

G6 Farms - Tract 7
Childs Road
Troy, AL 36079

\$230,000
59.09± Acres
Pike County



G6 Farms - Tract 7
Troy, AL / Pike County

SUMMARY

Address

Childs Road

City, State Zip

Troy, AL 36079

County

Pike County

Type

Farms, Recreational Land

Latitude / Longitude

31.878513 / -85.990091

Acreage

59.09

Price

\$230,000

Property Website

<https://farmandforestbrokers.com/property/g6-farms-tract-7/pike/alabama/88761/>



PROPERTY DESCRIPTION

G6 Farms is one of the most desirable located rural home site and recreational properties to come available in Pike County in recent years. Located just ±6 miles from Downtown Troy, it provides the convenience of city living with the privacy of a rural agricultural setting with interspersed rural residences. This property is a mixture of open ag fields, natural fields young pine plantations and wooded areas. The property features a perfect homes site, overlooking a beautiful field. With plenty of room to build a home, shop and also have ample space for horses, cattle or a garden if desired. Additionally the size of the property allows for someone to have a great place to hunt, the open area would make a great place to plant a dove field. There are great deer and turkey populations on this property. Nappy Head Branch flows through the back side of this property, providing a water source for wildlife.

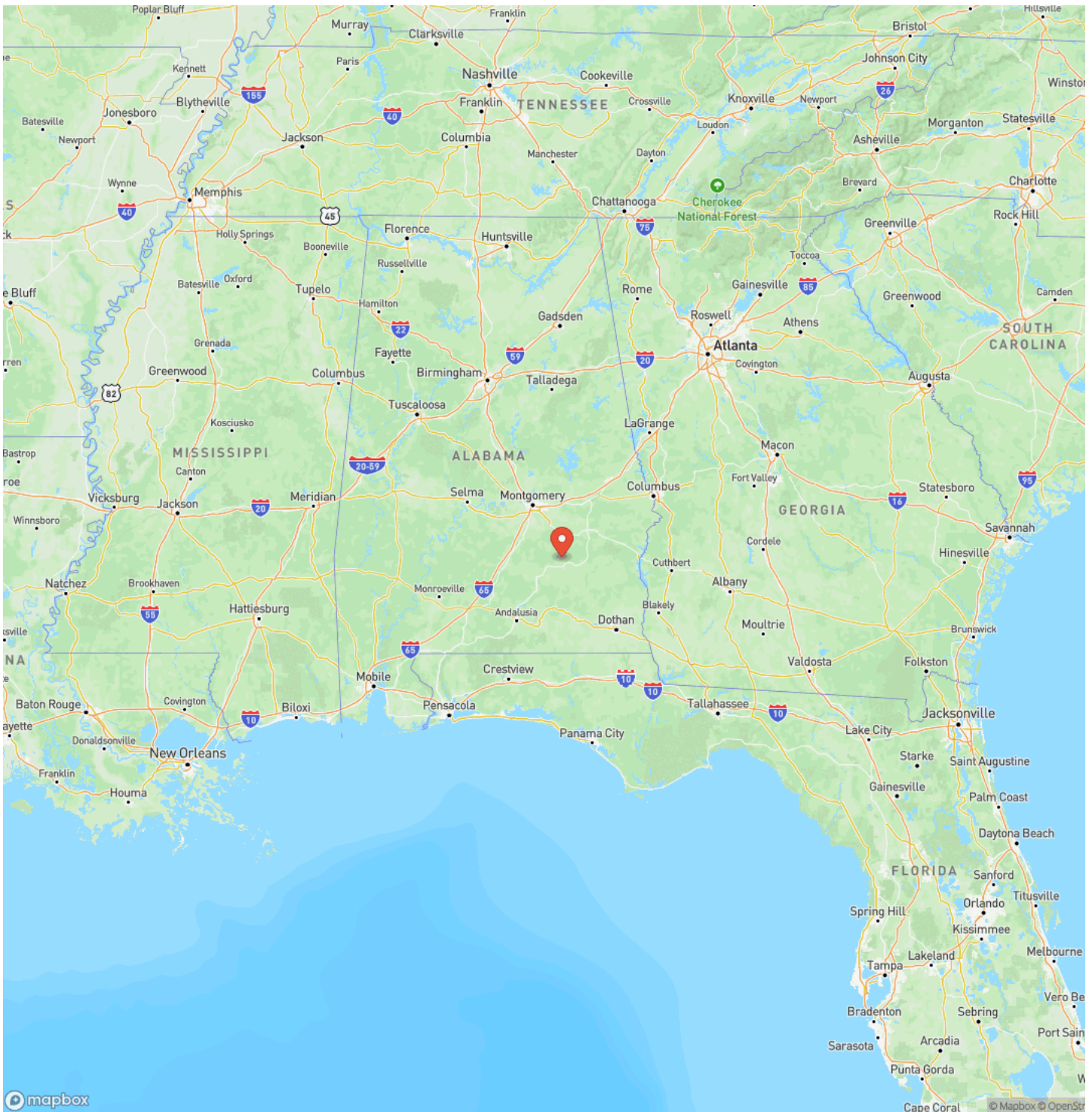
The property is being sold subject to the following restrictions: No mobile homes or manufactured homes shall be allowed on the subject property. No commercial poultry and/or swine operations shall be allowed on the property. Any site build home shall be a minimum of 1,500 square feet.

