

Duck Springs, Alabama Estate - 370 +/- Acres
Barksdale Road
Attalla, AL 35954

\$3,400,000
370± Acres
Etowah County



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Attalla, AL / Etowah County

SUMMARY

Address

Barksdale Road

City, State Zip

Attalla, AL 35954

County

Etowah County

Type

Farms, Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

34.171941 / -85.997495

Dwelling Square Feet

7000

Bedrooms / Bathrooms

8 / 6

Acreage

370

Price

\$3,400,000

Property Website

<https://farmandforestbrokers.com/property/duck-springs-alabama-estate-370-acres-etowah-alabama/83481/>



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PROPERTY DESCRIPTION

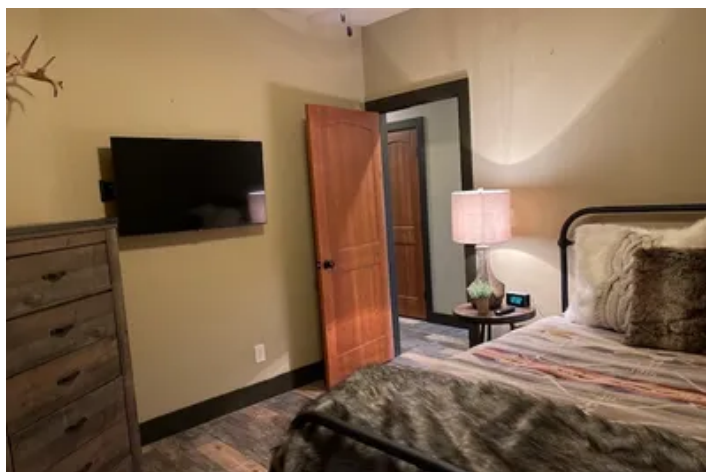
Discover an exceptional 370+/- acre estate in the heart of Duck Springs, Alabama, offering a rare combination of natural beauty, recreational opportunities, and luxurious accommodations. This property is an ideal investment for those seeking a premier hunting retreat, a private residence, or a versatile outdoor haven.

- **Sprawling 370+/- Acre Estate:** Encompassing approximately 370 acres, this expansive property provides ample space for outdoor activities, privacy, and future development, making it a versatile asset for discerning buyers.
- **Elegant 8 Bedroom, 6 Bathroom Lodge:** The centerpiece of the estate is a spacious lodge featuring 8 bedrooms and 6 bathrooms, designed to accommodate large gatherings, hunting parties, or extended family stays with comfort and style.
- **8 Strategically Placed Food Plots with Shooting Houses:** The property includes 8 meticulously maintained food plots, each equipped with a shooting house, creating an unparalleled setting for hunting deer, turkey, and quail.
- **Stunning Pine and Hardwood Timber:** The landscape is adorned with mature pine and hardwood timber, offering both aesthetic appeal and potential for sustainable forestry management.
- **Abundant Wildlife:** The estate is a haven for wildlife enthusiasts, with thriving populations of deer, turkey, and quail, making it a prime destination for hunting and nature observation.
- **Over 1 Mile of Scenic Oak-Lined Chert Roads:** A network of well-maintained chert roads, stretching over a mile and lined with majestic planted oaks, provides both beauty and accessibility throughout the property.
- **Efficient Internal Road System:** A thoughtfully designed internal road system ensures easy navigation across the estate, enhancing convenience for residents and guests alike.
- **High-Fenced Enclosure with Premium Whitetail Genetics:** A high-fenced area showcases exceptional whitetail deer genetics, complemented by a small herd of fallow deer, offering a unique opportunity for wildlife management and observation.
- **Deer Breeding Facility:** The property includes a dedicated deer breeding facility (note: deer in breeding pens do not convey), providing opportunity to be in the thriving deer breeding business in Alabama.
- **Pasture with Highland Cattle:** A small pasture currently supports approximately 10 Highland cattle, adding agricultural potential and rustic charm to the estate.

