

**424 Acres of Great Timber and Farm land!**  
ammons pond road  
Midland City, AL 36350

**\$975,000**  
424 +/- acres  
Dale County





## 424 Acres of Great Timber and Farm land! Midland City, AL / Dale County

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### **SUMMARY**

**Address**

ammons pond road

**City, State Zip**

Midland City, AL 36350

**County**

Dale County

**Type**

Farms, Recreational Land, Timberland

**Latitude / Longitude**

31.4481 / -85.4842

**Acreage**

424

**Price**

\$975,000

**Property Website**

<https://thelandcrafters.com/detail/424-acres-of-great-timber-and-farm-land-dale-alabama/12066/>



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### **Midland City, AL / Dale County**

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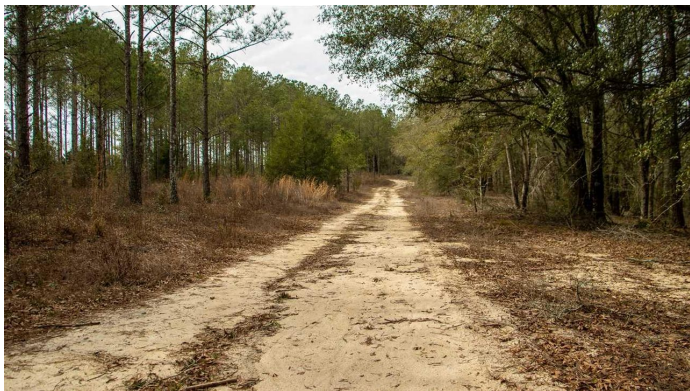
### **PROPERTY DESCRIPTION**

If you are looking for a great hunting tract that also has the potential to produce income, look no further than this 453 Acres in Dale County. Only 30 minutes from Dothan one can be in town in no time but also have peace and quiet. Featuring around 70 acres of prime row crop land one has the option to plant it yourself or lease it out to a local farmer. This part of the country is know for being prime cotton and peanut farming. This tract has been well managed for timber and was recently thinned, so you can expect for the standing timber to have quite a boost in growth in the next several years. The pines are various ages with most being in the 15-16 years with some being 20+. There are also several areas of beautiful 50 year old hard woods in both the bottoms and on top of several of the ridges. The road system on this property is tremendous allowing easy access to the entire property. There are several large open areas that would make great green fields as well as a natural pond that provides waterfowl opportunities.



