

**Sherwood Plantation**  
Sherwood Drive  
Troy, AL 36081

**\$800,000**  
201± Acres  
Pike County



## **Sherwood Plantation Troy, AL / Pike County**

### **SUMMARY**

**Address**

Sherwood Drive

**City, State Zip**

Troy, AL 36081

**County**

Pike County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

31.791199 / -85.928444

**Acreage**

201

**Price**

\$800,000

**Property Website**

<https://farmandforestbrokers.com/property/sherwood-plantation-pike-alabama/77500/>



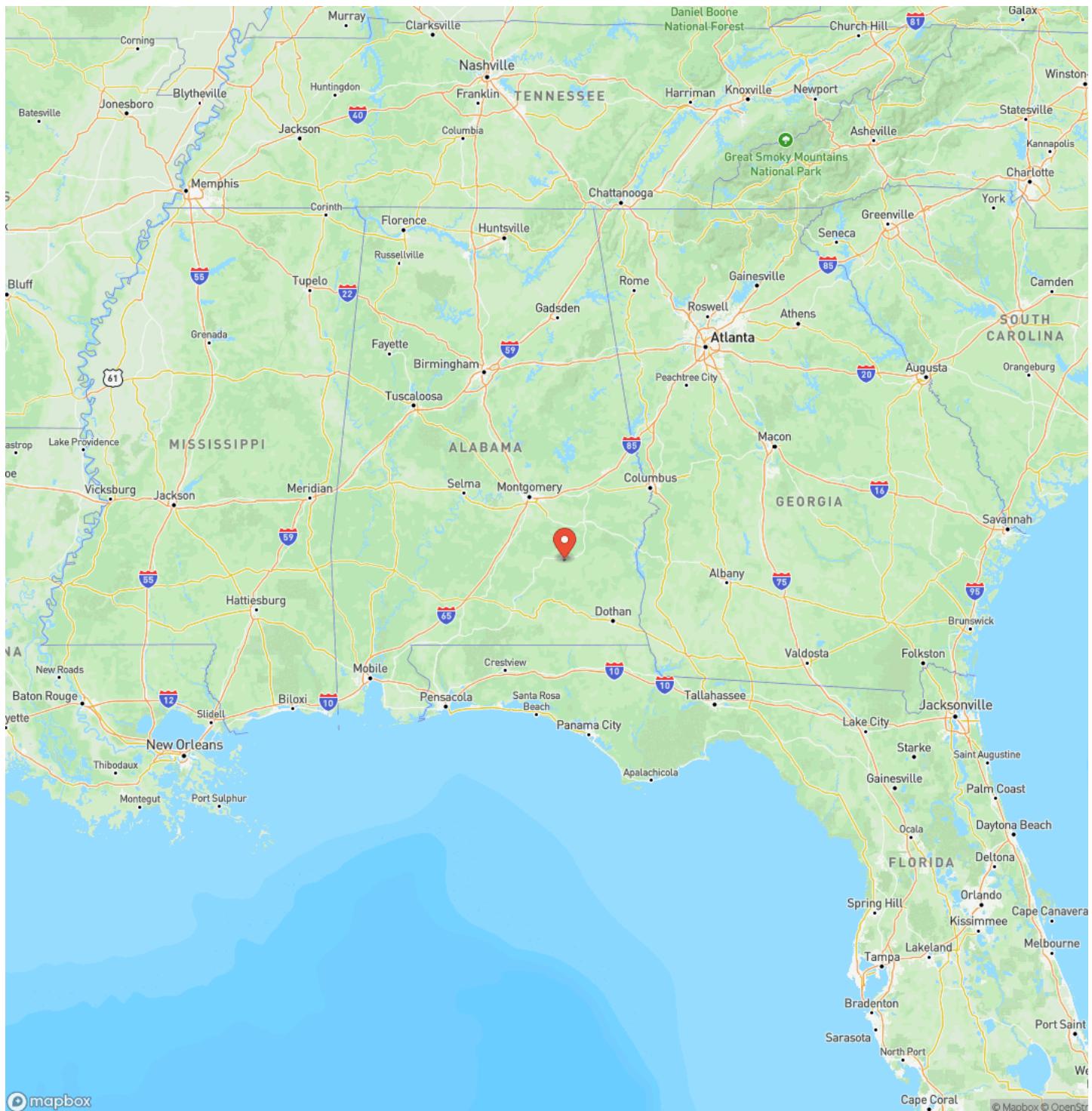
**PROPERTY DESCRIPTION**

The Sherwood Plantation is ±201 acres located partially within the Troy City Limits. This is truly special property located within minutes of shopping, dining, entertainment and Troy University. The opportunities for this property include multiple home sites and recreational opportunities all with future development upside due to its location to the growing college City of Troy. The land types on this property include beautiful rolling upland land as well as rich bottomland soils. Walnut Creek, a beautiful year around flowing creek runs through the property providing a water source drawing wildlife. The property is accessed by its frontage on Rifle Range road, internal access is by an all weather road system with a bridge to cross Walnut Creek providing access throughout the entire property. Utilities available include: City Water, City Electricity and Public Sewer. ±100 acres of the property lie within the City Limits of Troy and is zoned RR, the remaining property is outside the City Limits of Troy, but does lie within the planning jurisdiction.

