

623 +/- Acres Patsaliga River
28936 Harbor Rd
Andalusia, AL 36421

\$2,450,000
623± Acres
Covington County



623 +/- Acres Patsaliga River
Andalusia, AL / Covington County

SUMMARY

Address

28936 Harbor Rd

City, State Zip

Andalusia, AL 36421

County

Covington County

Type

Riverfront, Timberland, Recreational Land, Hunting Land

Latitude / Longitude

31.385256 / -86.53228

Dwelling Square Feet

1,600

Bedrooms / Bathrooms

3 / 2

Acreage

623

Price

\$2,450,000

Property Website

<https://farmandforestbrokers.com/property/623-acres-patsaliga-river/covington/alabama/92813/>



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PROPERTY DESCRIPTION

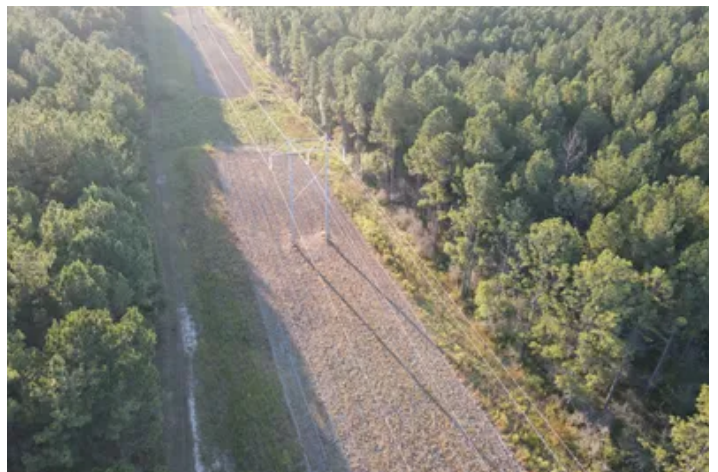
623 +/- Acres on Patsaliga River located approximately 15 minutes north of Andalusia, AL in Covington County. This property features approximately 1.75 miles of frontage along Patsaliga River. Patsaliga River flows into Point A Lake which is a 700 acre lake. With river frontage on the west side and large row crop acreage on the east side, this property sets up great for wildlife. The property consists primarily of 25 +/- yr old pine plantation giving a new owner an immediate return on investment if they desire to cut timber. The current owners have done a great job managing the property with controlled burns, an improved road system, and new food plots. There are 15 food plots on the property with half being used for deer plots and half being planted in chufas for turkeys. With the recent burning, there is a great area that could be set up as a quail course on the east side of the property.

The property also features a 1600 +/- square foot barndominium with 3 bedrooms and 2 baths along with an enclosed storage area. There is also a 30 x 50 pole barn for storing equipment and hunting gear. The property has paved road access along Harbor Rd and an easement access from the north on County Road 82.

