

145 +/- Acres Old Foshee Rd
Old Foshee Rd
Flomaton, AL 36441

\$492,275
145± Acres
Escambia County



**145 +/- Acres Old Foshee Rd
Flomaton, AL / Escambia County**

SUMMARY

Address

Old Foshee Rd

City, State Zip

Flomaton, AL 36441

County

Escambia County

Type

Recreational Land, Timberland, Hunting Land

Latitude / Longitude

31.087499 / -87.248102

Acreage

145

Price

\$492,275

Property Website

<https://farmandforestbrokers.com/property/145-acres-old-foshee-rd-escambia-alabama/76905/>



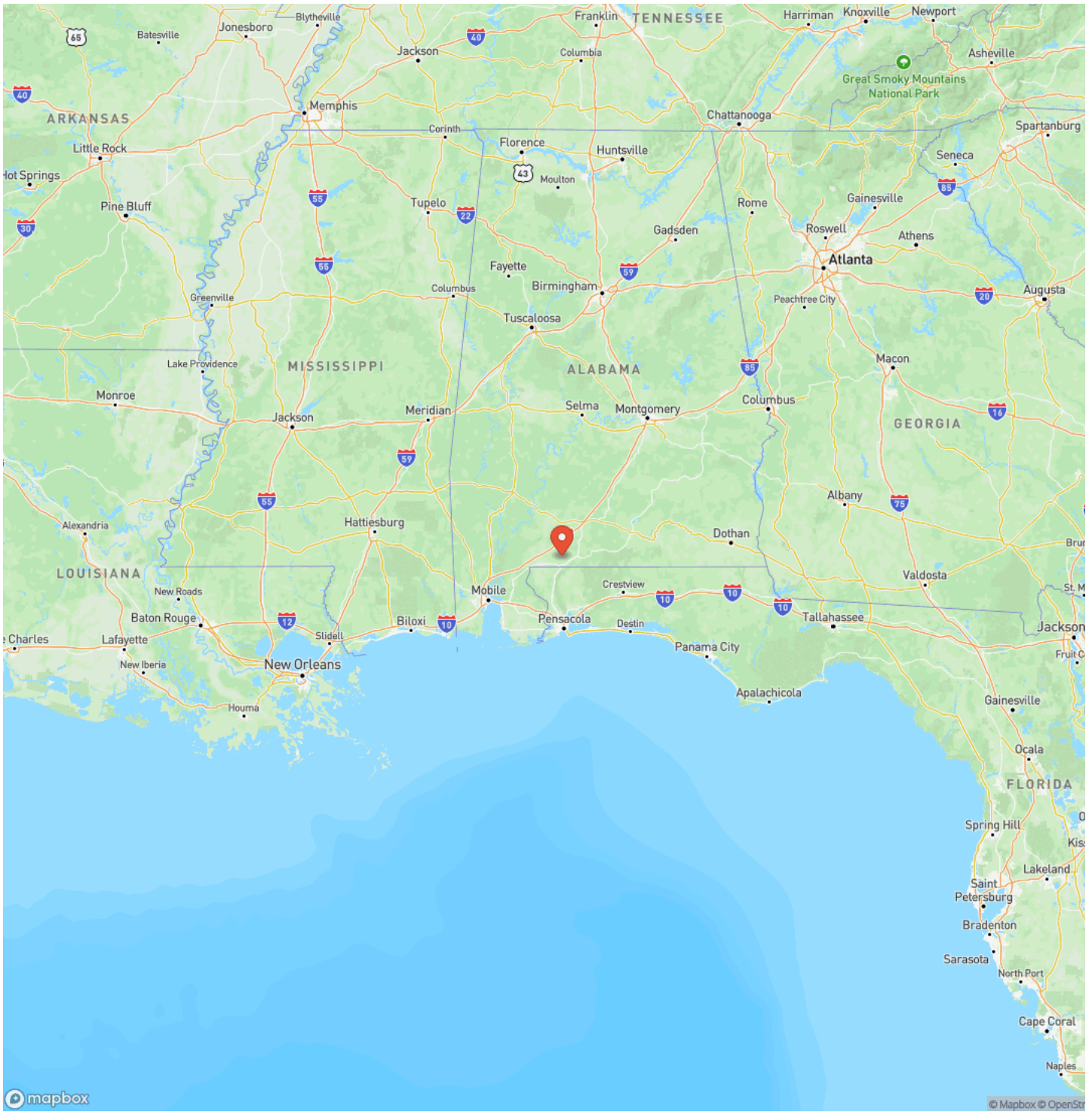
**145 +/- Acres Old Foshee Rd
Flomaton, AL / Escambia County**

