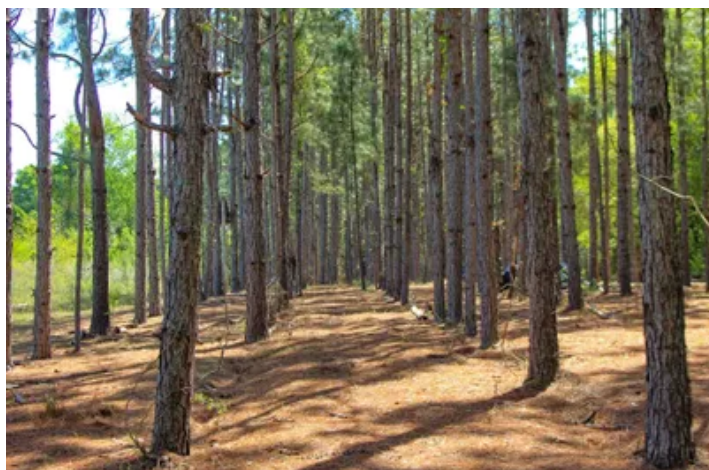


133 Ac ± Dale Co - Longleaf Farm
Spring Street
Newton, AL 36352

\$479,000
133± Acres
Dale County



133 Ac ± Dale Co - Longleaf Farm
Newton, AL / Dale County

SUMMARY

Address

Spring Street

City, State Zip

Newton, AL 36352

County

Dale County

Type

Recreational Land, Hunting Land, Timberland

Latitude / Longitude

31.32897 / -85.609556

Acreage

133

Price

\$479,000

Property Website

<https://farmandforestbrokers.com/property/133-ac-dale-co-longleaf-farm-dale-alabama/81366/>



133 Ac ± Dale Co - Longleaf Farm

Newton, AL / Dale County

PROPERTY DESCRIPTION

Offered for sale is a beautiful 133 acre ± tract of timberland located in the heart of the Newton City Limits. This property features longleaf pine plantations, food plots, great internal road systems, a small pond, paved road frontage on Spring Street along with access off of W Miller Road.

This farm would make a great homeplace or weekend getaway, and has loads of desirable recreational features to include:

- 30 Ac ± of mature longleaf pine plantations currently being leased for pine straw.
- Several large food plots approximately ½ acre in size.
- Small, secluded fish pond.
- Multiple creeks/springs.
- Upland & bottomland hardwoods & SMZ's along the creeks.
- Several suitable homesites with high & dry topography.

The longleaf plantations on this farm are merchantable in terms of standing timber value, and for pine straw leasing revenues. The clean understory creates great scenery across the property, and turkeys love scratching around in it too! This property has great internal access and trails and is easily navigated on a truck or UTV. The pond and multiple creeks/springs offer year-round water for local wildlife. This would be an excellent farm to build your home on and have the convenience of hunting, fishing, and outdoor recreation right off of the back porch.

This property is shown by appointment only. For more information or to schedule a showing contact Dalton Dalrymple with Farm & Forest Brokers.