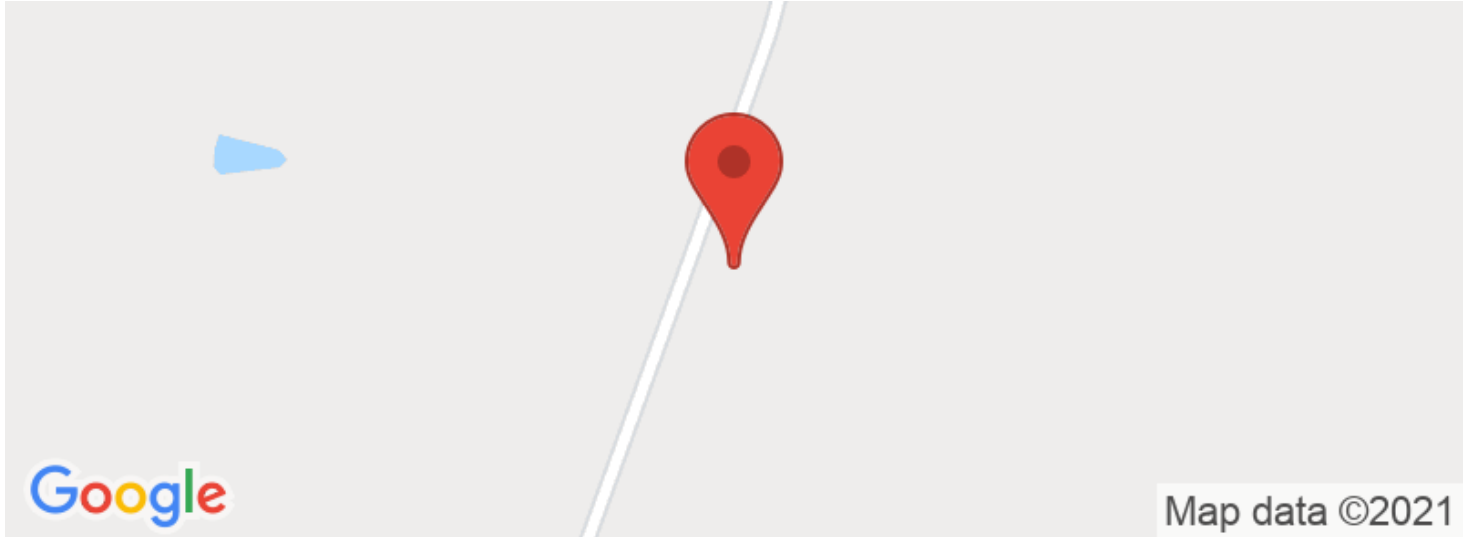
424 Acres of Great Timber and Farm land!  
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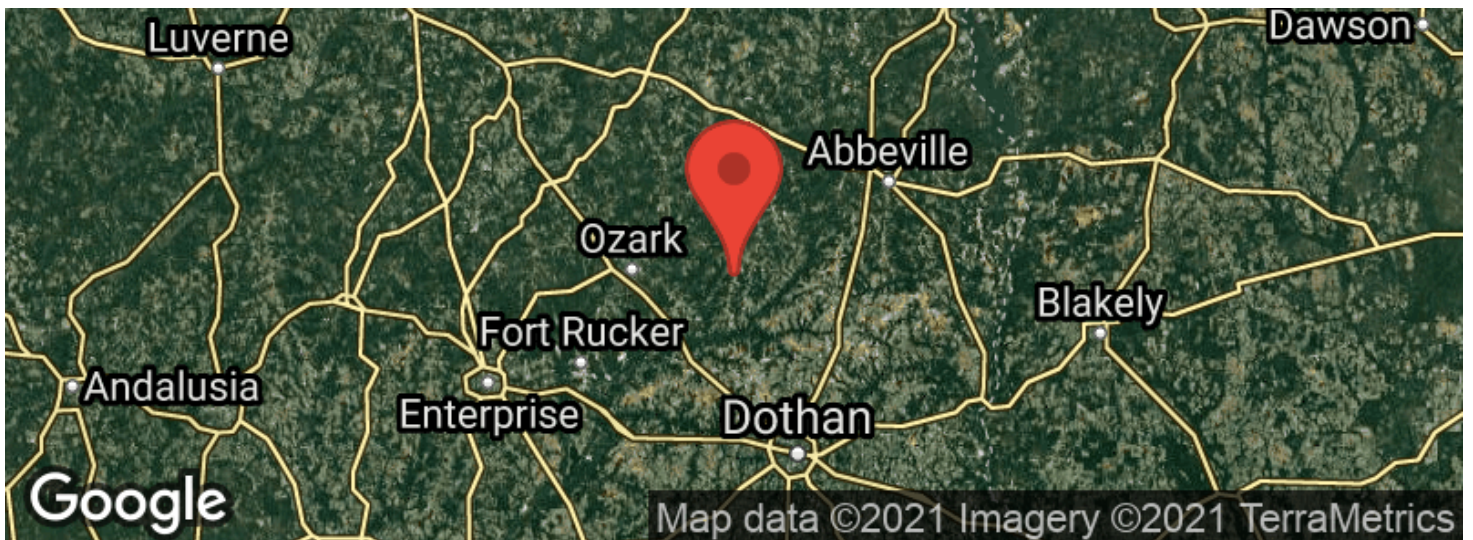
## Locator Maps



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Midland City, AL / Dale County

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## Aerial Maps



424 Acres of Great Timber and Farm land!  
Midland City, AL / Dale County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Josh Holley

**Mobile**

(334) 652-1231

**Email**

jholley@mossyoakproperties.com

**Address**

10519 B Vaughn Road

**City / State / Zip**

Pike Road, AL 36064

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**NOTES**

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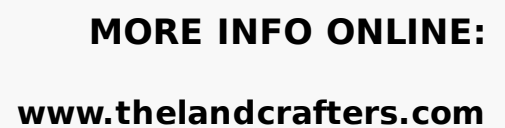
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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.





## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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**Mossy Oak Properties Alabama Land Crafters**

**10519 B Vaughn Road**

**Pike Road, AL 36064**

**(334) 277-6501**

**[www.thelandcrafters.com](http://www.thelandcrafters.com)**

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