

Ramer Creek Tract - 361 Acres
o East Sprague Junction Road
Ramer, AL 36069

\$1,500,000
361± Acres
Montgomery County



Ramer Creek Tract - 361 Acres
Ramer, AL / Montgomery County

SUMMARY

Address

o East Sprague Junction Road

City, State Zip

Ramer, AL 36069

County

Montgomery County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

32.130354 / -86.257059

Acreage

361

Price

\$1,500,000

Property Website

<https://farmandforestbrokers.com/property/ramer-creek-tract-361-acres-montgomery-alabama/87480/>



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Ramer, AL / Montgomery County

PROPERTY DESCRIPTION

361 Acres (+/-) of Prime Recreational, Hunting, and Timber land near Ramer, Alabama

Welcome to an exceptional opportunity in south Montgomery County near the community of Ramer- The Ramer Creek Tract is approximately 361 acres (+/-) of versatile land offering income producing timber, top notch hunting, and endless recreational opportunities in the Black Belt.

This property features over 300 acres of mature, merchantable pine plantation that is very heavy in volume and is ready for immediate or future harvest offering both short-term and long-term returns. This tract of land is bordered by nearly 2 miles of Ramer Creek frontage that serves as the Eastern boundary, and offers beautiful natural scenery as well as a strong water source for the wildlife. An additional water source is a 2-acre beaver pond on the southern portion of the property that would be ideal for waterfowl hunting.

Other Features:

- Paved road frontage along East Sprague Junction Road with utilities nearby.
- Atleast 5 established green fields with room for expansion.
- Great internal road system, allowing easy acces throughout the property and surrounded by large landowners.
- Just 14 miles South of Montgomery and less than roughly 1 mile East of US Hwy. 331

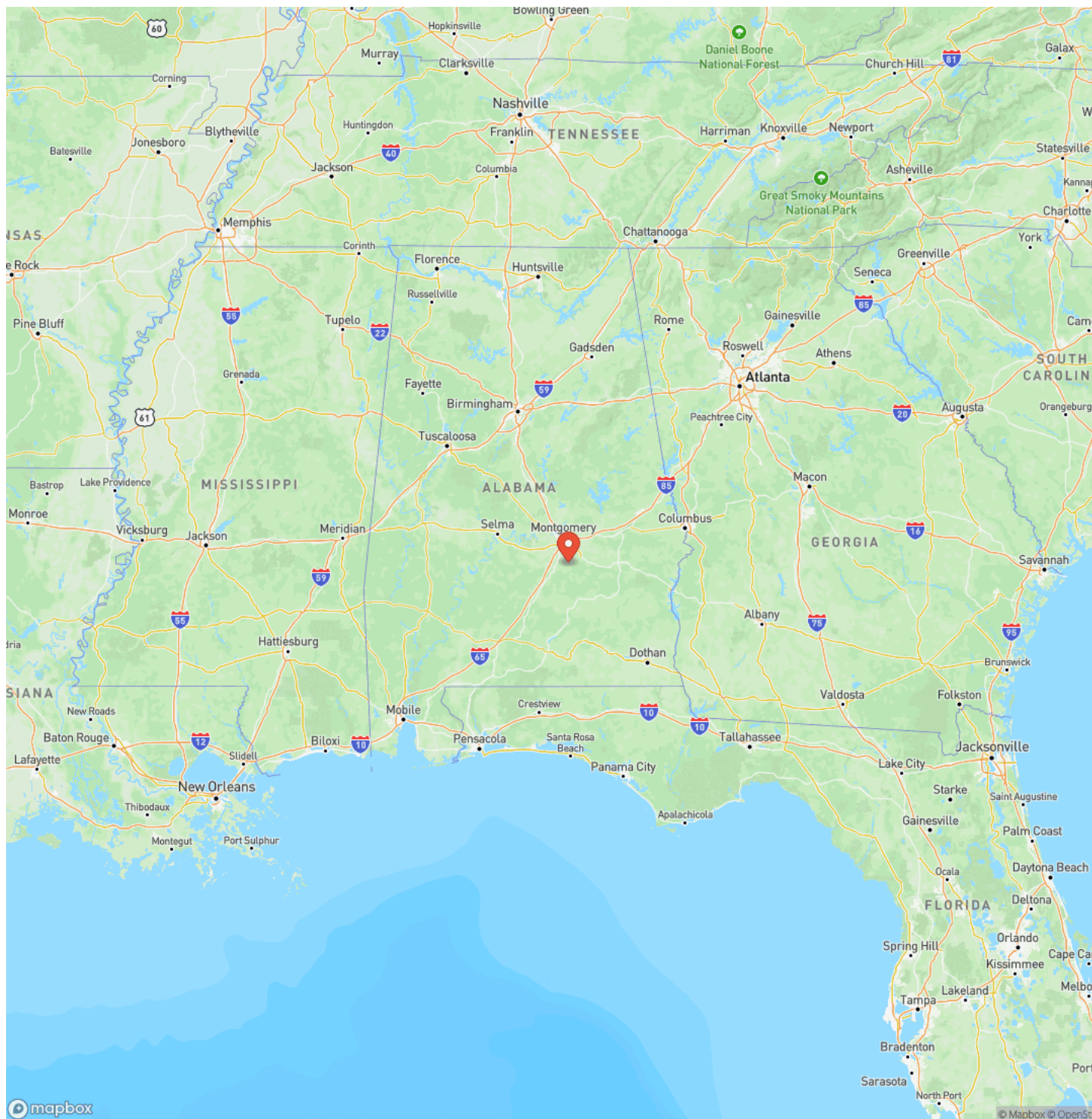
This is an ideal property for hunters, timber investors, or those seeking a beautiful outdoor retreat! This property is shown by appointment only, to schedule a showing, please contact the listing agent Hayden Nichols.