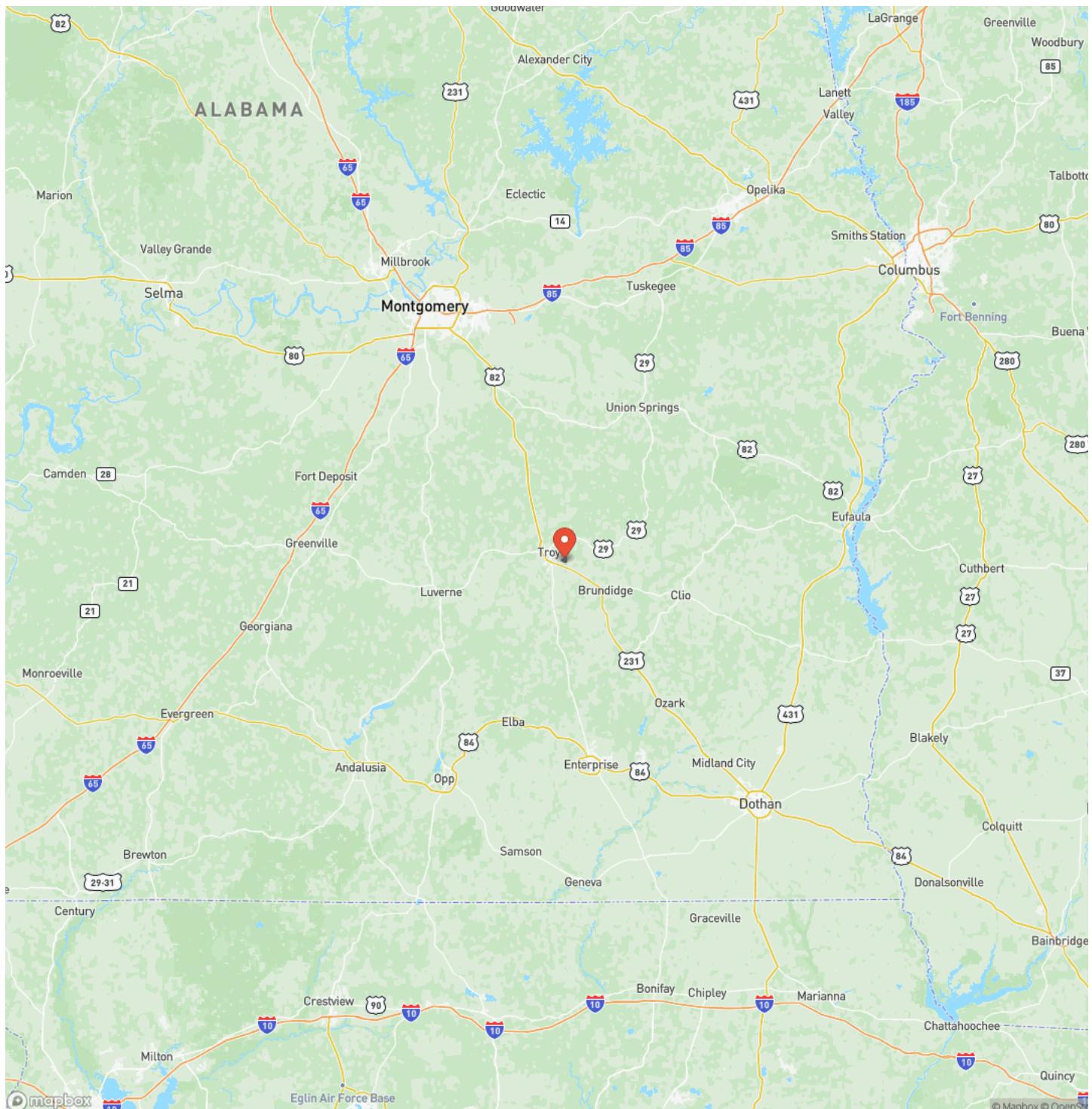
**Sherwood Plantation**  
Troy, AL / Pike County



## Locator Map



## Locator Map



## Satellite Map



## **Sherwood Plantation 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**

## NOTES



## NOTES



## **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.

---

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

---