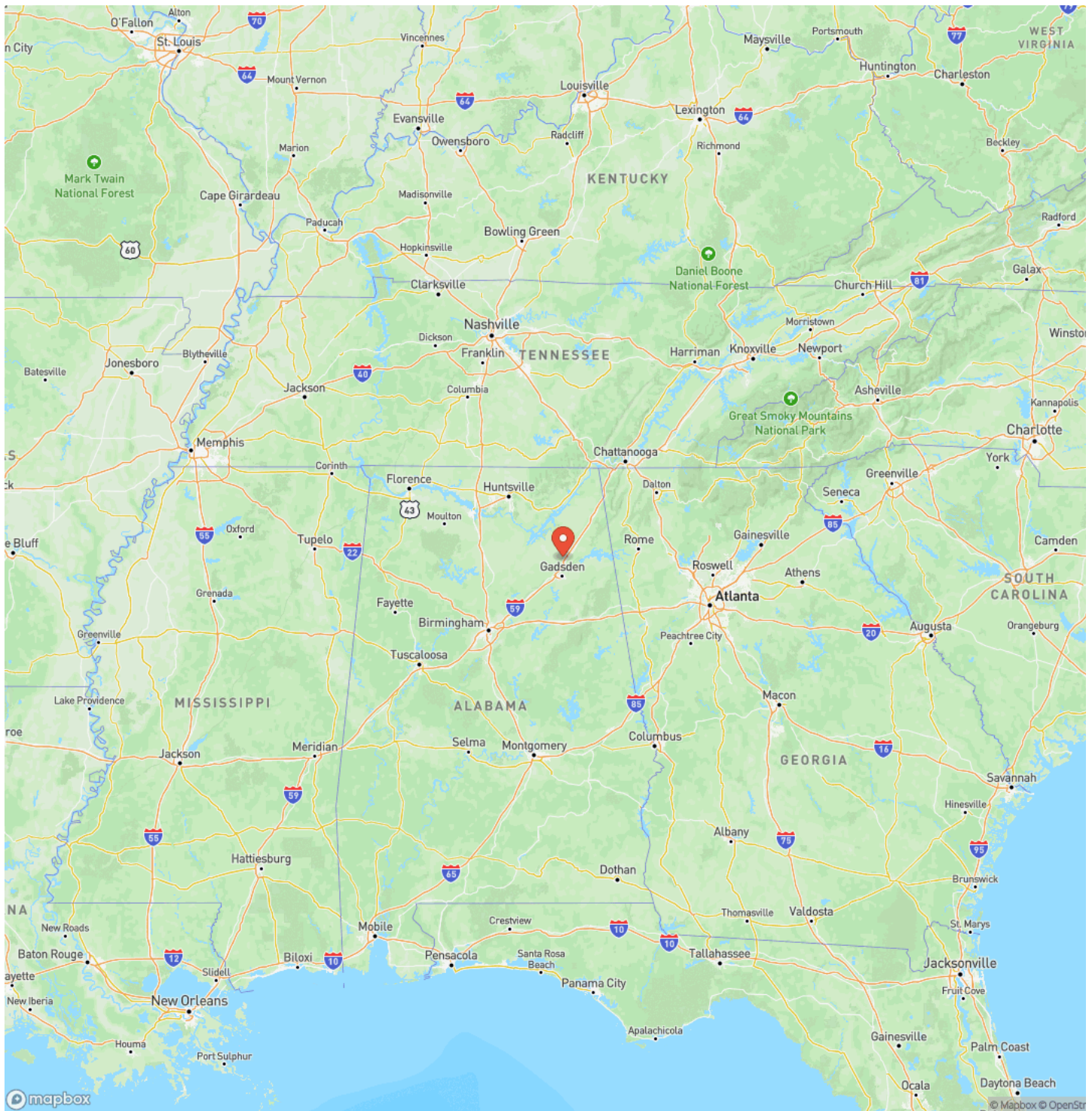
This Duck Springs estate is a rare find, blending natural splendor, recreational excellence, and luxurious living. Ideal for hunters, outdoor enthusiasts, or those seeking a private retreat, this property is ready to fulfill your vision of country living at its finest.



