

G6 Farms - Tract 4
4 Childs Road
Troy, AL 36081

\$195,000
48.940± Acres
Pike County



G6 Farms - Tract 4
Troy, AL / Pike County

SUMMARY

Address

4 Childs Road

City, State Zip

Troy, AL 36081

County

Pike County

Type

Farms, Recreational Land

Latitude / Longitude

31.876037 / -85.990935

Acreage

48.940

Price

\$195,000

Property Website

<https://farmandforestbrokers.com/property/g6-farms-tract-4-pike-alabama/93328/>



PROPERTY DESCRIPTION

G6 Farms - Tract 4

Discover the perfect blend of recreation, investment, and natural beauty with this 48.94-acre property located just 6 miles from Troy, AL. This versatile tract offers a mix of **productive cropland**, **mature hardwood ridge**, and **well-managed pine plantations**, creating excellent opportunities for farming, timber income, and outdoor enjoyment.

Property Highlights:

- **48.94± Acres** of diverse and scenic land
- **Open cropland** ideal for row crops, pasture, or food plots
- **Hardwood ridge** offering excellent wildlife habitat and beautiful views
- **Pine plantations** providing future timber revenue and cover for deer and turkey
- **Nappy Head Branch** meanders along the western side, adding a natural water feature and enhancing wildlife appeal

Located just a short 6-mile drive from the city of Troy, this property offers the peace and privacy of the countryside with the **convenience of nearby shopping, dining, and schools**. It would make an outstanding **homesite, weekend getaway, or investment tract**. Whether you're looking to farm, hunt, or simply enjoy the quiet beauty of rural Pike County, this property has it all.

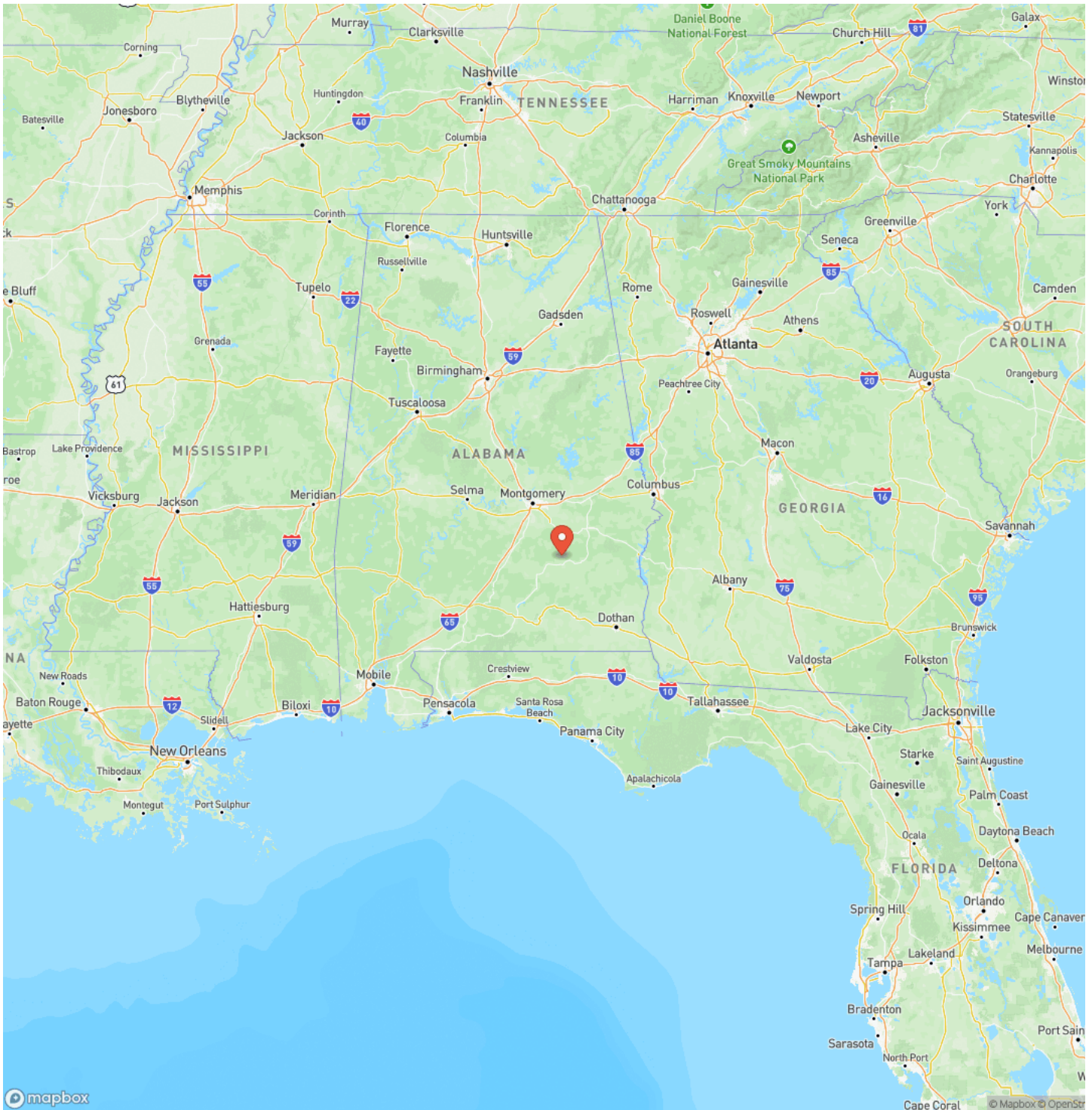
The property is being sold subject to the following restrictions: No mobile homes or manufactured homes shall be allowed on the subject property. No commercial poultry and/or swine operations shall be allowed on the property. Any site build home shall be a minimum of 1,500 square feet.



