Hale Co Holdings, LLC 306 acre Sawyerville Tract
County Road 17
Sawyerville, AL 36776

$1,675,000
306± Acres
Hale County







MORE INFO ONLINE:

https://www.loganforestry.com/

SUMMARY

Address
County Road 17

City, State Zip
Sawyerville, AL 36776

County
Hale County

Type
Recreational Land, Hunting Land, Farms

Latitude / Longitude
32.759373 / -87.723852

Dwelling Square Feet
1,560

Bedrooms / Bathrooms
3 / 2

Acreage
306

Price
$1,675,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

This 306+/- acre is located in the Sawyerville community in Hale County, AL. It is located only 35 +/- miles south of the University of Alabama and Bryant Denny Stadium in Tuscaloosa, AL. Access is just north of Highway 14 on County Road 17 just minutes west of Greensboro, AL. This is rare oppurtunity to own an excellant recreational/timber tract with a camphouse and two bass and bream lakes that have been managed for proper balance. One lake features 22 +/- acres and the other is approximately 10 acres and also has duck hunting oppurtunities. There is also several food plots and a nice dove field that has been productive in the past. The diverse timber stands and open fields on this property lends itself to excellent whitetail deer, turkey, and dove hunting. There are different age pine plantations and also a good mix of merchantable pine and hardwoods.

Escape to the heart of Alabama's Blackbelt region with this 306 +/- acre Sawyerville Tract, a sprawling 306-acre estate offering a unique blend of recreational opportunity and agricultural potential. This expansive property, featuring a comfortable 3-bedroom, 2-bathroom dwelling, presents an exceptional chance to own a significant piece of Hale County, perfect for those seeking a private retreat, a hunting paradise, or a working farm.

Location

Nestled in the charming community of Sawyerville, Alabama, this property enjoys a prime position within Hale County. Its convenient address on County Road 17, with a zip code of 36776, ensures accessibility while maintaining a sense of rural tranquility. The area is known for its natural beauty and community spirit, offering a desirable setting for both permanent residence and weekend getaways.

Land and terrain

Encompassing a substantial 306 acres, the land offers a diverse and engaging topography. Buyers will appreciate the variety of landscapes, which provide a rich canvas for outdoor pursuits and potential development. The expansive acreage allows for considerable freedom in shaping the property to suit individual visions, whether that involves cultivating crops, enhancing wildlife habitats, or simply enjoying the vast open spaces.

Improvements and infrastructure

The property features a comfortable dwelling with 3 bedrooms and 2 full bathrooms, providing a solid foundation for immediate occupancy or further customization. While specific architectural styles or construction details are left to the buyer's imagination, the existing structure offers a welcoming living space. The potential for additional improvements is vast, allowing new owners to tailor the infrastructure to their specific needs and desires.

Water and utilities

The availability of essential utilities ensures a comfortable living experience, allowing for modern conveniences within a rural setting. Specific details regarding water sources and utility providers are readily available for interested parties, promising a seamless transition for new ownership.

Wildlife and vegetation

The diverse landscape of this 306-acre tract creates an ideal habitat for a variety of local wildlife. The natural timber, open wildlife fields and pine plantations present on the property contributes to a thriving ecosystem, offering excellent opportunities for hunting, wildlife observation, or simply enjoying the serene natural environment. Imagine the possibilities for creating food plots or enhancing existing cover to further attract and support local game.

Current and potential use

Currently serving as a versatile canvas, this property is ideally suited for recreational land use, hunting, and farming. Its extensive acreage and natural attributes make it perfect for big game hunting, general recreation, or cultivating crops. The potential for diversification is significant, allowing owners to explore various agricultural ventures or develop it into a premier recreational destination.

Access and easements

Direct access to County Road 17 ensures convenient entry and exit from the property. All necessary access points and any existing easements are clearly defined, providing clarity and ease of use for the new owner. This straightforward access simplifies property management and enhances the overall functionality of the tract. Contact us today to learn more or to schedule a visit.





