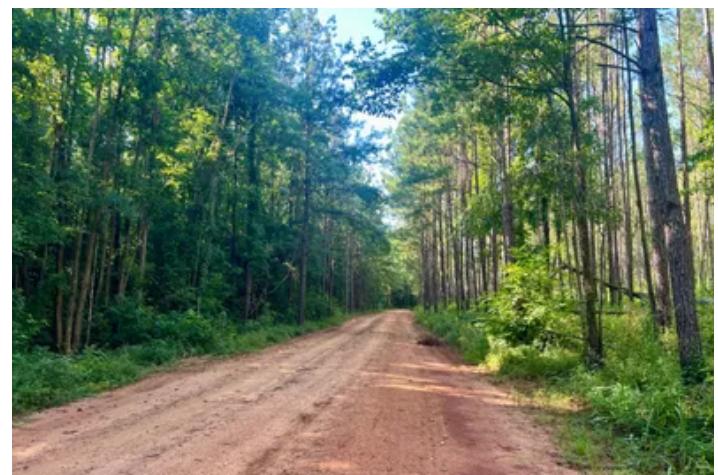


Ryan Tract ±680 Acres
Highway 263
Greenville, AL 36037

\$1,768,000
680± Acres
Butler County



Ryan Tract ±680 Acres
Greenville, AL / Butler County

SUMMARY

Address

Highway 263

City, State Zip

Greenville, AL 36037

County

Butler County

Type

Recreational Land, Timberland

Latitude / Longitude

31.970157 / -86.726265

Acreage

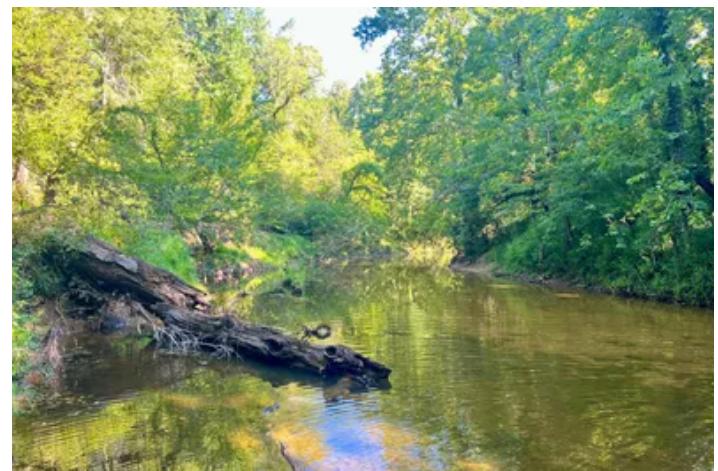
680

Price

\$1,768,000

Property Website

<https://farmandforestbrokers.com/property/ryan-tract-680-acres/butler/alabama/86906/>



Ryan Tract ±680 Acres
Greenville, AL / Butler County

PROPERTY DESCRIPTION

The Ryan Tract is ±680 acres located in Lowndes and Butler County, Alabama along Highway 263 just 10 miles from Greenville, Alabama. This tract is perfectly located in a very desirable recreational area known for large deer and great turkey populations. Mussel Creek flows through the property for over a mile providing a great year around water source along with recreational upside. The property has multiple large game plots and a great internal road system allowing for access throughout the entire property. In addition to the recreational appeal of this tract it is great timber investment. The timber on this tract has been managed and is staged in multiple ages of pine plantations to allow for future returns on your investment. There are also beautiful hardwood areas stretched throughout the property. There are two access points to the property off of Highway 263 and electricity is available along the southern property line. The owners are reserving 50% of any oil, gas or mineral rights owned.

Legal: The Ryan Tract is located in Sections 26, 35 and 36 Township 12 North Range 13 East of Lowndes County, Alabama and Section 2 Township 11 North Range 13 East of Butler County, Alabama.

Location: The Ryan Tract is located just 10 miles from Greenville, 53 miles from Montgomery, 100 miles from Auburn, 133 miles from Pensacola, Florida, 136 miles from Mobile and 142 miles from Birmingham.

