

Olustee Creek Tract- 211 acres Montgomery County, AL
Highway 231
Pine Level, AL 36065

\$719,000
211± Acres
Montgomery County



**Olustee Creek Tract- 211 acres Montgomery County, AL
Pine Level, AL / Montgomery County**

SUMMARY

Address

Highway 231

City, State Zip

Pine Level, AL 36065

County

Montgomery County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

32.0477 / -86.039

Taxes (Annually)

587

Acreage

211

Price

\$719,000

Property Website

<https://jonathangoode.com/property/olustee-creek-tract-211-acres-montgomery-county-al-montgomery-alabama/66686/>



MORE INFO ONLINE:

jonathangoode.com

Olustee Creek Tract- 211 acres Montgomery County, AL Pine Level, AL / Montgomery County

PROPERTY DESCRIPTION

211 acres +/- of hunting and timberland for sale near Pine Level in south Montgomery County, Alabama. This property has potential to be a good recreational tract close to Montgomery. The land has been managed for timber production, and 54 acres of pines were recently harvested, and have not been replanted yet. There are approximately 146 acres of loblolly pines that were planted in 2019. The property fronts on Highway 231, just south of Sikes and Kohn's store. Olustee Creek flows along the eastern boundary of the property. A network of roads and trails leads throughout the tract to the various food plots. This is a good opportunity to own a hunting property near Montgomery and Troy.

Legal Description- The property is 211 acres +/-, and is made up of multiple tax parcels in Township 12N, Range 20E, Sections 2 and 3, and in Township 13N, Range 20E, Sections 34 and 35. Tax Parcel ID#'s are 26-07-35-0-000-005.000, 26-08-34-0-000-011.000, 27-01-02-0-000-003.000, and 27-02-03-0-000-001.001. The property taxes for 2023 were approximately \$587.

Location- The property is located on Highway 231, near Pine Level in Montgomery County, Alabama. The land is located 37 miles south of Montgomery, 19 miles from Troy, 50 miles from Prattville, 73 miles to Dothan, 127 miles to Birmingham, 147 miles to Panama City, and 178 miles to Atlanta. Showings are by appointment only please, so contact Jonathan Goode or Rick Bourne to schedule a time to see this property.

MORE INFO ONLINE:

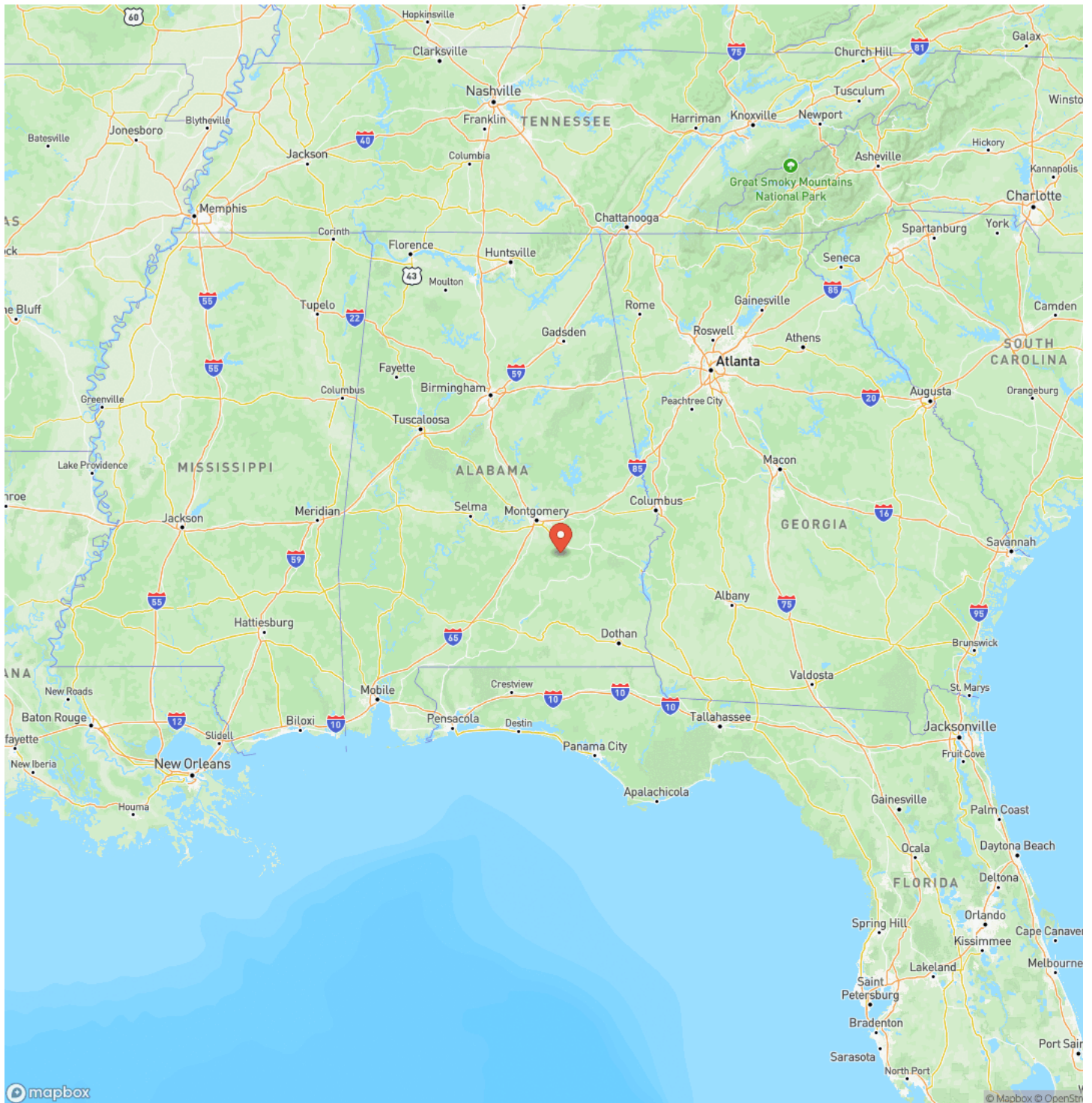
jonathangoode.com



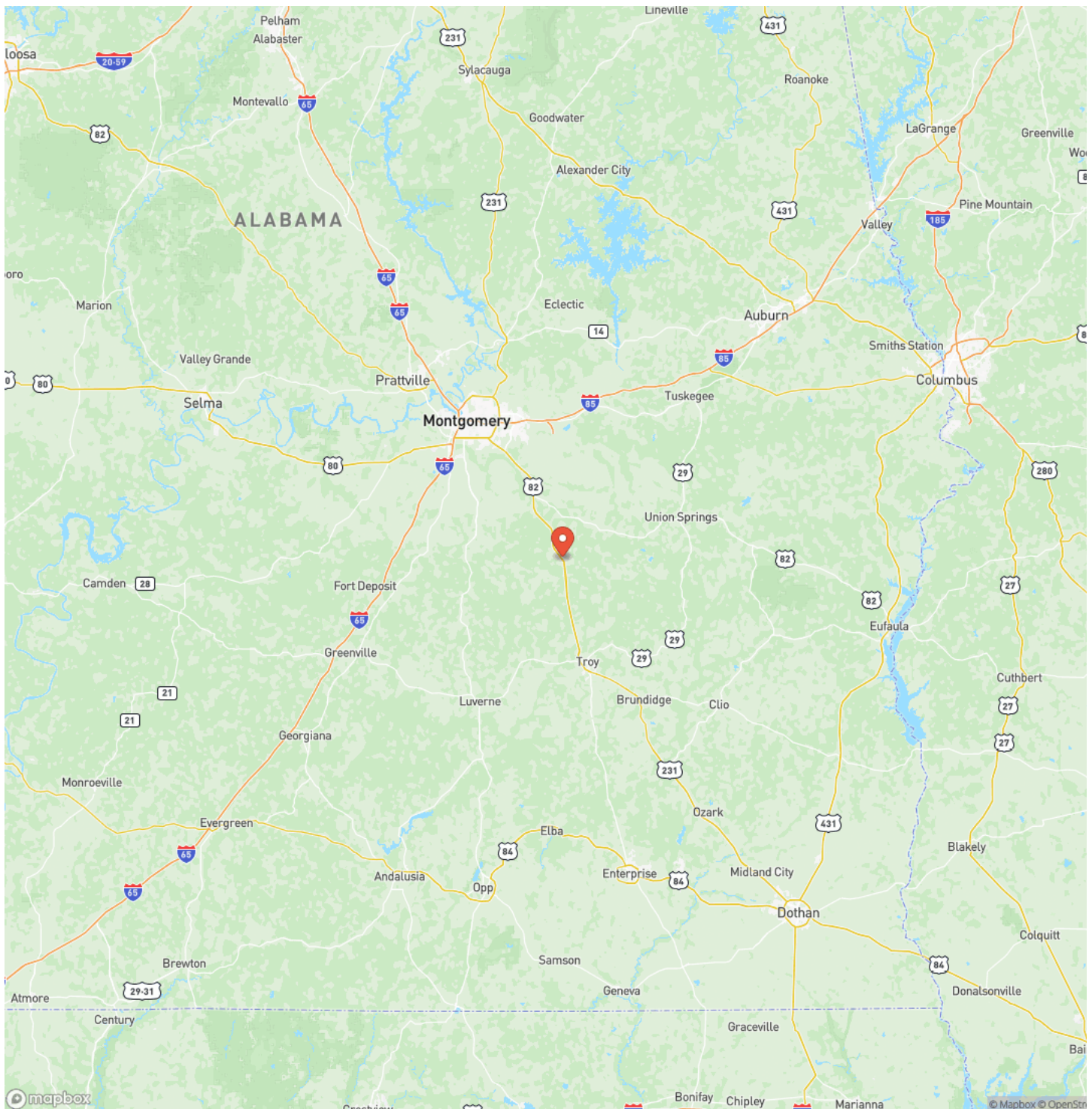
**Olustee Creek Tract- 211 acres Montgomery County, AL
Pine Level, AL / Montgomery County**