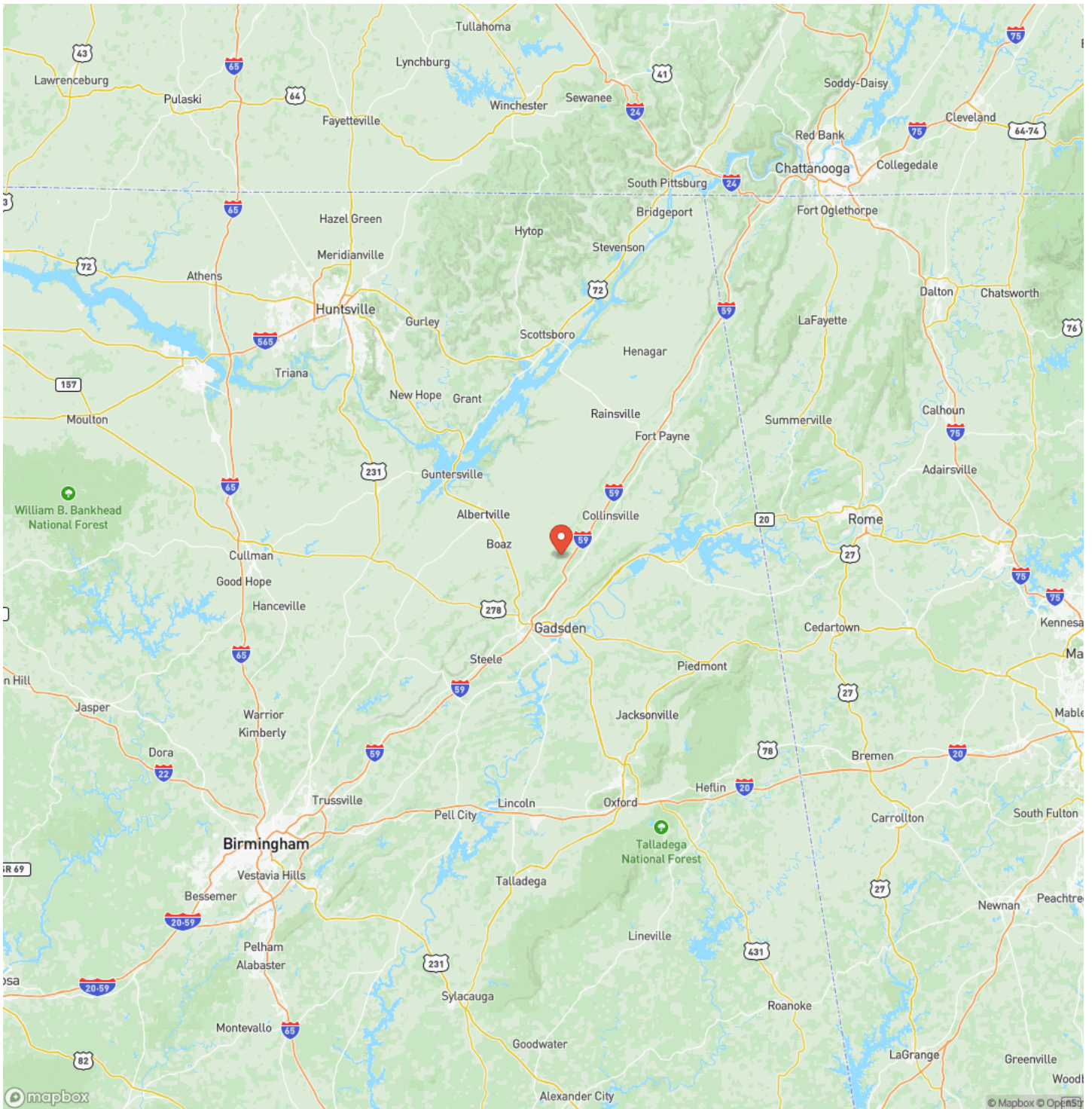
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Austin Ainsworth

Mobile

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austin@farmandforestbrokers.com

Address

City / State / Zip

NOTES

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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.

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