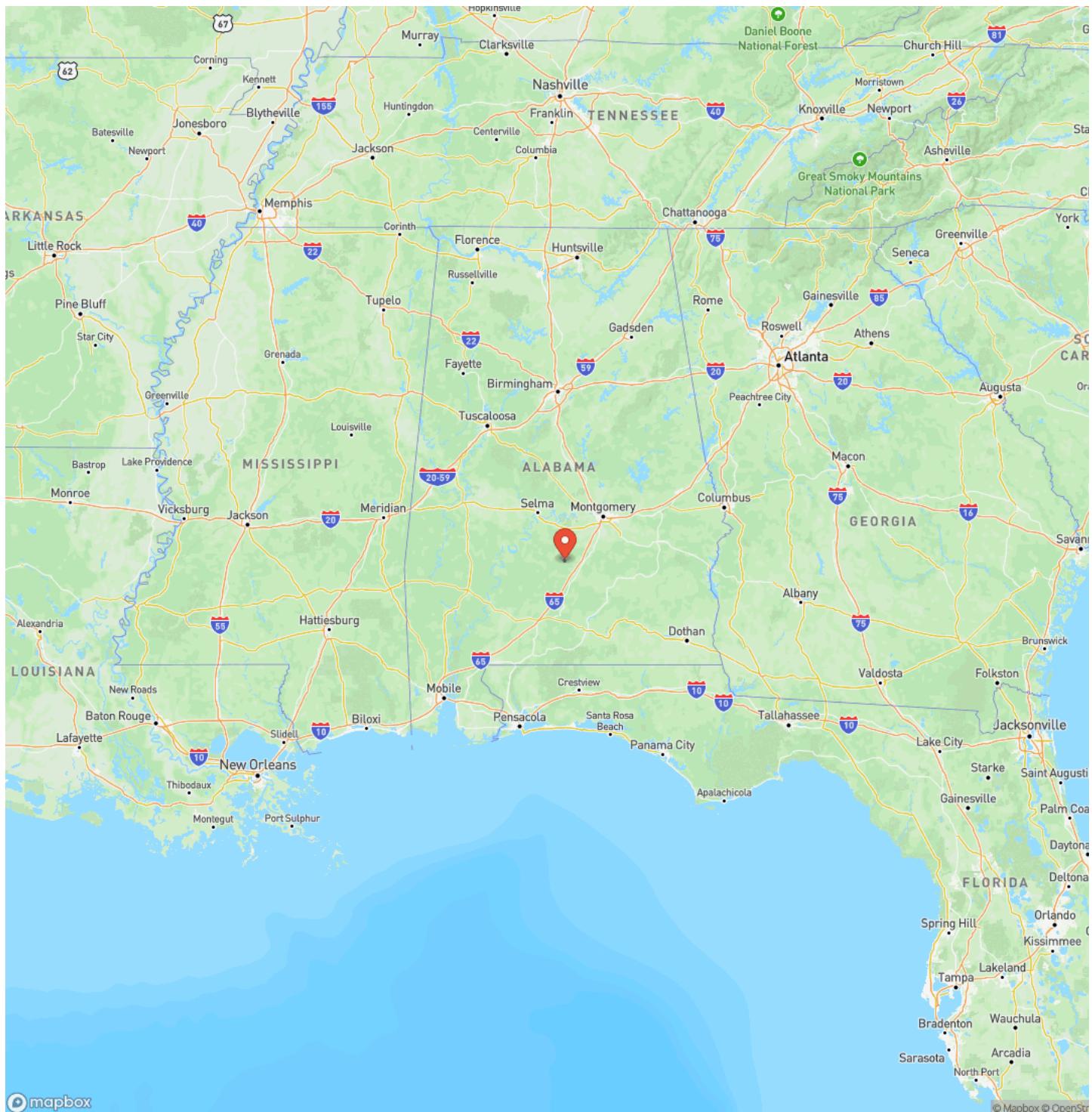
This property is shown by appointment only, contact Rick Bourne at [251-978-5455](tel:251-978-5455) or Calvin Perryman at [334-419-7277](tel:334-419-7277) to schedule your tour of this property.