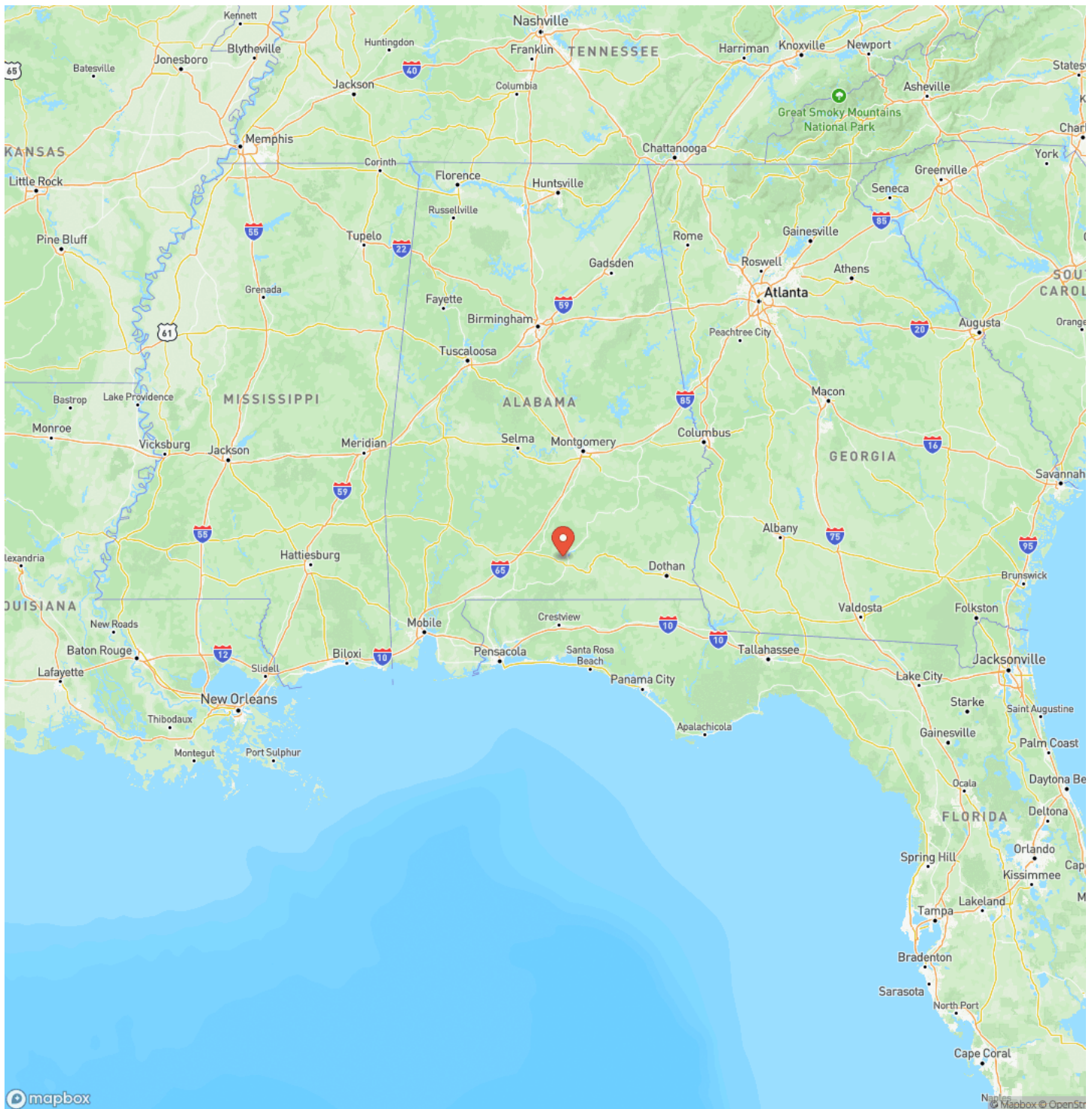
This property has many potential uses as a great hunting/investment tract, potential development property with the river frontage as lots along Harbor Rd typically sell for \$30-40k, or a conservation easement for high income individuals. Showings are by appointment only. Contact Russ Walters at [334-504-0851](tel:334-504-0851) to schedule a viewing.



