

Old Scotland 3,923 +/- Acres
Old Scotland Rd
Peterman, AL 36471

\$13,500,000
3,923± Acres
Monroe County



**Old Scotland 3,923 +/- Acres
Peterman, AL / Monroe County**

SUMMARY

Address

Old Scotland Rd

City, State Zip

Peterman, AL 36471

County

Monroe County

Type

Timberland, Recreational Land, Hunting Land

Latitude / Longitude

31.667228 / -87.335269

Dwelling Square Feet

4600

Bedrooms / Bathrooms

7 / 4

Acreage

3,923

Price

\$13,500,000

Property Website

<https://farmandforestbrokers.com/property/old-scotland-3-923-acres-monroe-alabama/78948/>



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PROPERTY DESCRIPTION

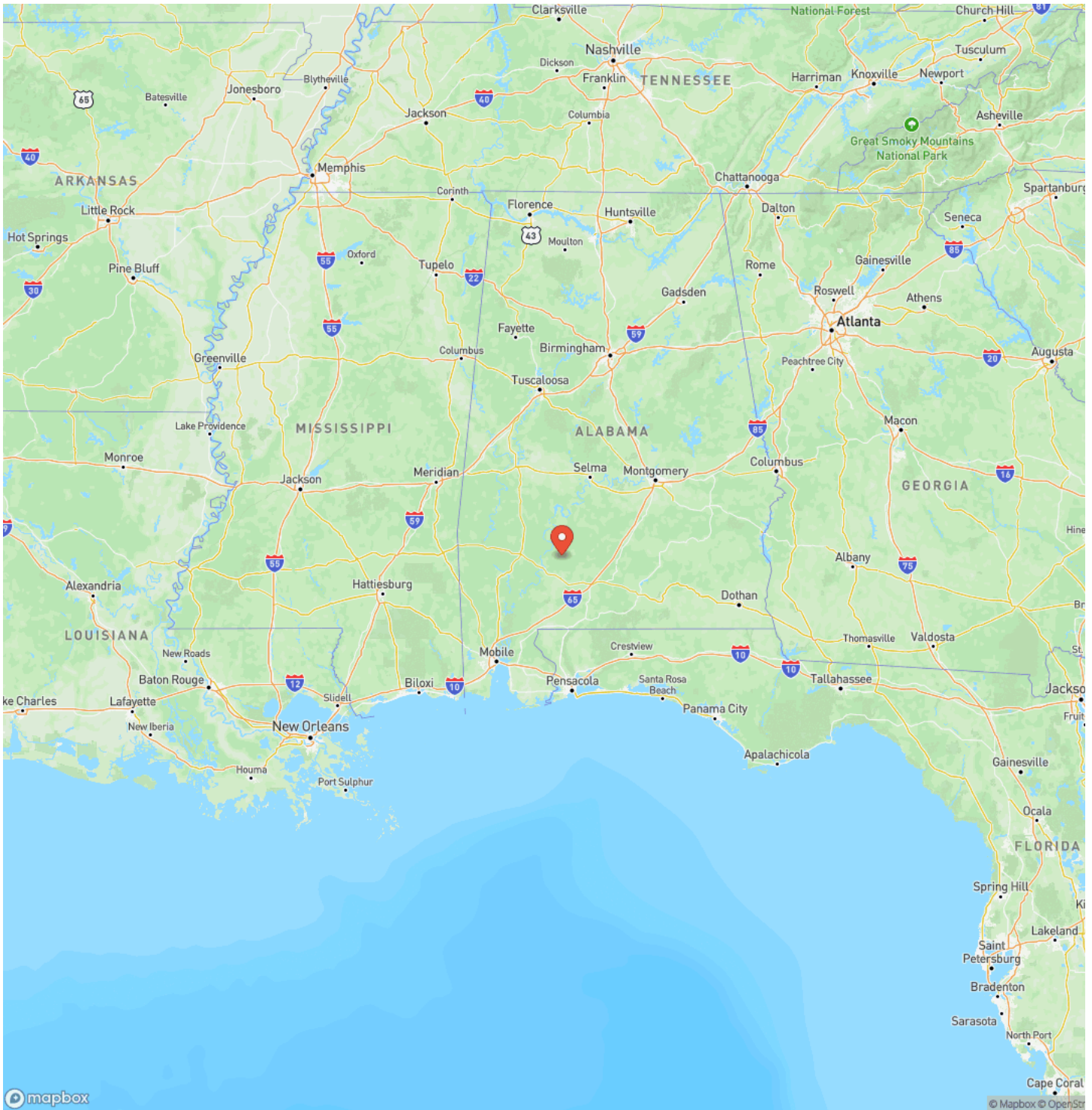
Old Scotland is located in Monroe County approximately 20 minutes north of Monroeville, AL. Old Scotland is a rare find in South Alabama consisting of 3,923 +/- contiguous acres of mature pine and hardwood stands. The property features 2 modular homes of approximately 2100 sq ft and 2500 sq ft built with a custom deck and carport featuring a stone fireplace. One home is a 3BR/2BA and the other is a 4BR/2BA. The property also has a 60 x 75 all metal building with concrete flooring, power, and water. The metal building has approximately 3000 sq ft of enclosed storage with approximately 1500 sq ft of open storage. This tract has an intricate interior road system giving good access to the entire tract. There are approximately 1750 acres of merchantable pine plantations on this tract with plant dates of 1992, 1993, 1994, 1995, 1996, 1998, 2000, 2006, 2007, and 2009. The remaining acreage consists of approximately 1900 acres of mature pine/hardwood with remaining acreage in fields, roads, and food plots. The uniqueness of this tract is its potential to be used as a corporate retreat, family compound, or commercial hunting operation while having the ability to provide strong returns for several years from the harvesting of timber. For more information or to schedule a showing, contact Russ Walters ([334-504-0851](tel:334-504-0851)) or Rick Bourne ([251-978-5455](tel:251-978-5455)). Showings are strictly by appointment only.