PROPERTY DESCRIPTION

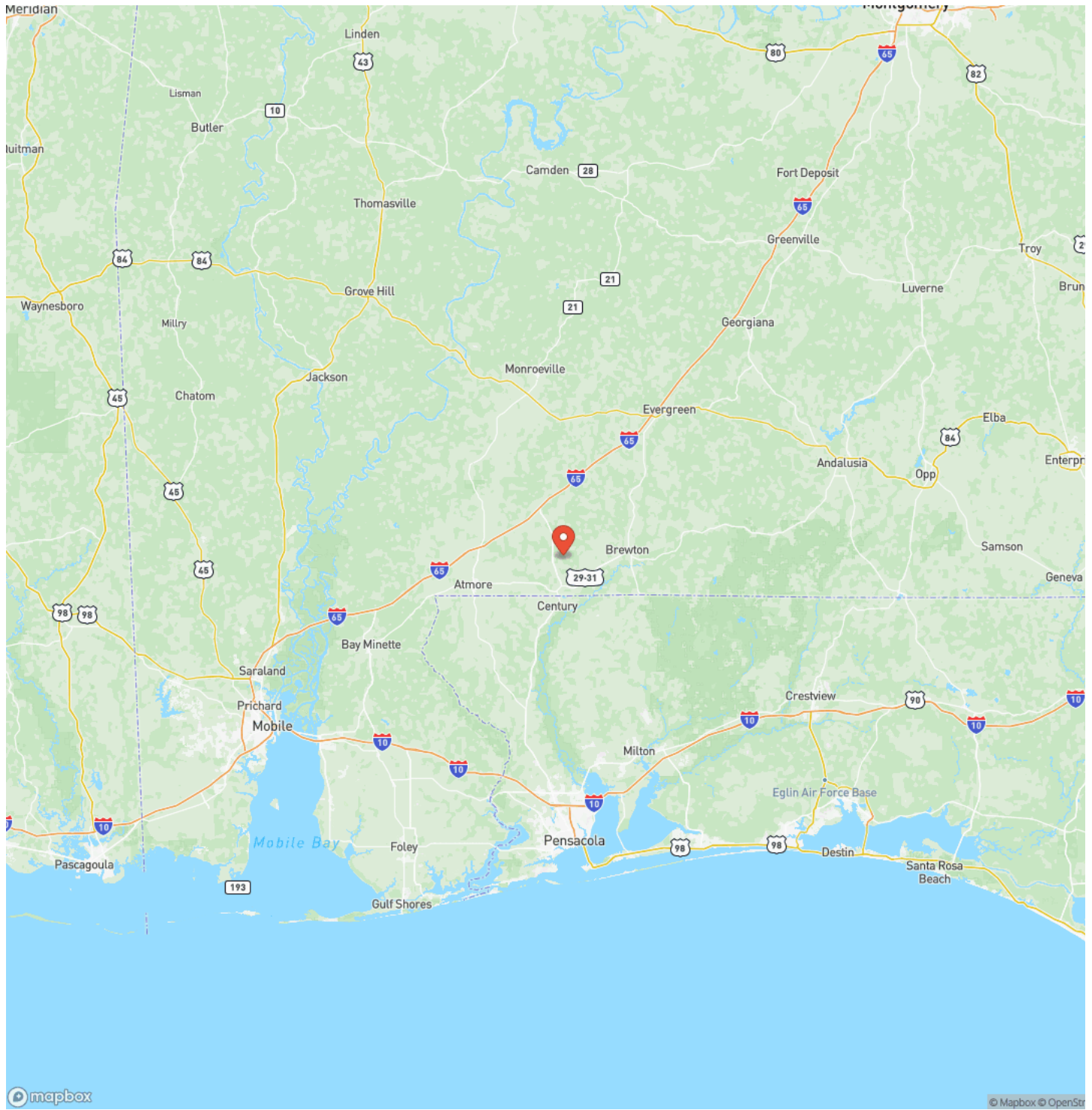
145 +/- Acres located on Old Foshee Rd approximately 15 minutes north of Flomaton, AL in Escambia County. The property features 40 +/- acres of pine plantation planted in 2013 and 2014. The remainder of the acreage is in mature hardwood/natural timber along 2 flowing creeks, one that goes through the middle of the property and one that is on the south boundary line. The property has 3 phase power running through it for access to power. Contact Russ Walters ([334-504-0851](tel:334-504-0851)) or Rick Bourne ([251-978-5455](tel:251-978-5455)) to schedule a viewing.



Locator Map



Locator Map



Satellite Map



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.



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