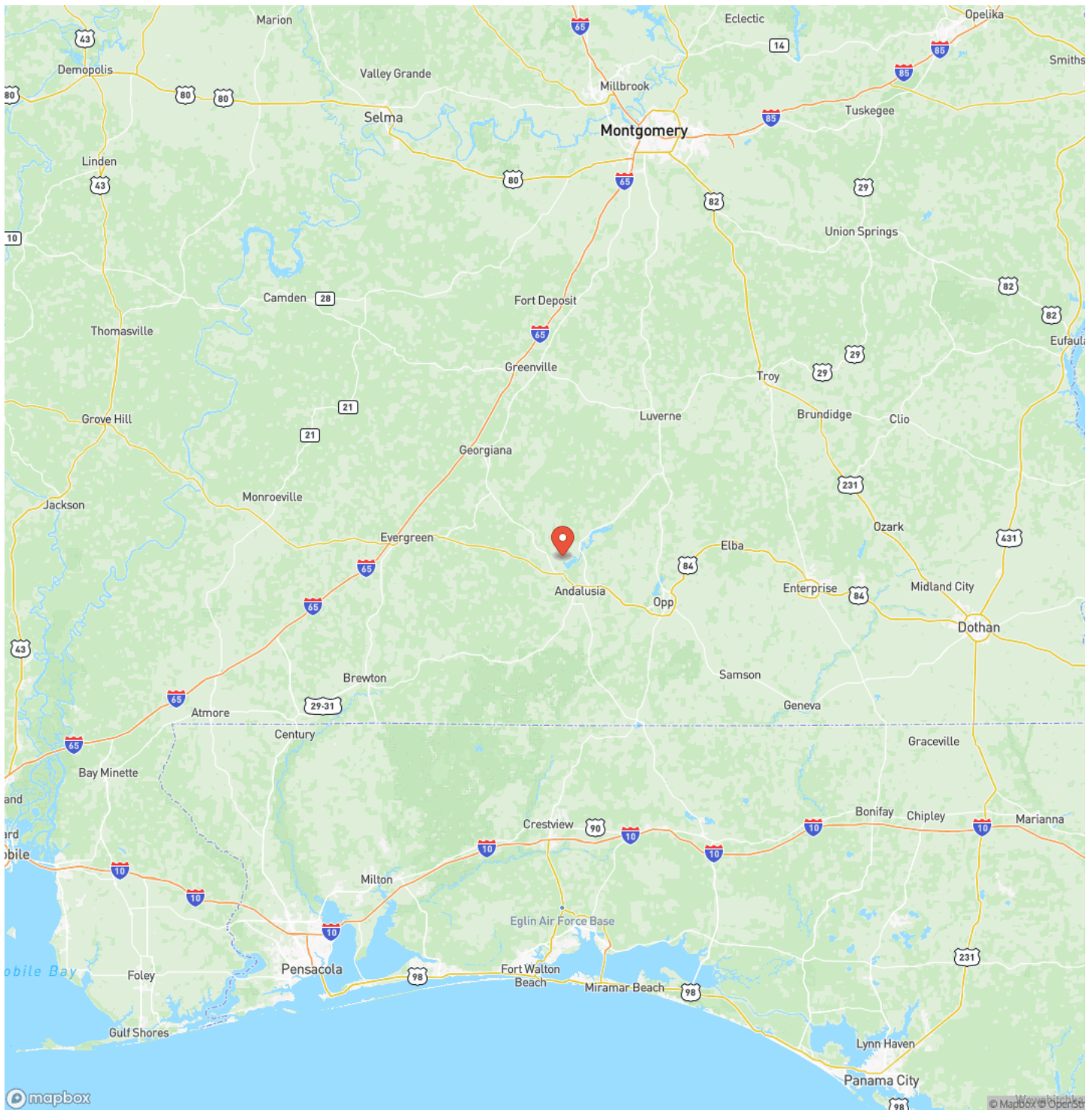
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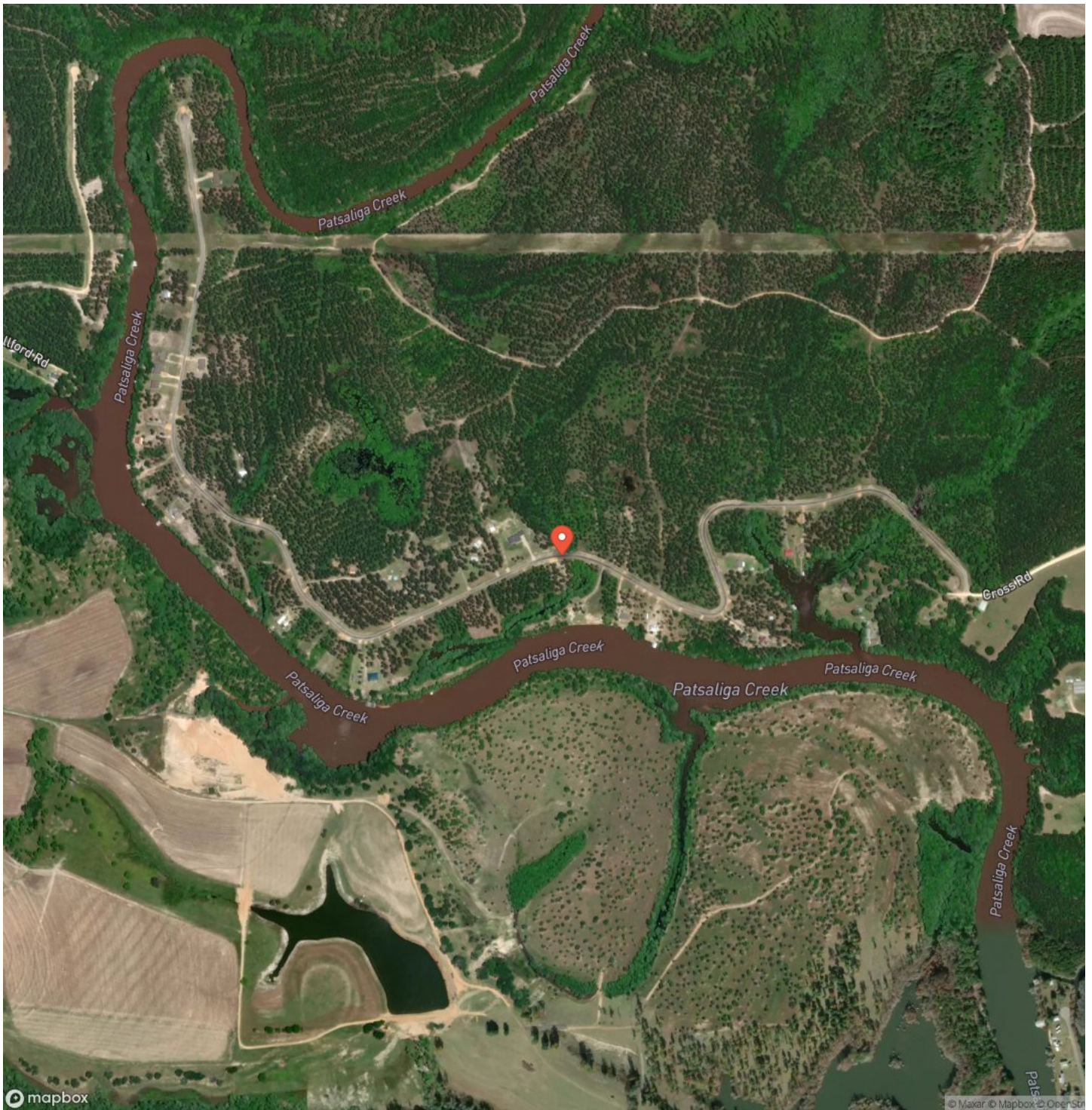
Locator Map



Locator Map



Satellite Map



**623 +/- Acres Patsaliga River
Andalusia, AL / Covington County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Russ Walters

Mobile

(334) 504-0851

Email

russ@farmandforestbrokers.com

Address

City / State / Zip

Centreville, AL 35042

NOTES

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MORE INFO ONLINE:

farmandforestbrokers.com/

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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 boundary lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the boundary 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 property lines. Seller is selling the property in an "as is" condition. 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.



Farm & Forest Brokers
155 Birmingham Road
Centreville, AL 35042
(205) 340-3946
farmandforestbrokers.com/