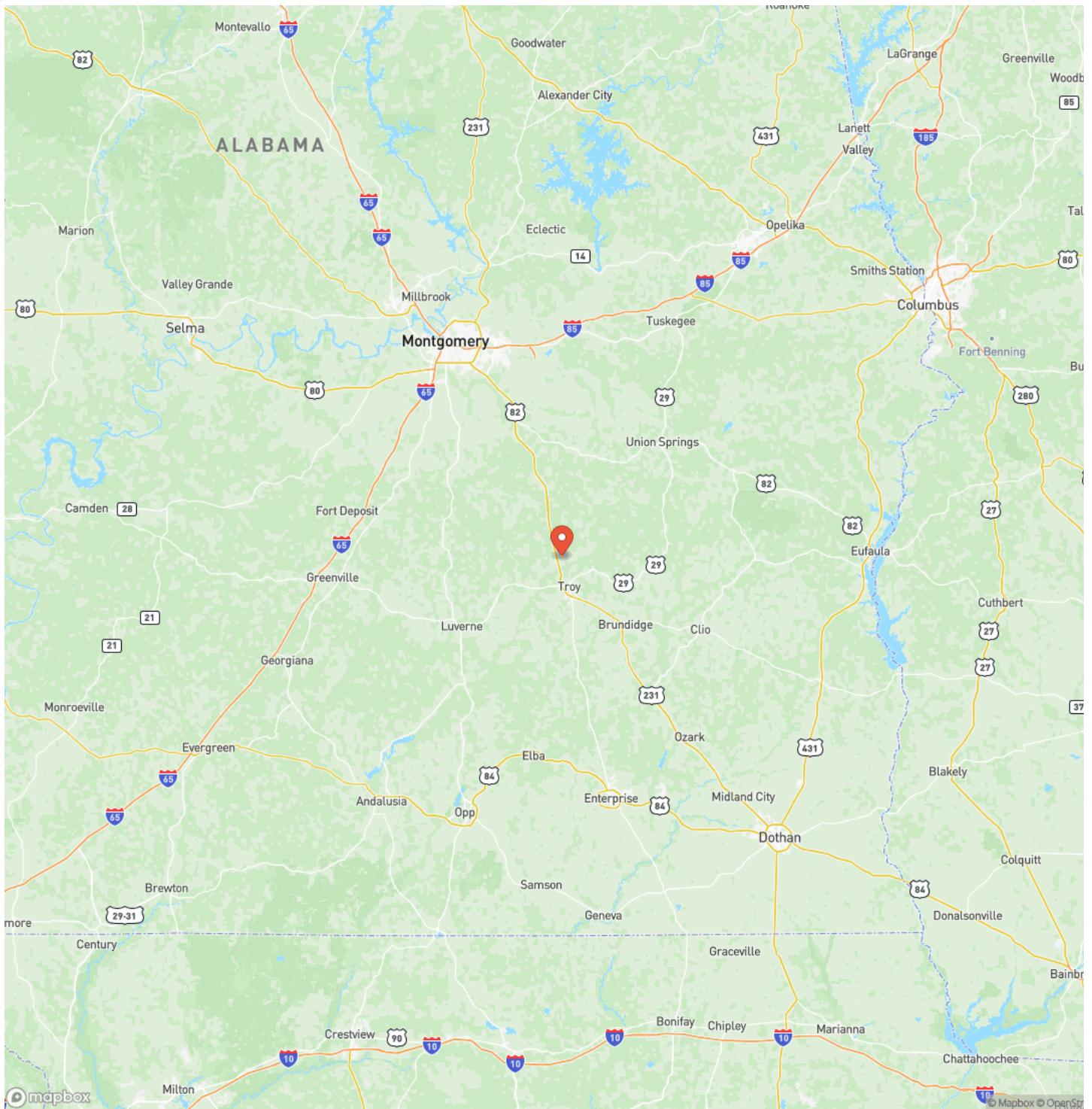
G6 Farms - Tract 4
Troy, AL / Pike County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Calvin Perryman

Mobile

(334) 419-7277

Email

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Address

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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