Access to the property is by frontage on Childs Road, a county-maintained gravel road. Electricity is available at the road frontage. Additional land is available, call the listing agent for details.

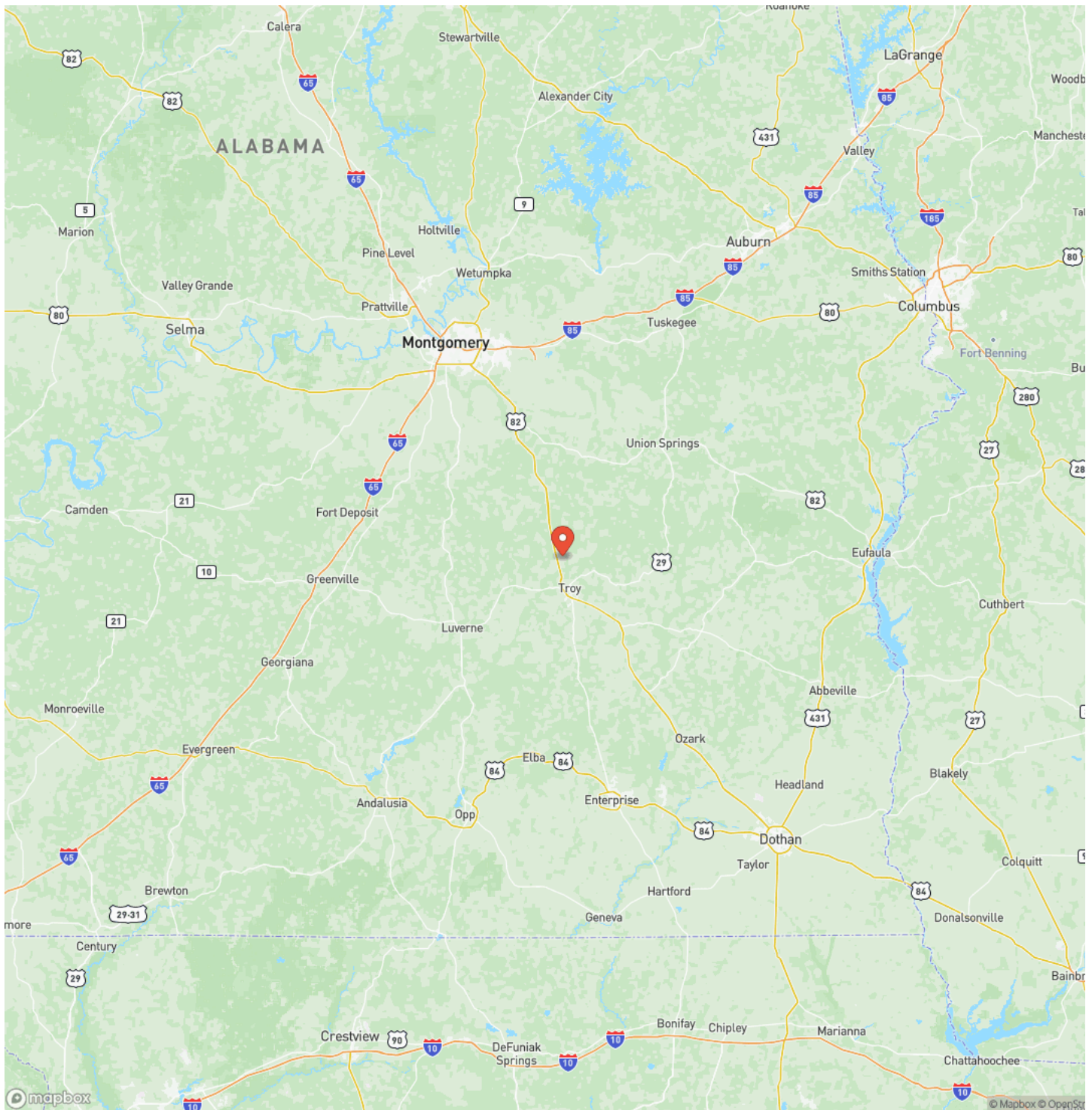




Locator Map



Locator Map



Satellite Map



G6 Farms - Tract 7
Troy, AL / Pike County

LISTING REPRESENTATIVE

For more information contact:



Representative

Calvin Perryman

Mobile

(334) 419-7277

Email

calvin@farmandforestbrokers.com

Address

City / State / Zip

Greenville, AL 36037

NOTES

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NOTES

This image shows a single sheet of white paper with horizontal blue 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 is 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 derived from sources believed to be accurate, but 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 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.

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