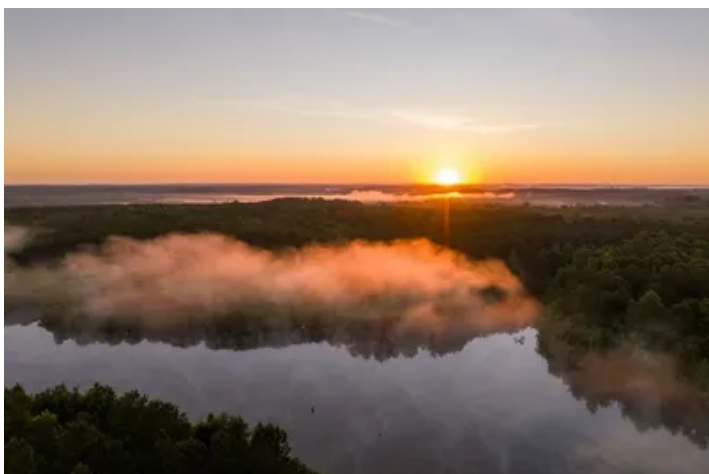


**590 Acres - Southern Big Game Farms- Hunting Oasis in
Barbour County**
US Highway 82
Midway, AL 36053

\$2,950,000
590± Acres
Barbour County



590 Acres - Southern Big Game Farms- Hunting Oasis in Barbour County Midway, AL / Barbour County

SUMMARY

Address

US Highway 82 null

City, State Zip

Midway, AL 36053

County

Barbour County

Type

Hunting Land, Farms, Recreational Land, Timberland, Residential Property

Latitude / Longitude

32.078596 / -85.52404

Dwelling Square Feet

1,800

Bedrooms / Bathrooms

3 / 2

Acreage

590

Price

\$2,950,000

Property Website

<https://thelandcrafters.com/detail/590-acres-southern-big-game-farms-hunting-oasis-in-barbour-county/barbour/alabama/79435/>



590 Acres - Southern Big Game Farms- Hunting Oasis in Barbour County Midway, AL / Barbour County

PROPERTY DESCRIPTION

Step into your own private outdoorsman's sanctuary. With 590 acres of meticulously managed hunting land, a massive 16-acre fishing lake, and a cozy cabin perfectly positioned for breathtaking sunsets, Southern Big Game Farms isn't just another hunting tract-it's the ultimate outdoorsman's sanctuary.

The lake consists of 16 acres and is intensely professionally managed by Southeastern Pond Management for trophy bass. The cozy 3 bed 2 bath cabin has a fresh coat of paint and comes fully furnished. Step out on the front porch to enjoy scenic views of the large lake along with astonishing sunsets! The cabin is perfect for gatherings with family and friends and could easily be added on to if desired. There is also a separate 1700+- sq ft barn with living quarters. Perfect for guests or a farm hand. In addition to the barn, there is also a 3,000+- sq ft pole barn for tractor and equipment storage.

The diversity of the timber makes up a combination of mature hardwood and pine with dispersed thick patches for bedding. The extensive road system goes on for miles and is well groomed making it easy to access all parts of the property year-round. Approximately 13 established food plots average about 2 acres with some being much larger. With great spacing in between, you can easily and safely hunt the entire family at the same time with minimal effect on the wildlife.

In addition to the food plots, there are also a wide variety of planted trees including pear, persimmon, chestnut and sawtooth dispersed throughout the property. Huge groves of blackberries as well as wild muscadine vines are also on the property. The owner has picked enough muscadines throughout the years to make his own homemade wine.

The custom built shooting houses are like nothing I've ever seen. Some are big enough for the entire family, or even a bed to comfortably stay in overnight. These stands take hunting in comfort to the next level.

Although the vast majority of the property is high and dry, the South Fork of Cowikee Creek borders the land for over a mile, providing a massive, natural wildlife corridor and year round water.

For the duck hunters, there is a proven duck hole with a duck blind already in place. The owner talks of his family taking their limit of ducks on several different occasions.

