

Spring Hill Lakes 3,077 AC- Barbour County, AL
Spinghill Rd
Springhill, AL 36017

\$2,950,000
3,077± Acres
Barbour County



**Spring Hill Lakes 3,077 AC- Barbour County, AL
Springhill, AL / Barbour County**

SUMMARY

Address

Spinghill Rd

City, State Zip

Springhill, AL 36017

County

Barbour County

Type

Hunting Land, Timberland, Farms, Recreational Land

Latitude / Longitude

32.070446 / -85.327462

Dwelling Square Feet

7000

Bedrooms / Bathrooms

7 / 8

Acreage

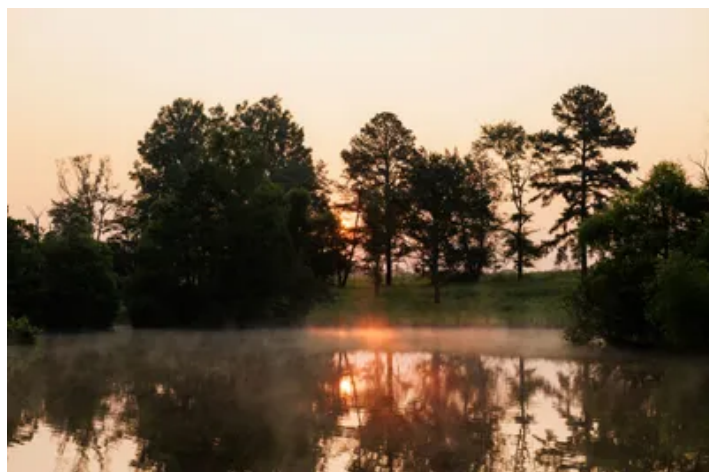
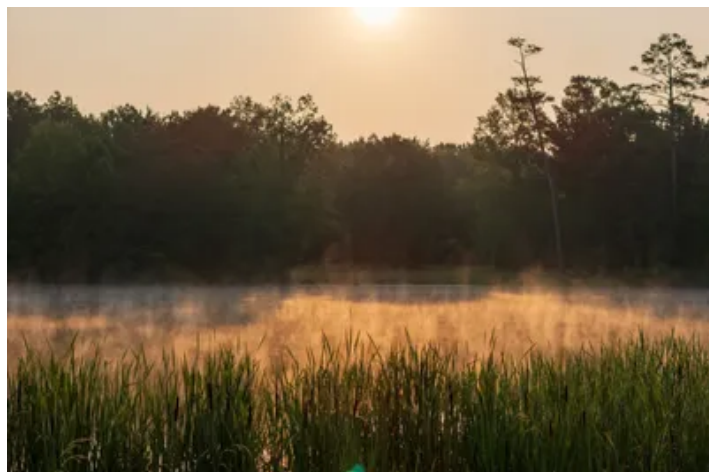
3,077

Price

\$2,950,000

Property Website

<https://thelandcrafters.com/detail/spring-hill-lakes-3-077-ac-barbour-county-al-barbour-alabama/83532/>



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PROPERTY DESCRIPTION

A true Unicorn property:

Barbour county 3,077 acres with an 8,000 sq. ft, fully furnished Lodge, a new 5,000 sq ft top end shop, an 85 acre, 9 acre and 8 acre lake, and close to Lake Eufaula. Includes 477 deeded acres and 2,600 acres under a 35 year transferable hunting lease at a discounted rate giving you the ability to manage and hunt over 3000 acres until 2060. Also includes extensive equipment to manage the plantation. This is a total Turnkey Property, completely ready to go on day 1.

The Property:

In one of Alabama's premier hunting areas this gorgeous property has pecan trees shading many of the fields for the quail dogs to run, lots of diversity for the trophy bucks with big hardwoods, various age pine plantations, thick areas to bed, & lots of browse and edge for deer, turkey and quail. This is a sportsman's paradise!