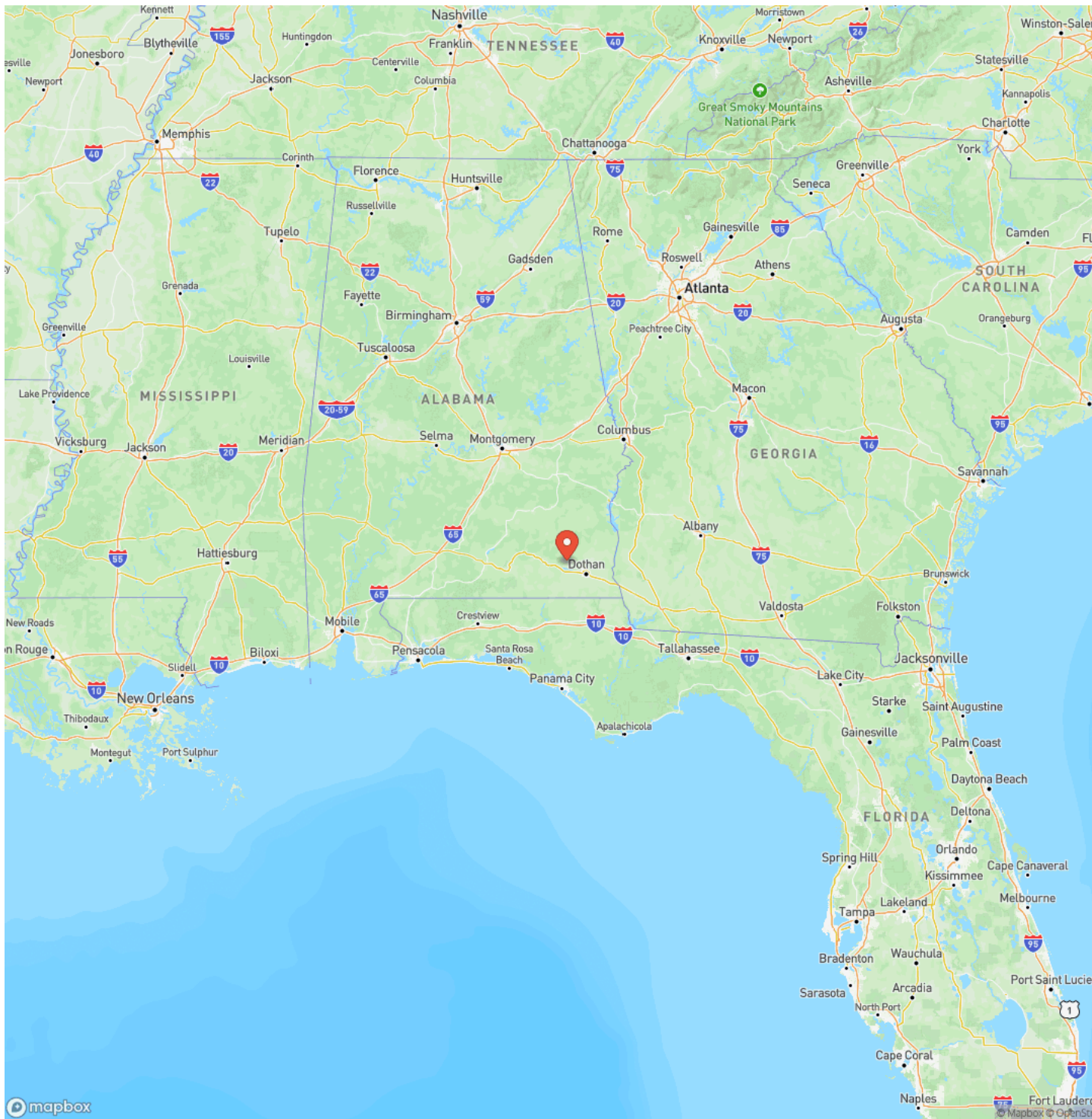
*Note The City of Newton has a 1 acre ± sewage treatment plant on the north end of the tract that is accessed off of Callaway Street, as well as a 20' water main & sanitary sewer line easement. Both representations on the map are approximate.