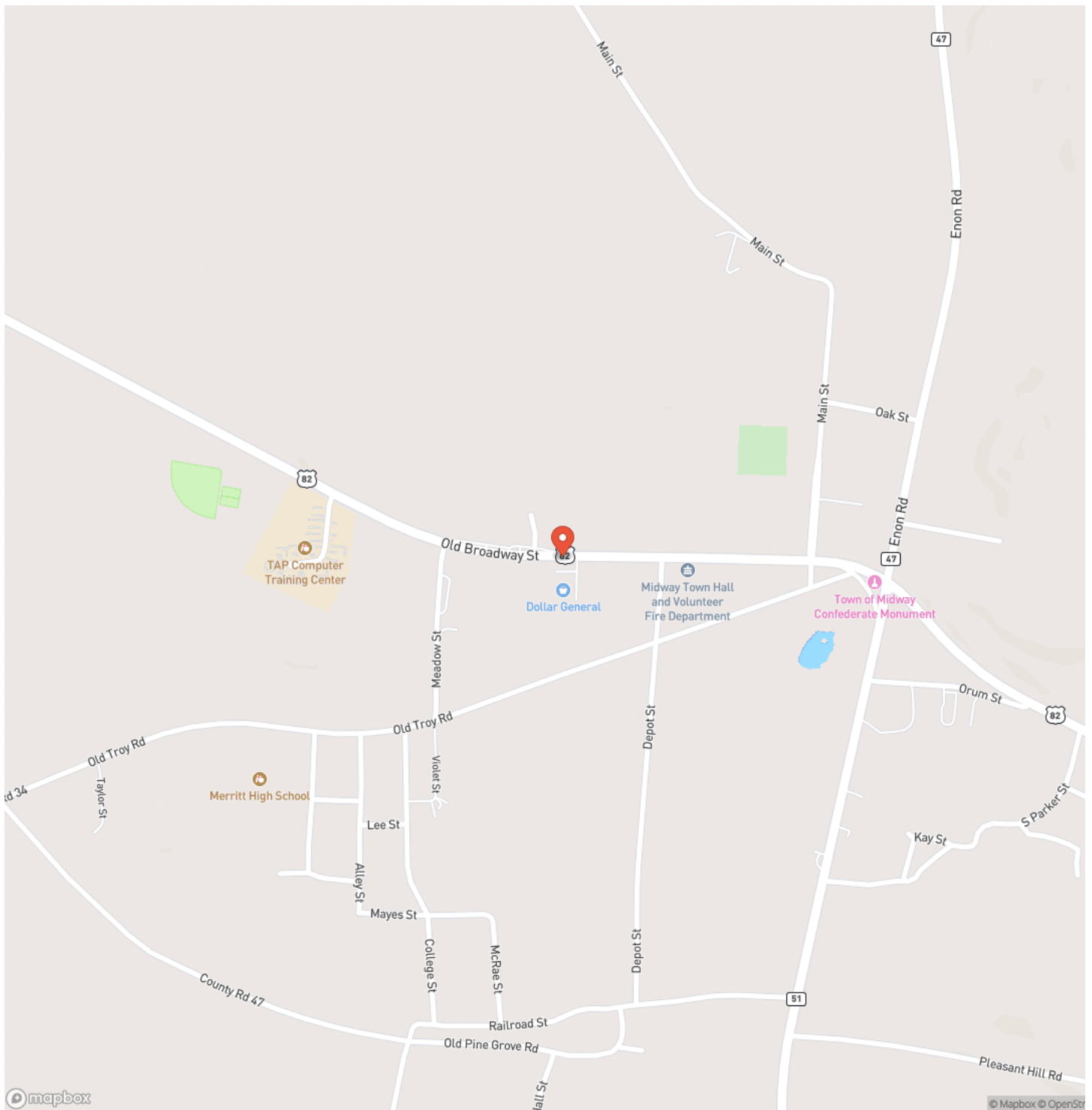
Located in a legendary hunting region, the property is minutes from the Barbour County Management Area, 10 miles from Eufaula, and 20 miles from Union Springs.

Whether your deer hunting, turkey hunting trophy bass fishing or just taking in the long water views from the porch. Southern big game farms offers something for everyone every minute of every day. Call or text my personal cell any time. Your ultimate legacy property is waiting.