The Lakes:

There are 3 lakes, an 8-acre scenic lake with a covered dock and pretty surroundings, a 9-acre lake with long views around it and the 85-acre lake that has almost a mile long water view and about 2.5 miles of shoreline with a new enclosed boat house to store boats and equipment. The fishing is fabulous, and the sunsets are stunning!

The Lodge:

The Lodge has an open plan with the vaulted and beamed great room, featuring a floor to ceiling fireplace, kitchen, dining room and gathering room all open to accommodate that large family or lots of company and complete with furniture and furnishings. With 7 bedrooms, 8 baths, an office and a basement there is room for everyone. Sit outside on the back screen porch or in the rocking chairs on the front open porch. Covered parking and a back up generator also included.

The Shop:

The 110' x 50'shop is one guys dream of. The entire building has spray foam insulation in the ceiling and insulation batting on the walls. There are large and extra-large roll up doors on 3 sides and work benches and storage units. About a third is enclosed as heated and cooled area with an electric deer lift and drain to clean game inside and out of the elements, a walk-in cooler, a TV and loungers to take that afternoon nap in and a sparkling clean inside tool room. Another third is to pull equipment inside with lots of work area. The remaining third is covered area to park equipment.

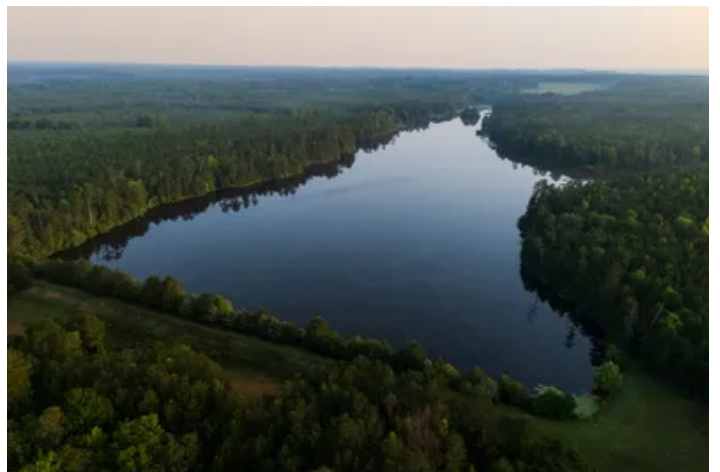
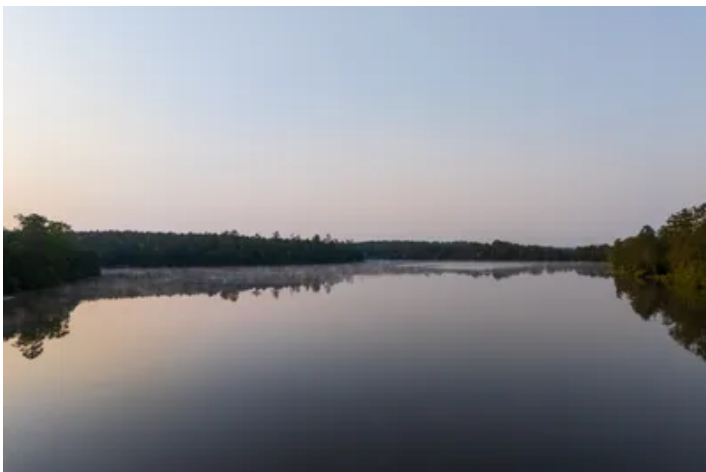
Virtual Tour:

https://youriguide.com/springhill_alabama

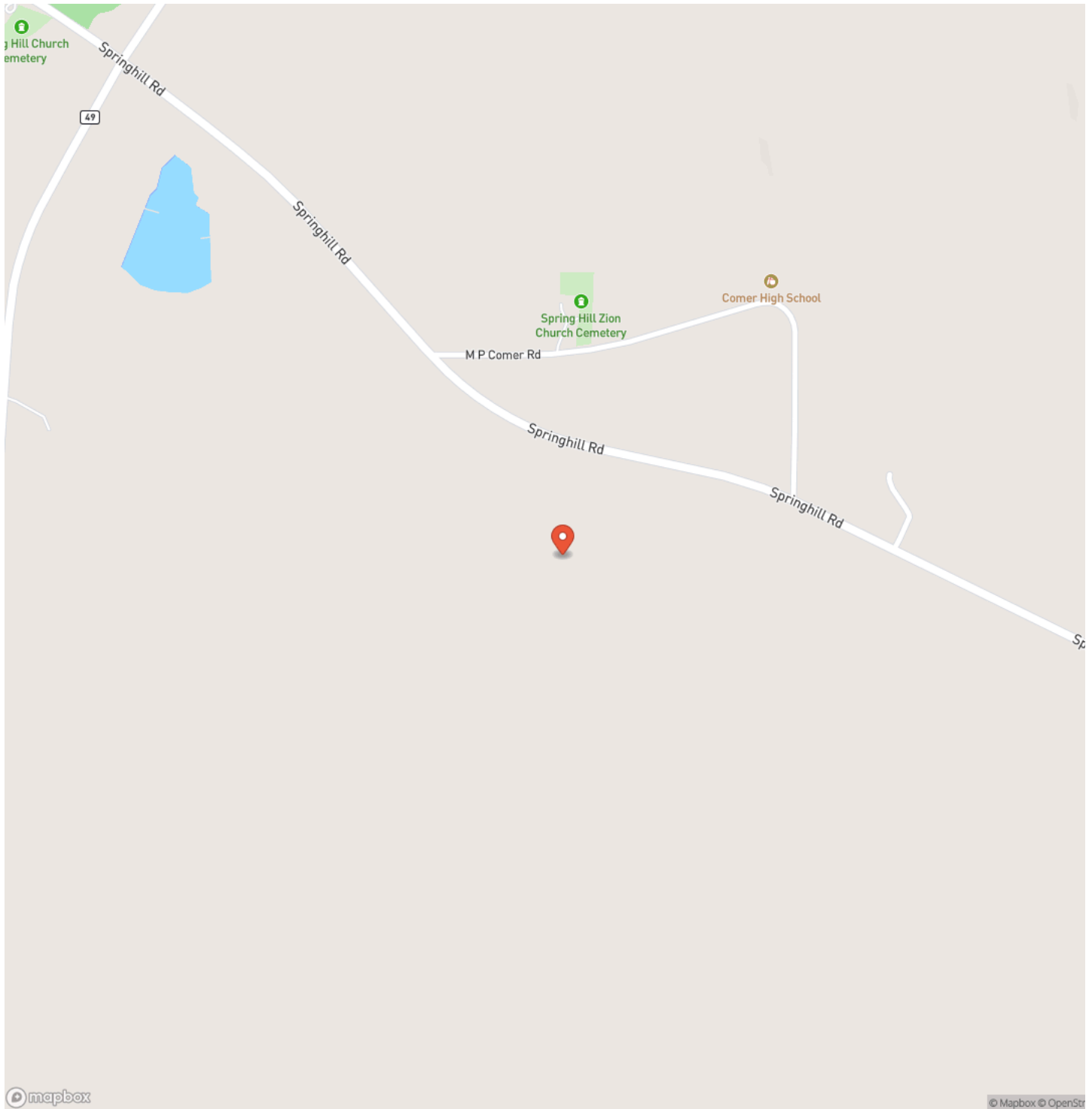
This is a truly outstanding value and special place you need to see to appreciate. Call Tyler or Dale for a private showing of this one of a kind property.