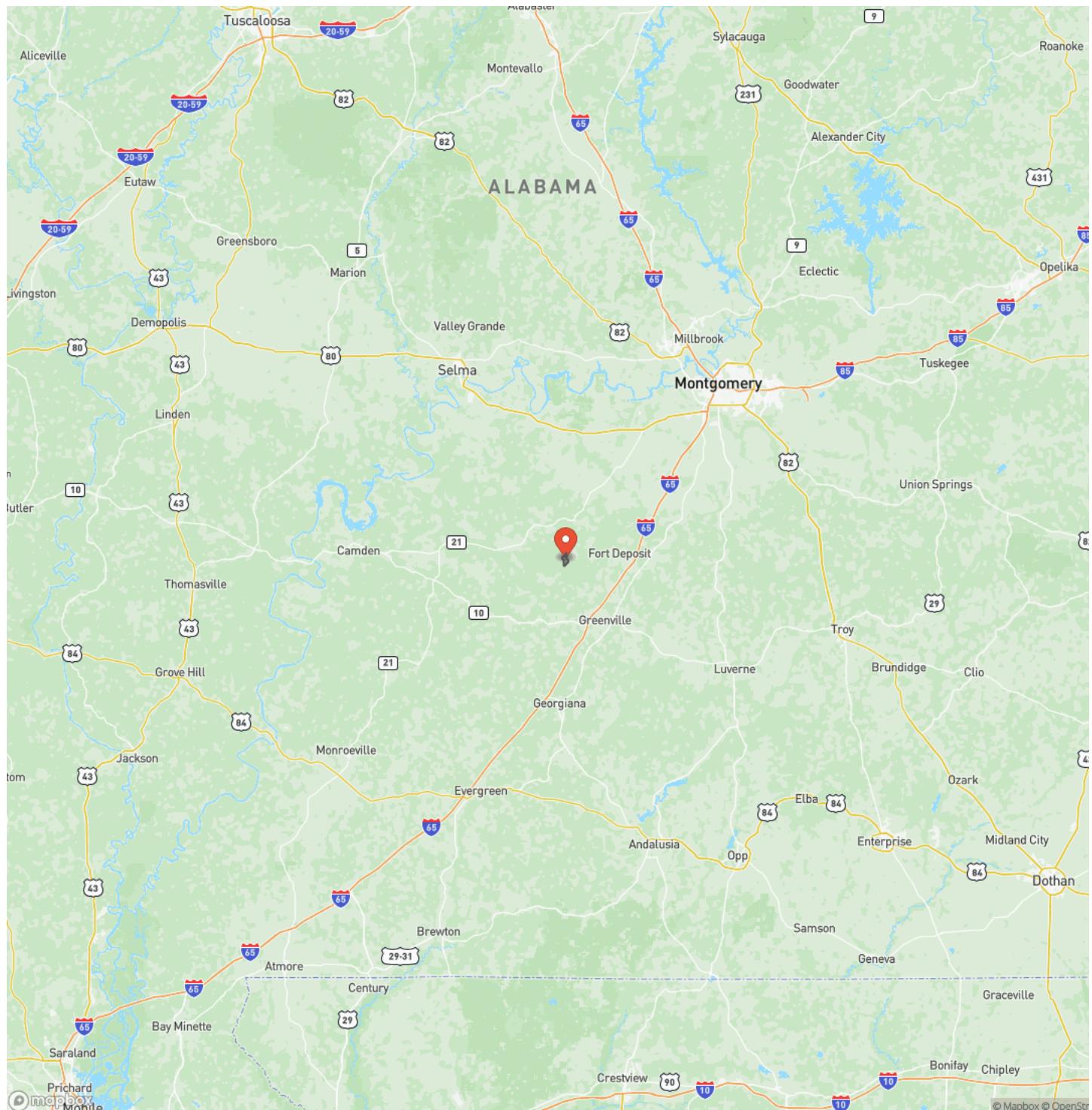
Ryan Tract ±680 Acres
Greenville, AL / Butler County



