

545 acres +/- in Dallas County with a large lake
Dallas County Road 272
Valley Grande, AL 36701

\$1,850,000
545± Acres
Dallas County



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Valley Grande, AL / Dallas County

SUMMARY

Address

Dallas County Road 272

City, State Zip

Valley Grande, AL 36701

County

Dallas County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

32.623618 / -87.001666

Acreage

545

Price

\$1,850,000

Property Website

<https://farmandforestbrokers.com/property/545-acres-in-dallas-county-with-a-large-lake-dallas-alabama/50100/>



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PROPERTY DESCRIPTION

545 acres +/- of timberland and recreational land for sale in north Dallas County, Alabama. This is a fine recreational property with a strong timber investment component. The crown jewel of this property is a private 20 acre +/- lake that is shared with only one neighbor. The area has abundant deer and turkey populations, and you will get some wood ducks in the shallow north end of the lake, that is full of standing, flooded timber. The lake is fed by Valley Creek, and has a large concrete spillway. A shared use agreement for the lake allows both landowners to use the surface of the lake. A copy of that joint use agreement is in the attachment section below, or is available upon request. The pine plantation on the property is mostly all merchantable, with varying age stands. Some stands have received a first thinning, and some have not been thinned yet. The site index of this soil is very good for timber production. This is a great area for timber sales, with mills nearby in Maplesville, Selma, Prattville, and Pine Hill. The topography is rolling, and drains well. A good internal road system leads throughout the property. Power is available along the southern portion of the land. Dallas County Road 272 runs through the a portion of the property, and there is a deeded easement along a private road on the south end. There are numerous food plots spread across the property for deer hunting. As I rode through the property last week, there was plenty of buck sign, with rubs and scrapes everywhere. The owner acquired the original 285 acres back in 2005, and added the 280 acre block with the lake in 2013.

Legal Description- The property is located in Township 19N, Range 11E, Sections 17, 18,19,& 20, in 10 tax parcels. The deeds, utility easement, road easement, and joint lake use agreement are available in the due diligence package that is included in the attachments section below.

Location- The property is located on Dallas County Road 272 in the Valley Grande community of Dallas County, Alabama. The property is approximately 17 miles north of Selma, 20 miles from Maplesville, 36 miles to Clanton, 45 miles to Prattville, 55 miles to Montgomery, 73 miles to Tuscaloosa, 79 miles to Birmingham, 194 miles to Mobile, and 190 miles to Pensacola, Florida. Showings of this property are by appointment only please, so contact Jonathan Goode at [334-247-2005](tel:334-247-2005) to schedule your appointment.