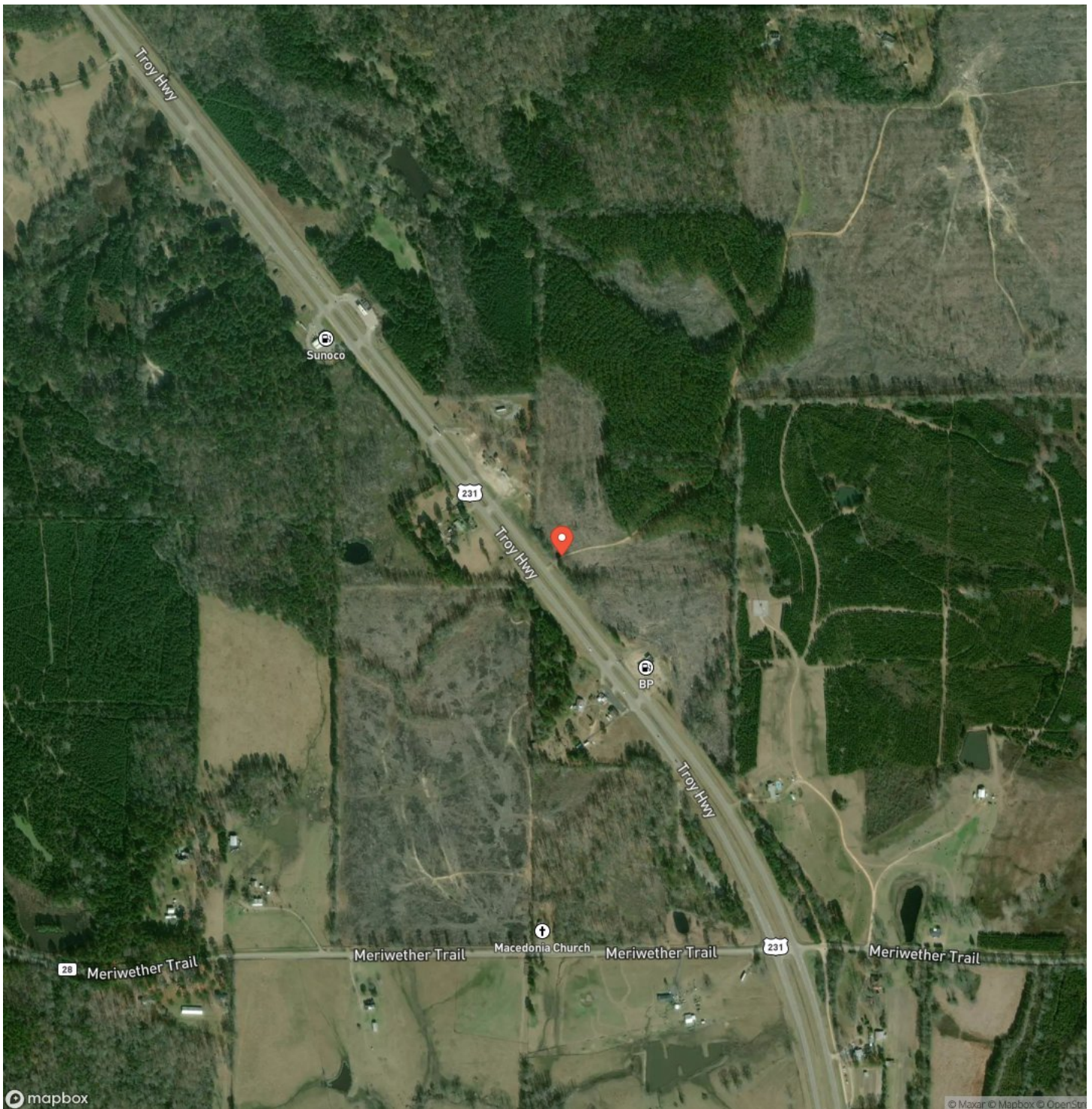
Locator Map



Locator Map



Satellite Map



**Olustee Creek Tract- 211 acres Montgomery County, AL
Pine Level, AL / Montgomery County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Jonathan Goode

Mobile

(334) 247-2005

Email

jonathan@selandgroup.com

Address

2244 Sherman Huey Road

City / State / Zip

Centreville, AL 35042

NOTES

[illegible]

MORE INFO ONLINE:

jonathangoode.com

This image shows a single sheet of white paper with horizontal 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.



jonathangoode.com

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 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 fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence 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.



Southeastern Land Group
2244 Sherman Huey Road
Centreville, AL 35042
(334) 247-2005
jonathangoode.com