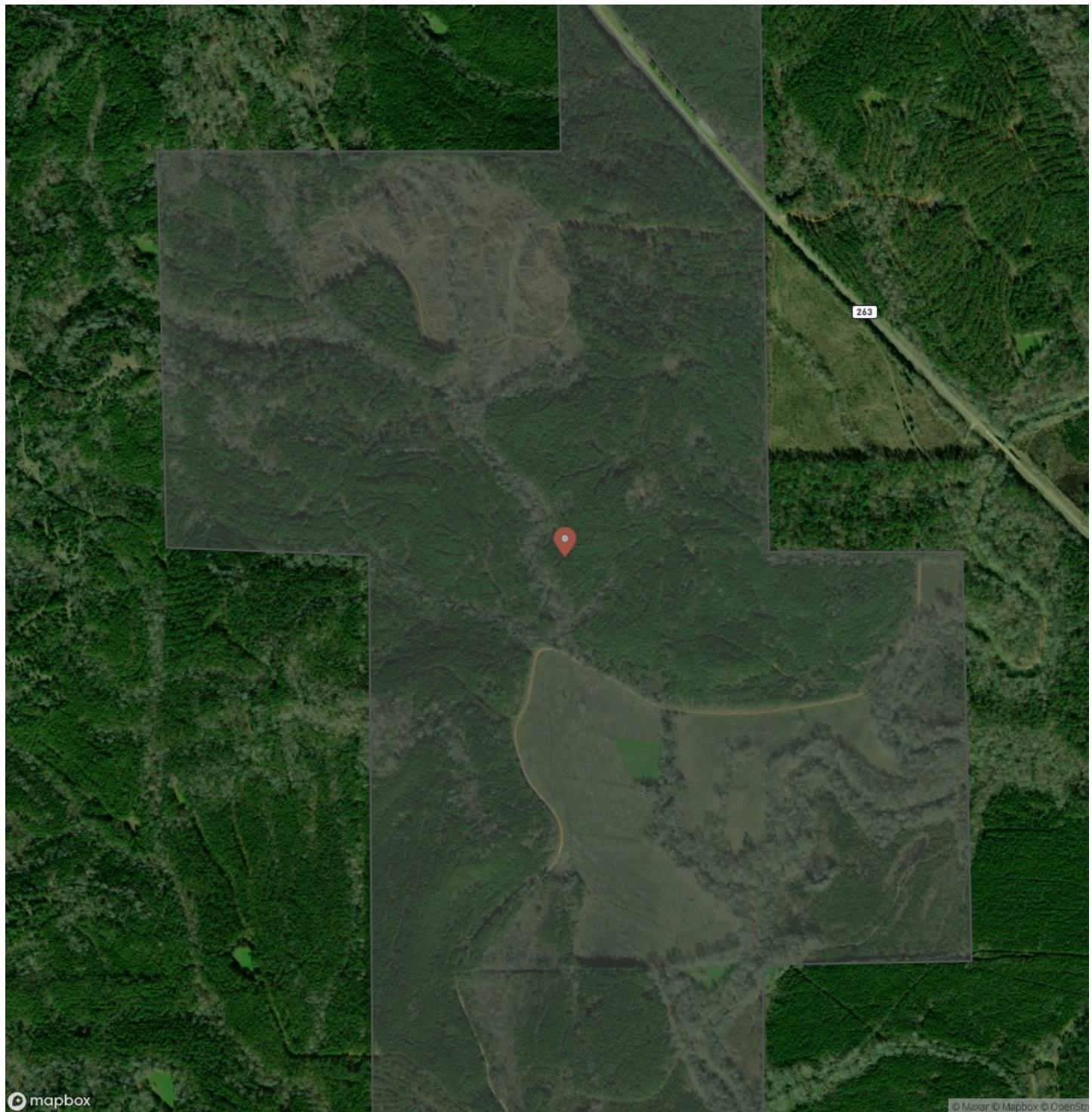
Locator Map



Locator Map



Satellite Map



Ryan Tract ±680 Acres Greenville, AL / Butler County

LISTING REPRESENTATIVE

For more information contact:



Representative

Rick Bourne

Mobile

(251) 978-5455

Email

rick@farmandforestbrokers.com

Address

City / State / Zip

NOTES



MORE INFO ONLINE:

farmandforestbrokers.com/

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.

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