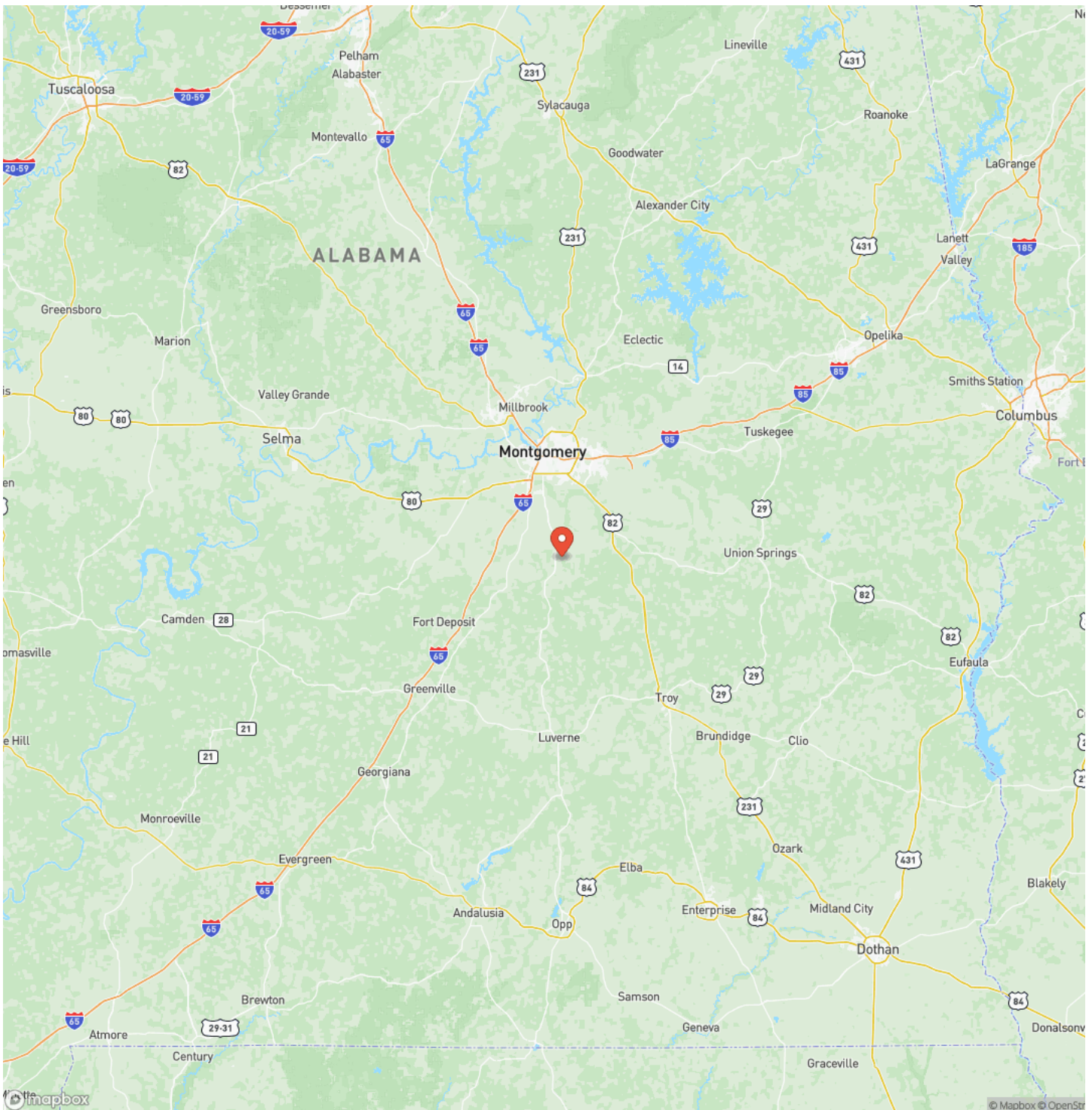
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Locator Map



Locator Map



Satellite Map



Ramer Creek Tract - 361 Acres
Ramer, AL / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Hayden Nichols

Mobile

(205) 799-1495

Email

hayden@farmandforestbrokers.com

Address

City / State / Zip

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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