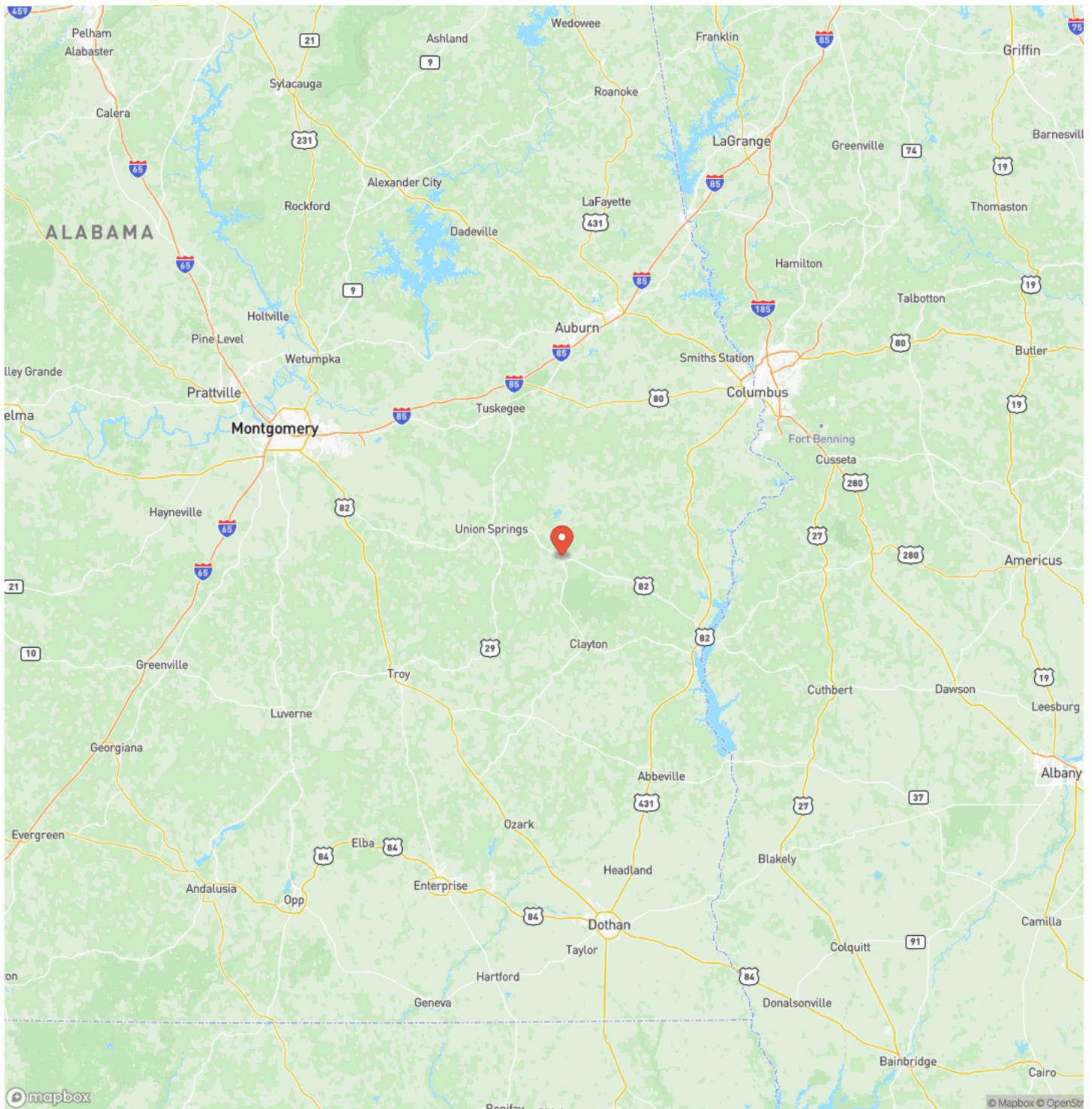
590 Acres - Southern Big Game Farms- Hunting Oasis in Barbour County
Midway, AL / Barbour County