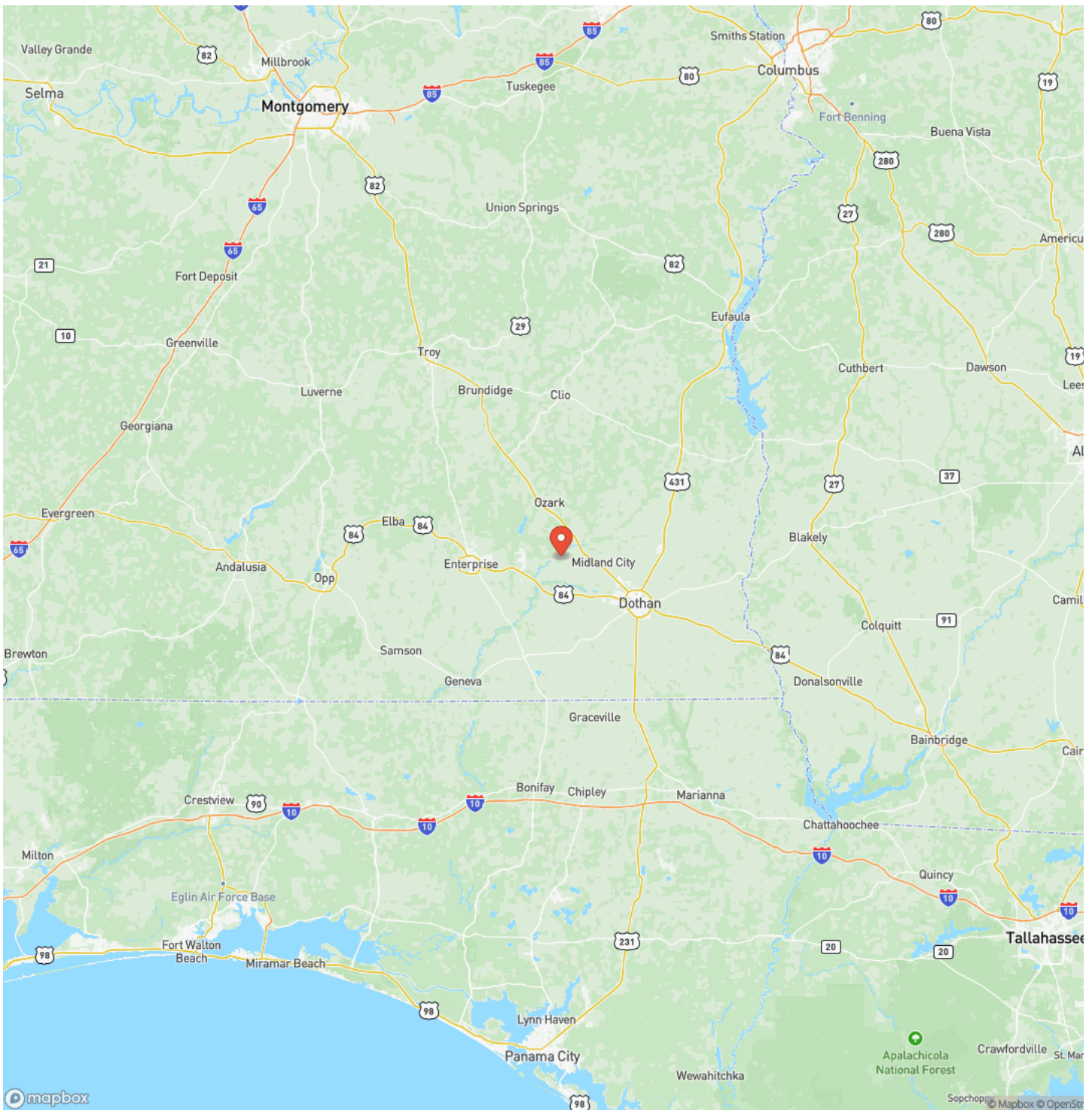
133 Ac ± Dale Co - Longleaf Farm
Newton, AL / Dale County