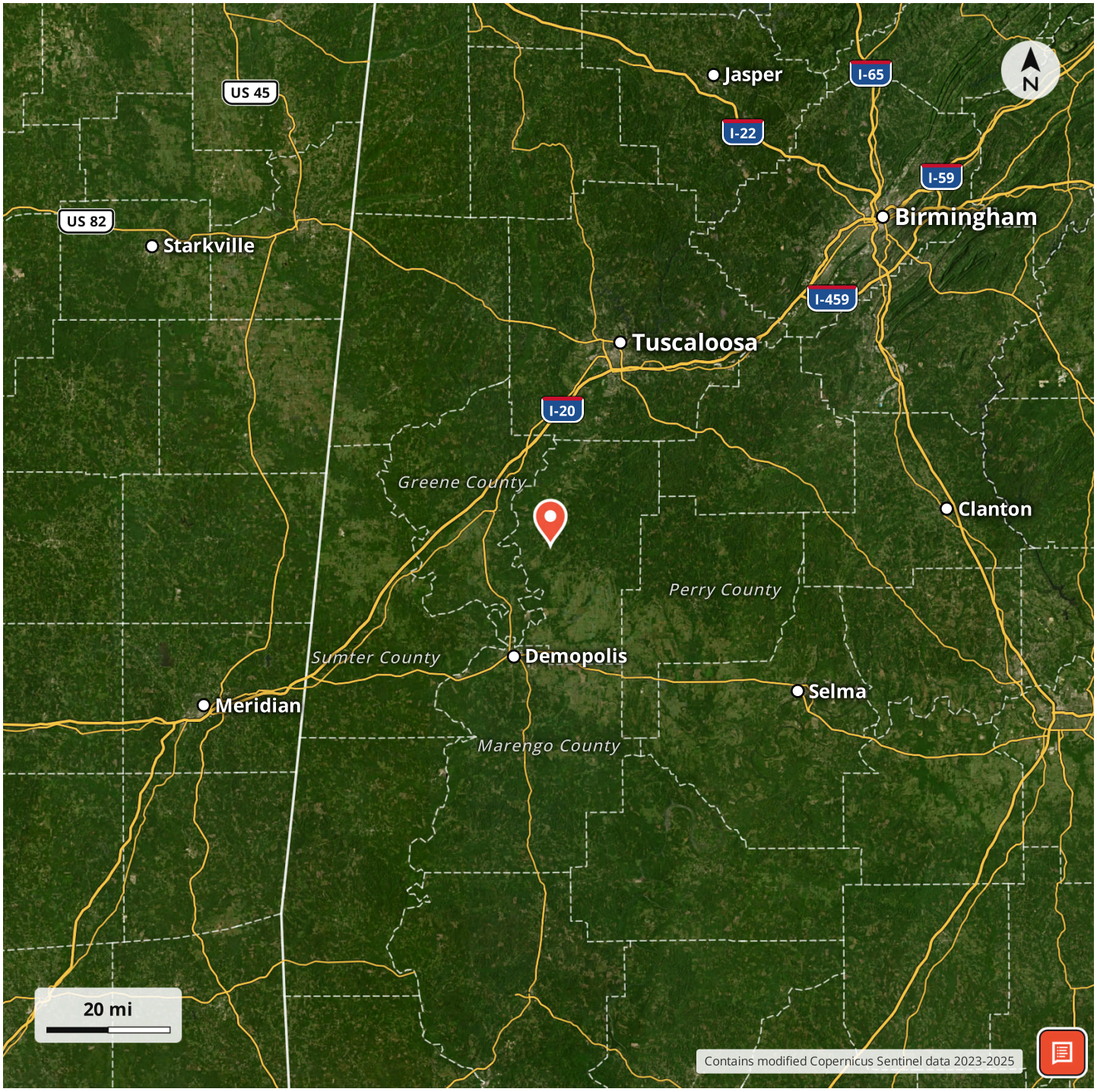




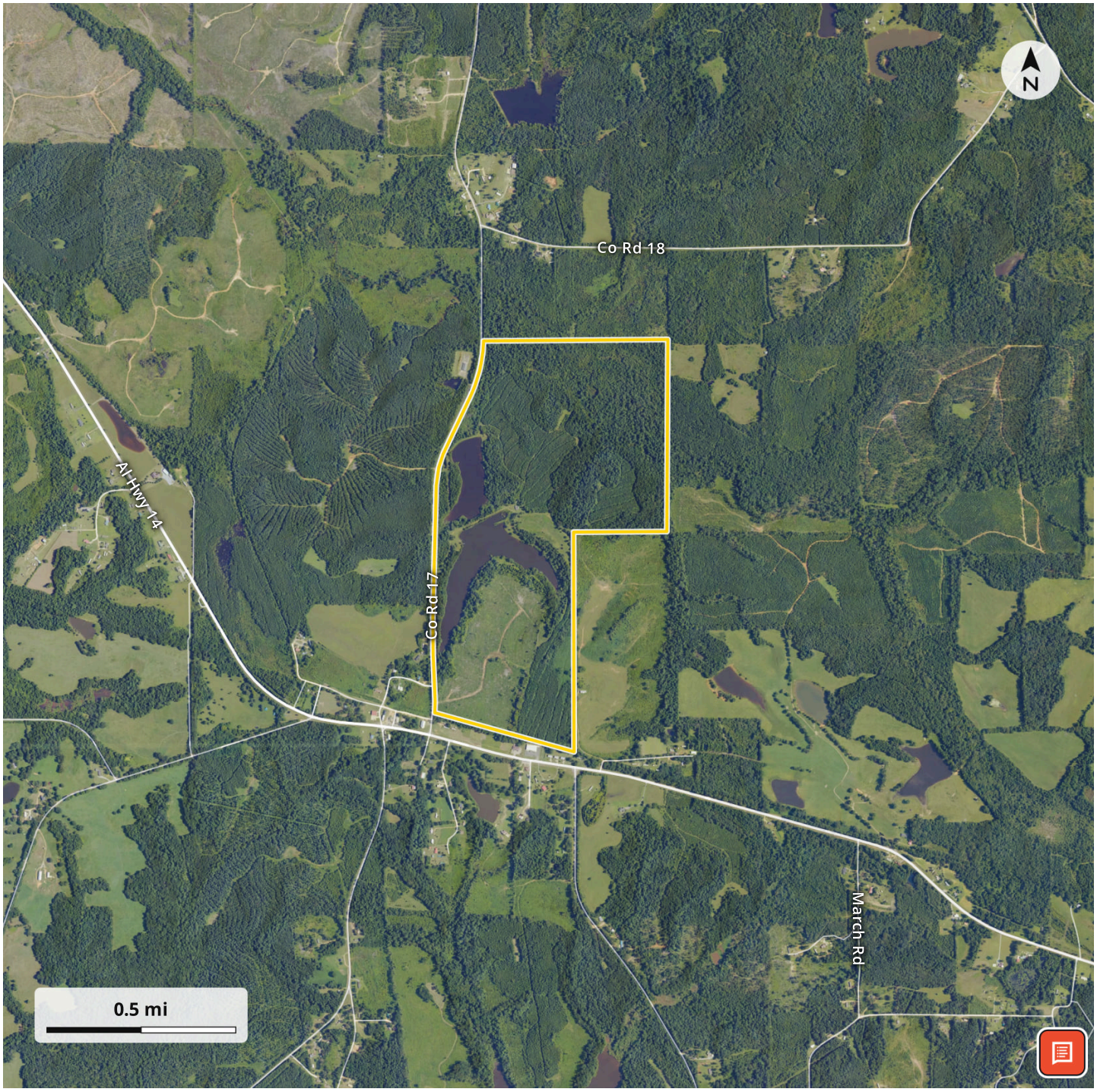