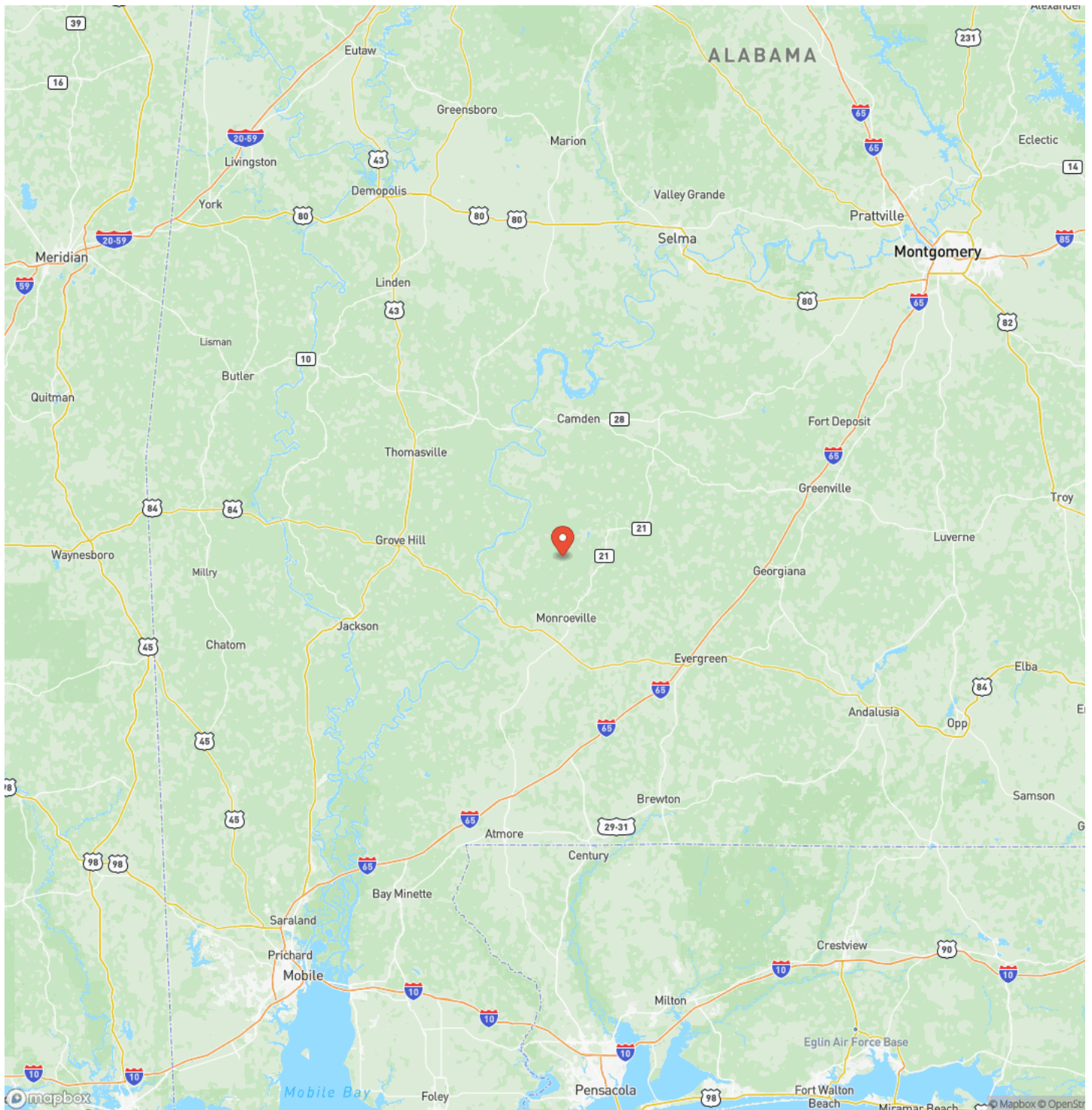
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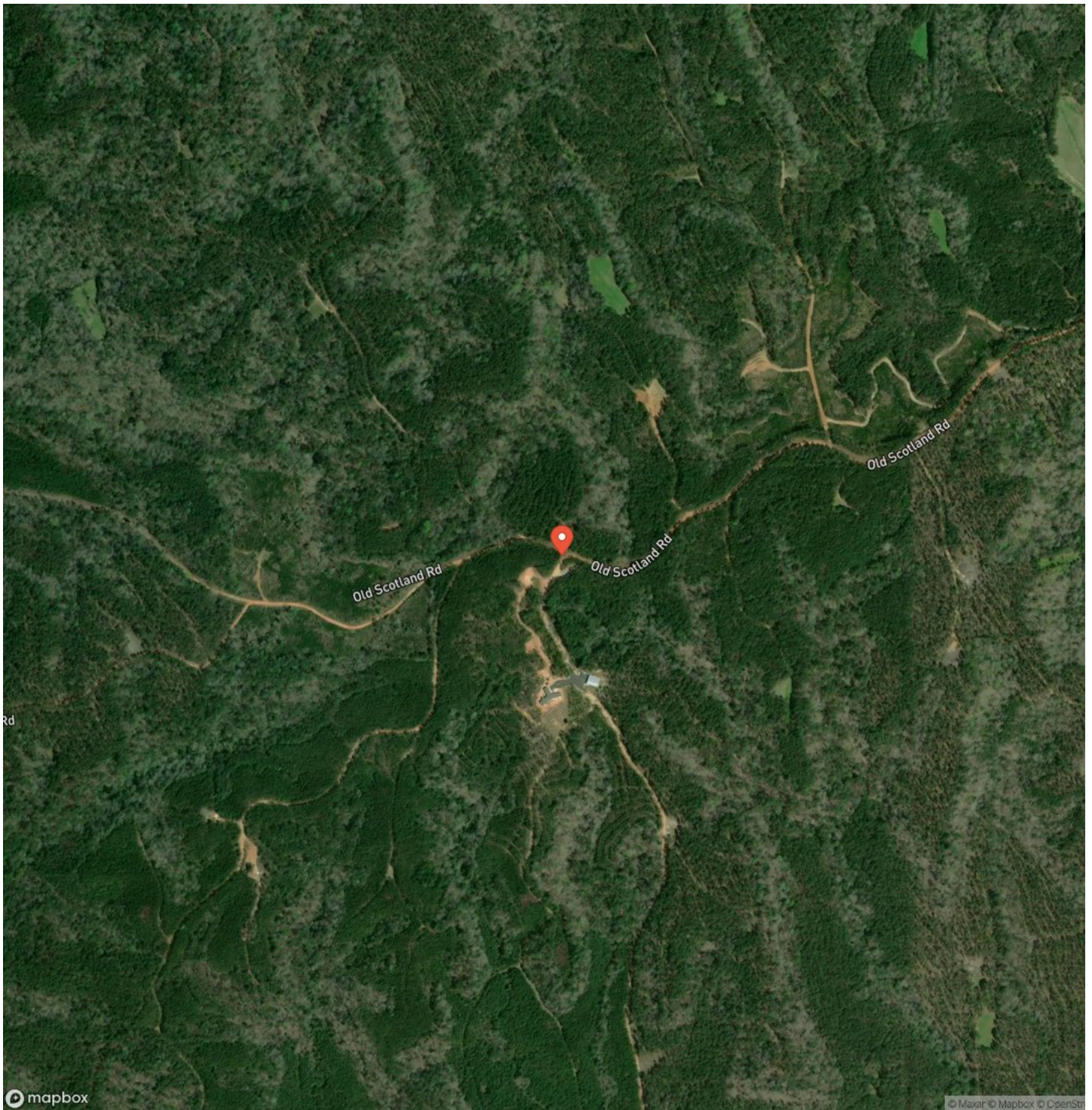
Locator Map



Locator Map



Satellite Map



**Old Scotland 3,923 +/- Acres
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LISTING REPRESENTATIVE

For more information contact:



Representative

Russ Walters

Mobile

(334) 504-0851

Email

russ@farmandforestbrokers.com

Address

City / State / Zip

Centreville, AL 35042

NOTES



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.



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