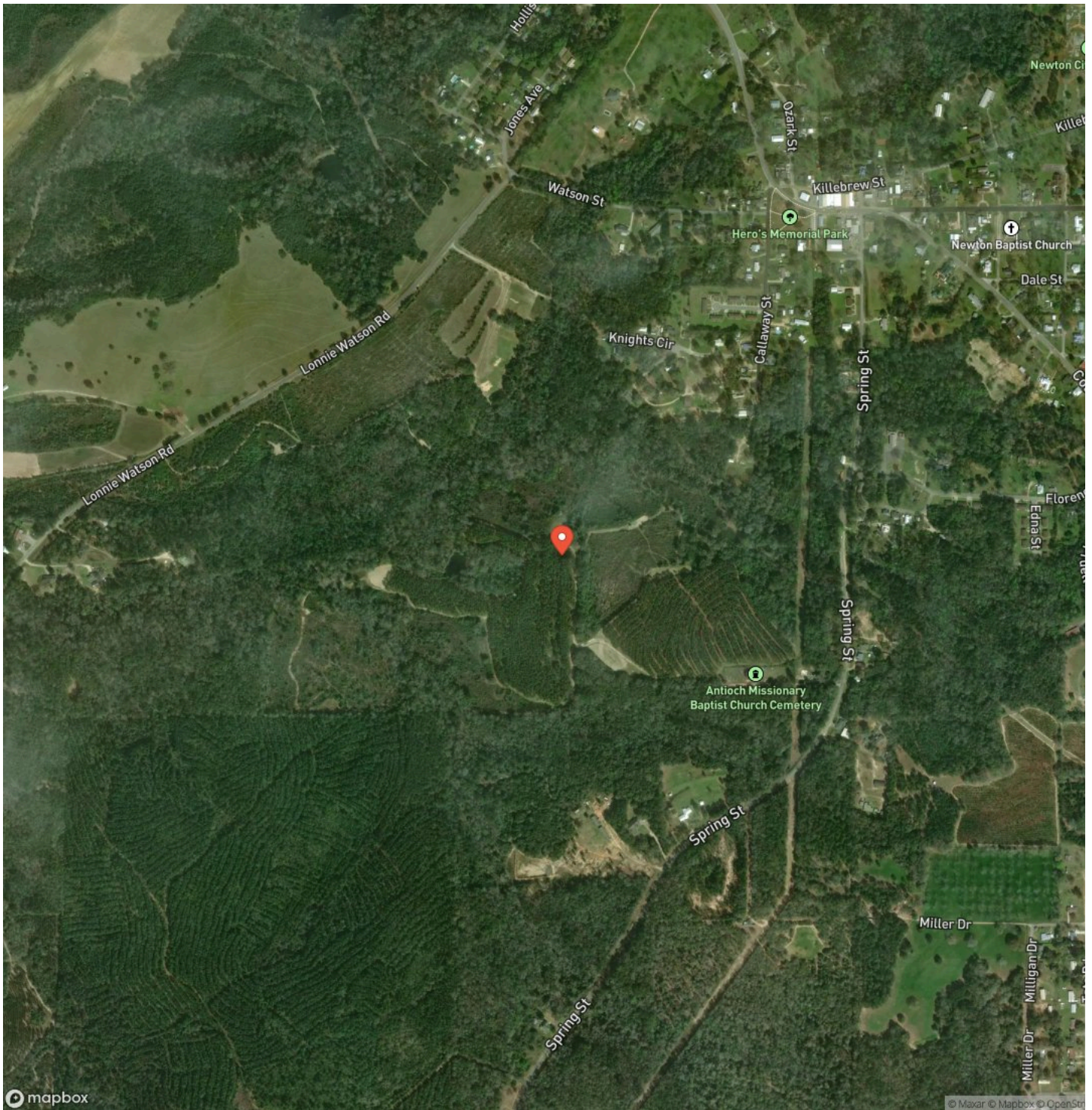
Locator Map



Locator Map



Satellite Map



**133 Ac ± Dale Co - Longleaf Farm
Newton, AL / Dale County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Dalton Dalrymple

Mobile

(334) 447-5600

Email

dalton@farmandforestbrokers.com

Address

City / State / Zip

NOTES

[illegible]

MORE INFO ONLINE:

farmandforestbrokers.com/

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

***Note The City of Newton has a 1 acre ± sewage treatment plant on the north end of the tract that is accessed off of Callaway Street, as well as a 20' water main & sanitary sewer line easement. Both representations on the map are approximate.**



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