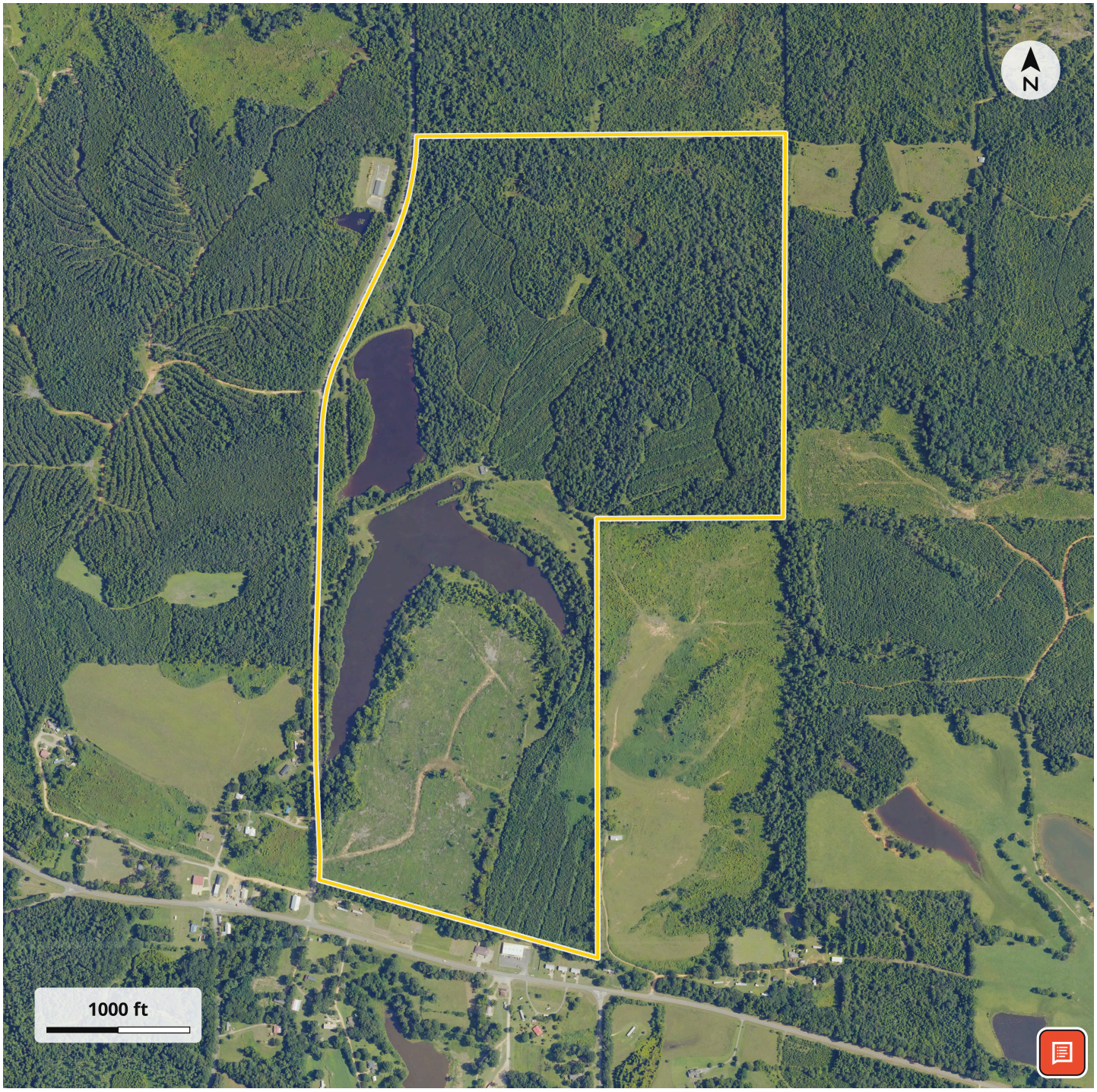
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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