

Valley Creek Tract- 105 acres +/- in Dallas County,
Alabama
Highway 22
Valley Grande, AL 36703

\$220,500
105± Acres
Dallas County



Valley Creek Tract- 105 acres +/- in Dallas County, Alabama
Valley Grande, AL / Dallas County

SUMMARY

Address

Highway 22

City, State Zip

Valley Grande, AL 36703

County

Dallas County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

32.558678 / -86.989331

Acreage

105

Price

\$220,500

Property Website

<https://farmandforestbrokers.com/property/valley-creek-tract-105-acres-in-dallas-county-alabama-dallas-alabama/86389/>



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Valley Grande, AL / Dallas County

PROPERTY DESCRIPTION

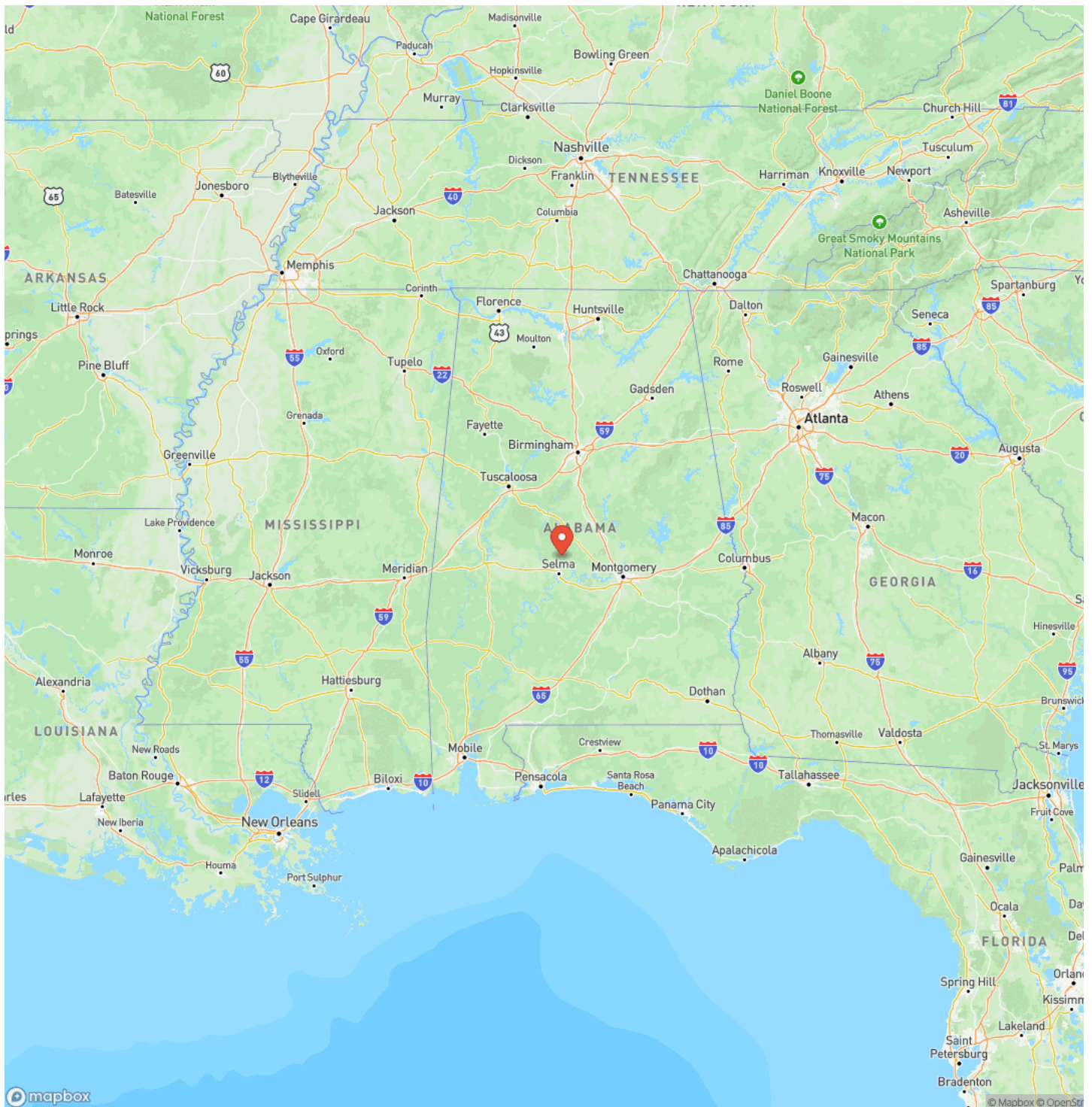
105 acres +/- of hunting land for sale in Valley Grande, Dallas County, Alabama. This is a secluded hunting and recreational property approximately 10 miles north of Selma. The property is accessed from a non-exclusive deeded easement that runs approximately 1 mile from Highway 22. You will need a four wheel drive to access the property in the winter. The timber on the property consists of approximately 35-40 acres of mixed pines and hardwoods along the hillsides, approximately 15-20 acres of pine plantation that is close to needing a thinning, and the remaining 35-40 acres is in young naturally regenerated timber, food plots, and roads. Valley Creek is a large creek which makes up the western boundary of the property. On the west edge is a gas line that can be planted for hunting. The property has 4 food plots all with shooting houses for deer hunting. There are lots of whitetail deer and turkeys in this area, and the turkey hunting is really good. The terrain varies quite a bit over this tract. This is a good property for hunting or riding four-wheelers. The site index for growing timber is really good if someone wanted to clear-cut the property and plant it all in pines. Power and water are not readily available here, so alternative power sources such as solar and a well would be your best options. For more information or to arrange a time to see this property, please contact Jonathan Goode at [334-247-2005](tel:334-247-2005). Showings are strictly by appointment only please.