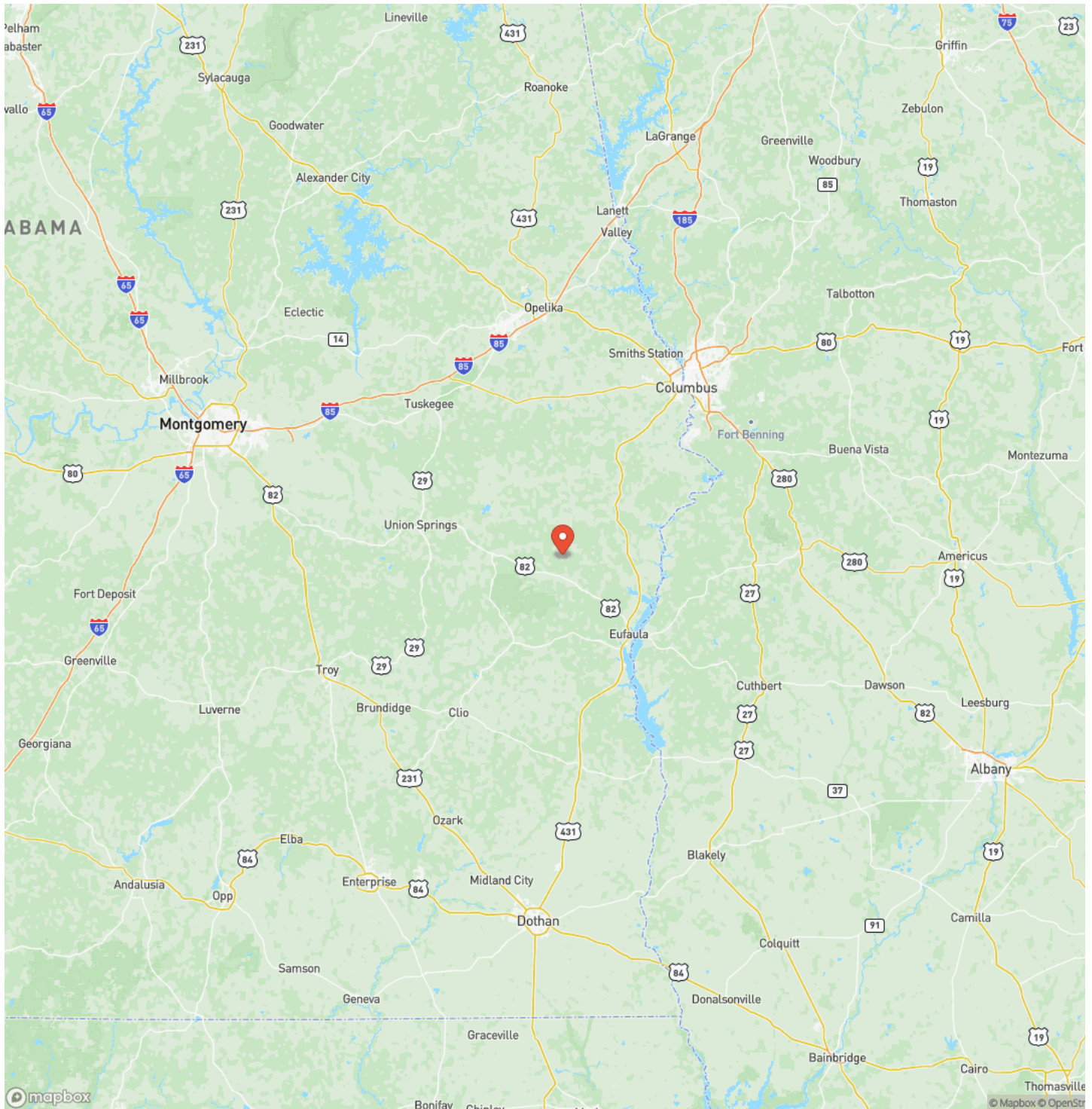
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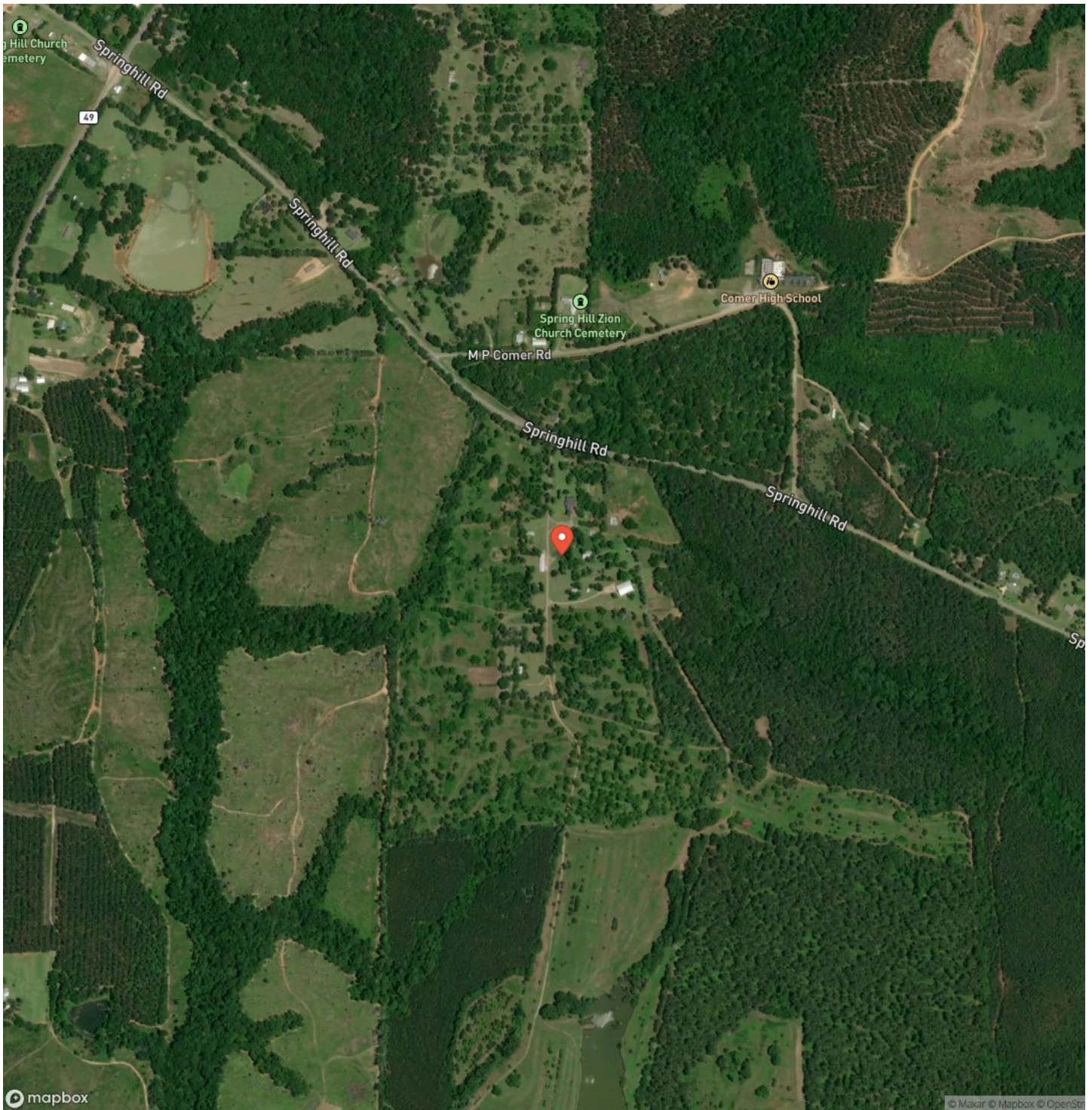
Locator Map



Locator Map



Satellite Map



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Springhill, AL / Barbour County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES



DISCLAIMERS

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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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