

**175 Acres of Development Property in  
Montgomery with 2 Stocked Lakes!**  
0 Deer Wood Place  
Montgomery, AL 36117

**\$568,000**  
175± Acres  
Montgomery County





# 175 Acres of Development Property in Montgomery with 2 Stocked Lakes! Montgomery, AL / Montgomery County

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## **SUMMARY**

### **Address**

0 Deer Wood Place

### **City, State Zip**

Montgomery, AL 36117

### **County**

Montgomery County

### **Type**

Undeveloped Land

### **Latitude / Longitude**

32.3725699 / -86.2040755

### **Acreage**

175

### **Price**

\$568,000

### **Property Website**

<https://thelandcrafters.com/detail/175-acres-of-development-property-in-montgomery-with-2-stocked-lakes-montgomery-alabama/24221/>



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### **Montgomery, AL / Montgomery County**

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#### **PROPERTY DESCRIPTION**

This 175 Acre tract in Montgomery, AL is a great opportunity for anyone looking to develop. Located 15 minutes from Eastchase Shopping center potential homebuyers will appreciate the convenience. The property also features 2 large lakes that were previously gravel pits which will provide for low maintenance. Both of these lakes have been stocked with tiger bass and bluegill. A proposed development plan has been drawn and is available upon request. The yellow section on the map represents a 60' wide road that will be retained by the seller but the new owner will receive a deeded easement. Power has already been run down this road completely.



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## Locator Maps





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## Aerial Maps



## 175 Acres of Development Property in Montgomery with 2 Stocked Lakes! Montgomery, AL / Montgomery County

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### LISTING REPRESENTATIVE

For more information contact:



#### Representative

Josh Holley

#### Mobile

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#### 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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## NOTES

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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