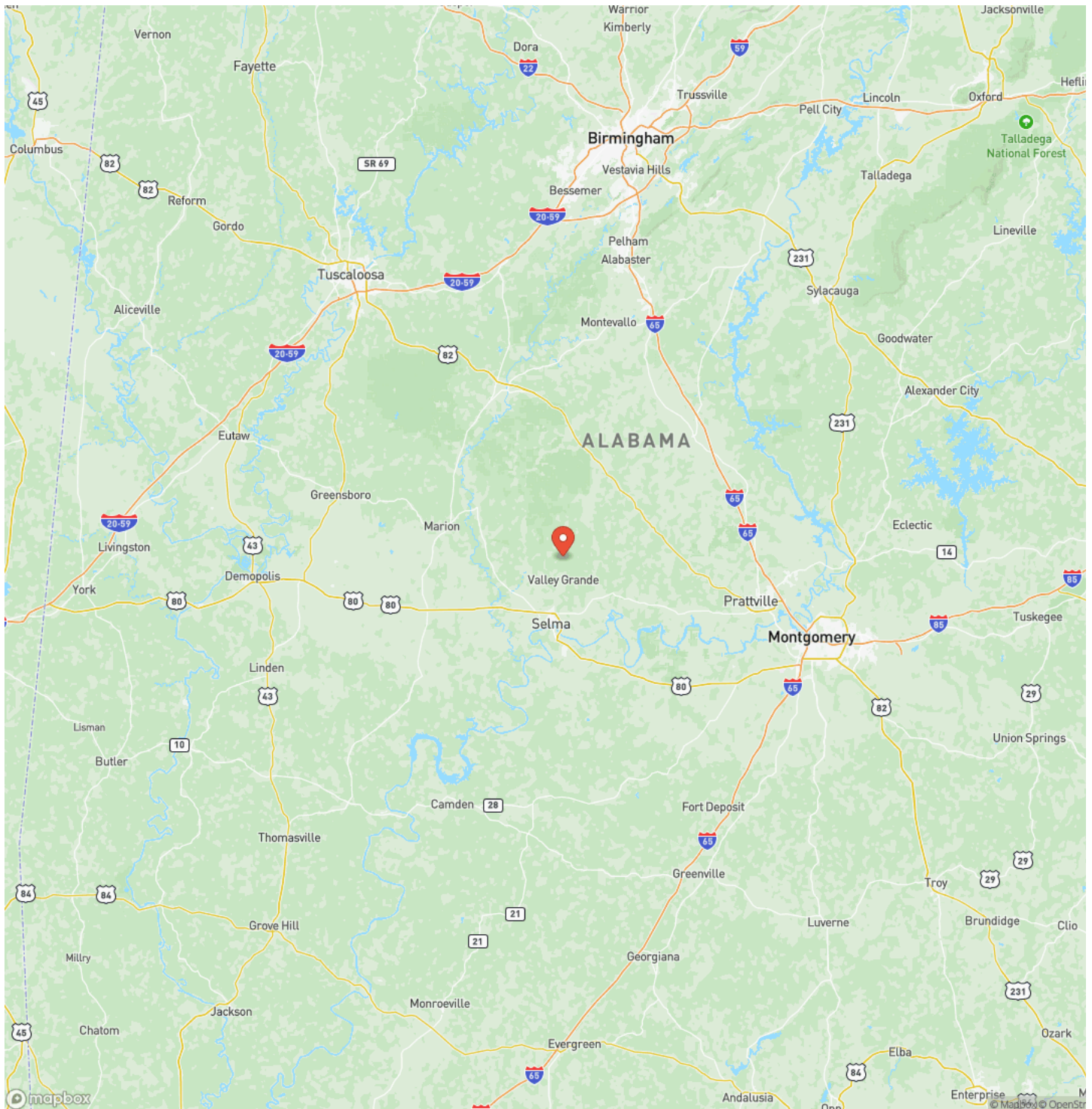
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Valley Grande, AL / Dallas County



Locator Map



Locator Map



Satellite Map



Valley Creek Tract- 105 acres +/- in Dallas County, Alabama
Valley Grande, AL / Dallas County

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

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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

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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