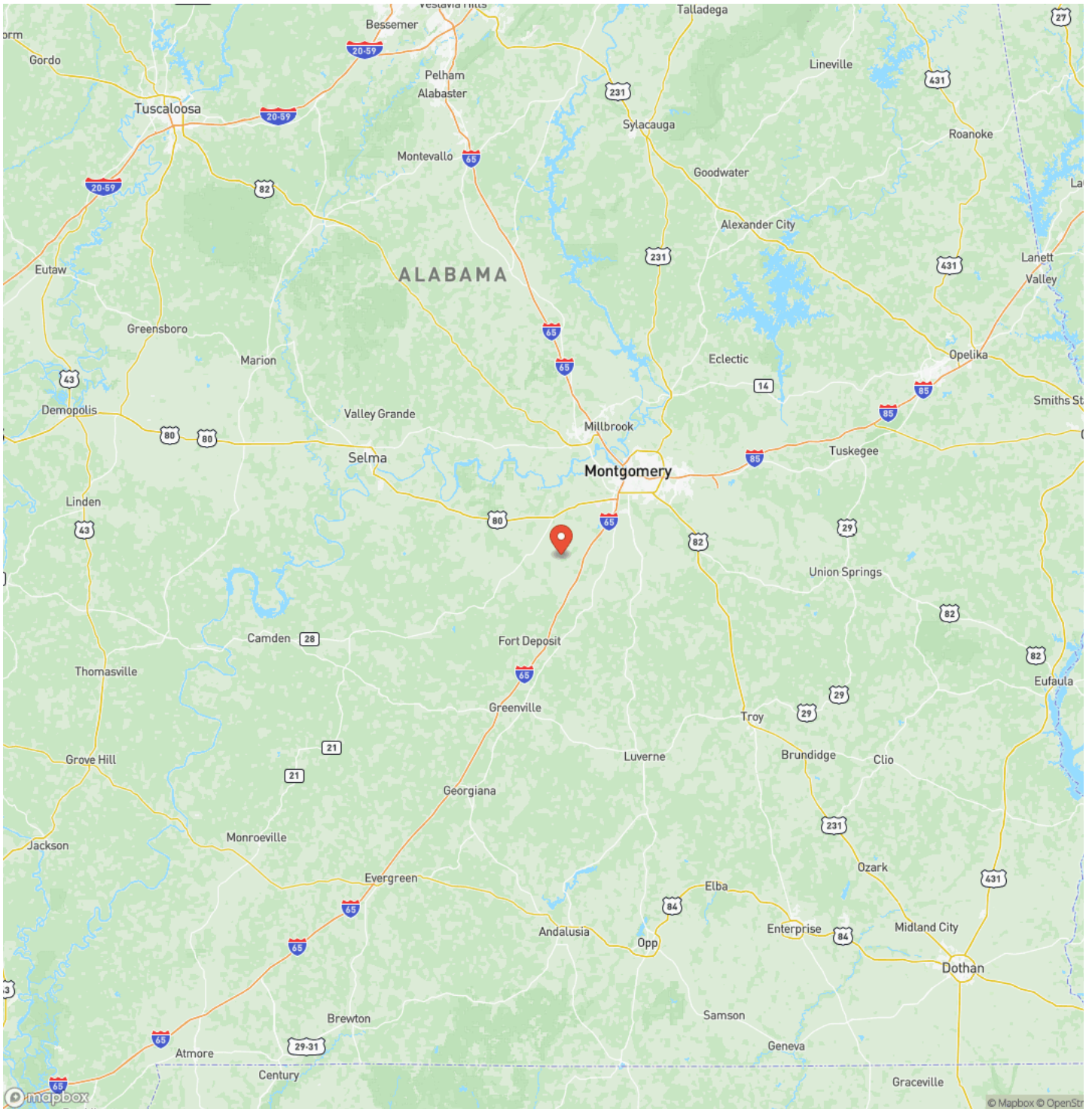


Locator Map

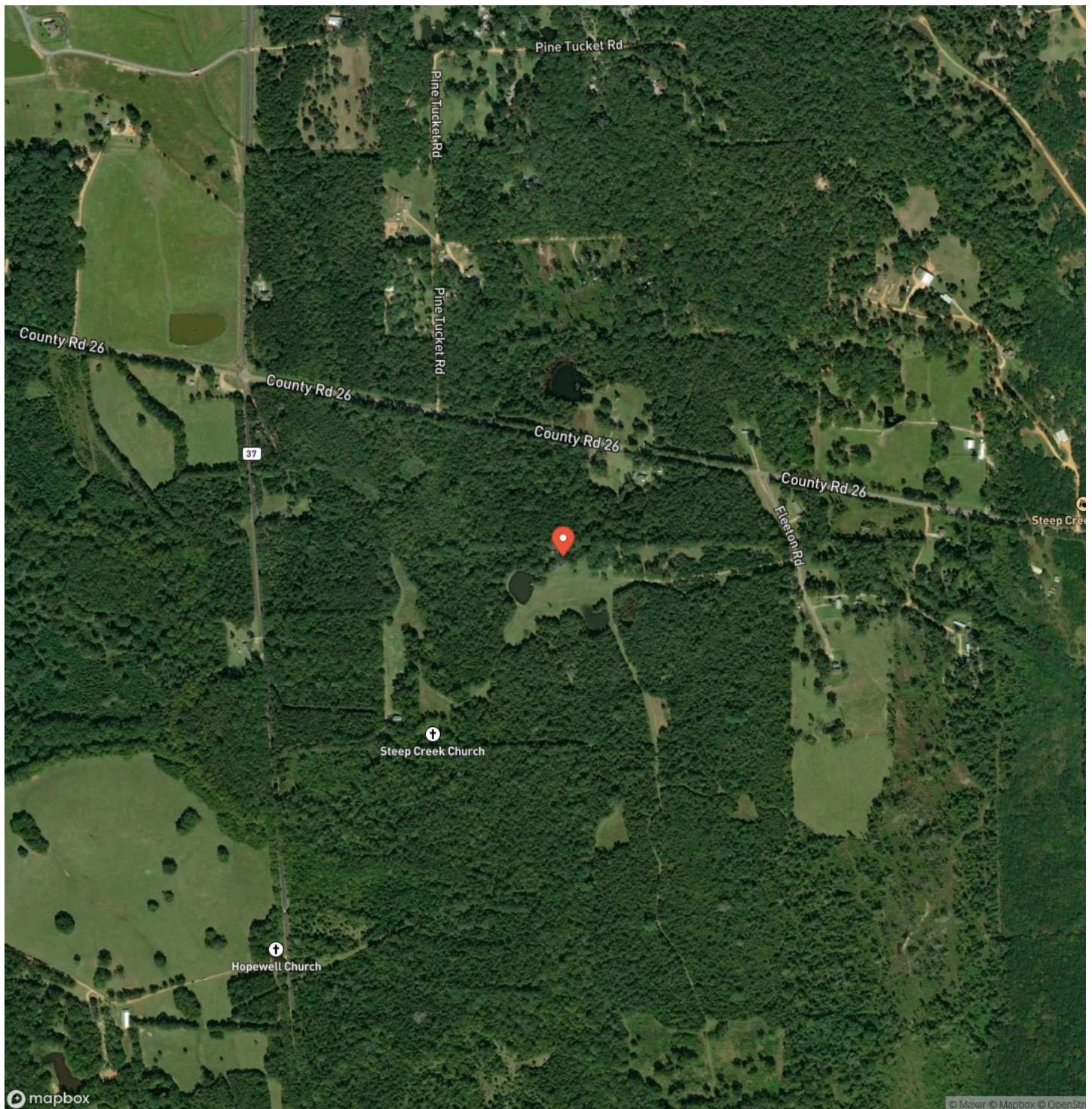


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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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.

Mossy Oak Properties Alabama Land Crafters

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