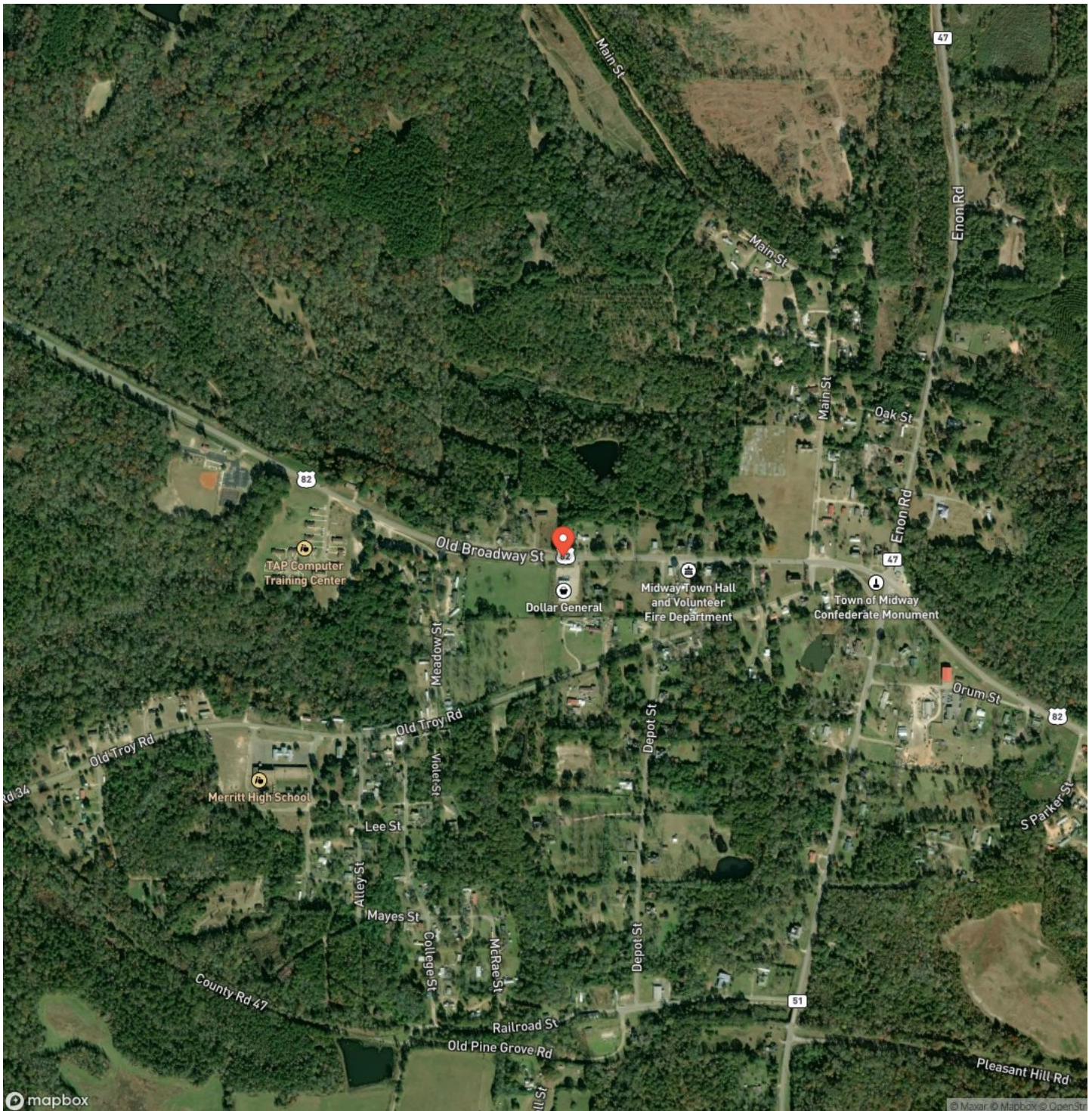
Locator Map



Locator Map



Satellite Map



590 Acres - Southern Big Game Farms- Hunting Oasis in Barbour County Midway, AL / Barbour County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jacob Walker

Mobile

(334) 202-8388

Email

jwalker@mossyoakproperties.com

Address

4373 Marler Road

City / State / Zip

Pike Road, AL 36064

NOTES

[illegible]

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.



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.

Mossy Oak Properties Alabama Land Crafters

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Pike Road, AL 36064

(334) 277-6501

<https://thelandcrafters.com/>