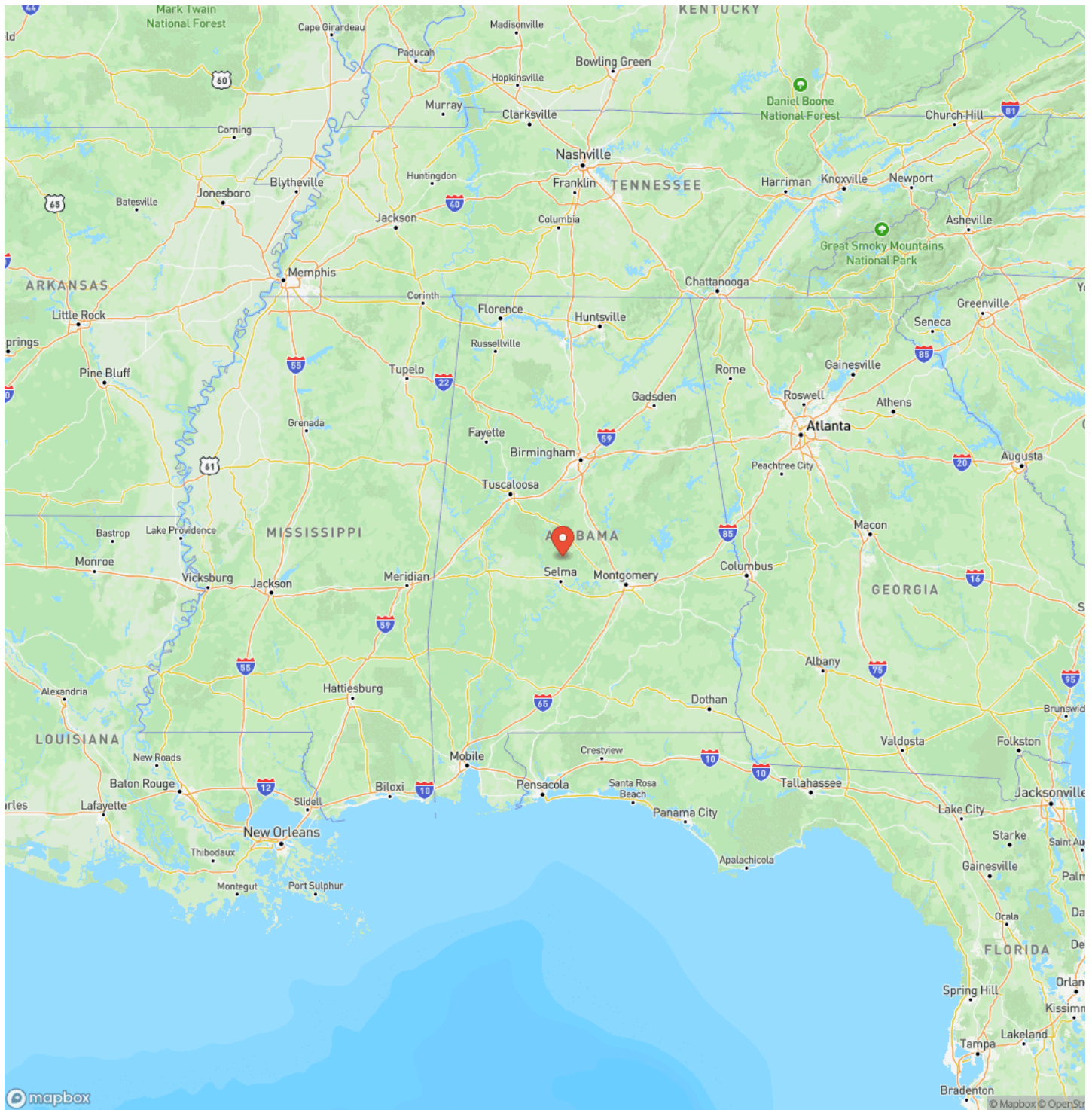


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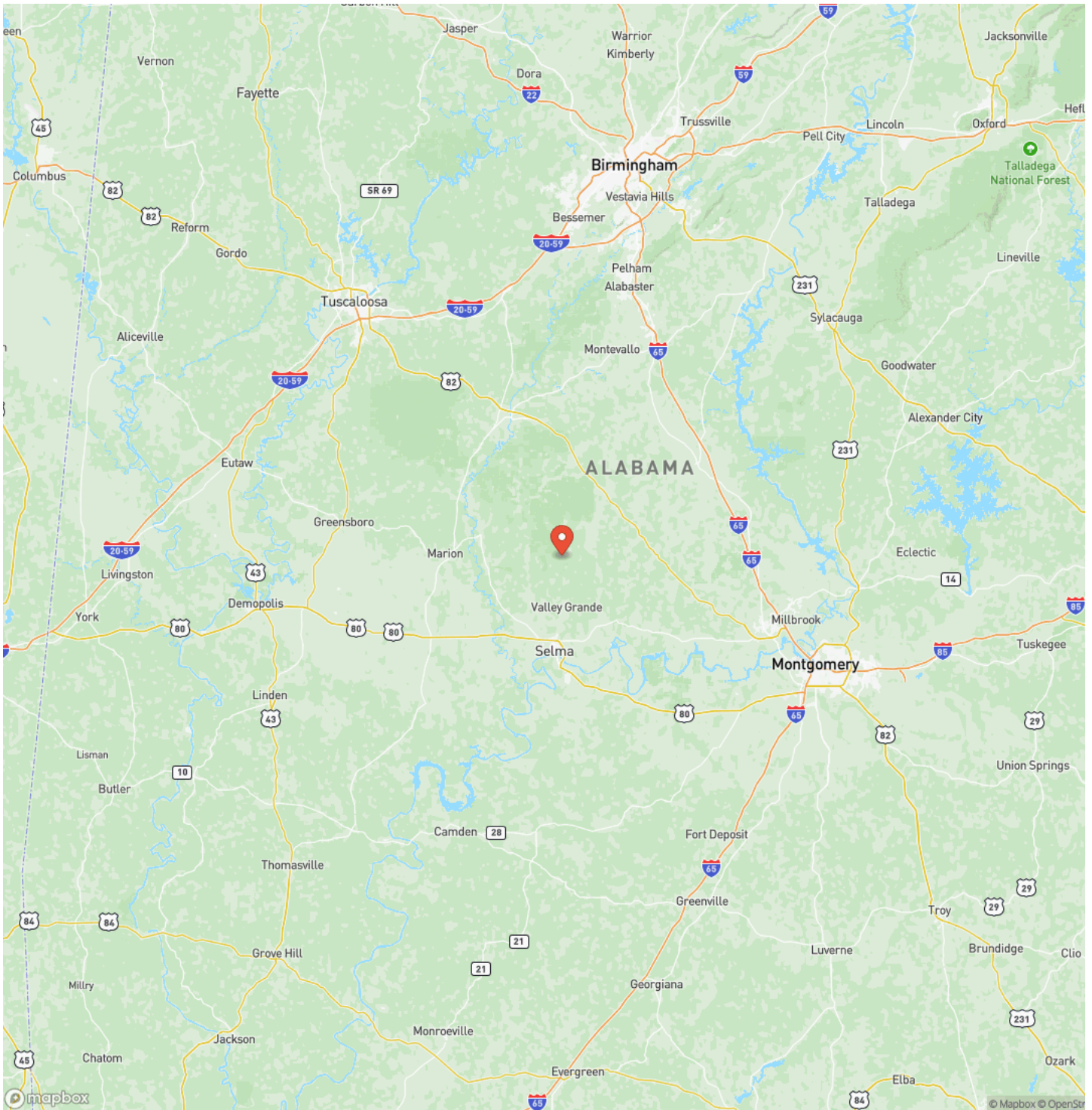
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Locator Map



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Locator Map



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Satellite Map



**545 acres +/- in Dallas County with a large lake
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LISTING REPRESENTATIVE

For more information contact:



Representative

Jonathan Goode

Mobile

(334) 247-2005

Office

(205) 340-3946

Email

jonathan@farmandforestbrokers.com

Address

155 Birmingham Road

City / State / Zip

NOTES

This image shows a blank 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.

MORE INFO ONLINE:

farmandforestbrokers.com/

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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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