

Donavan Farm- 525 acres +/- in Perry County, AL
Perry County Road 38
Marion, AL 36756

\$2,750,000
525± Acres
Perry County



**Donavan Farm- 525 acres +/- in Perry County, AL
Marion, AL / Perry County**

SUMMARY

Address

Perry County Road 38

City, State Zip

Marion, AL 36756

County

Perry County

Type

Farms, Hunting Land, Ranches, Recreational Land

Bedrooms / Bathrooms

3 / 3

Acreage

525

Price

\$2,750,000

Property Website

<https://farmandforestbrokers.com/property/donavan-farm-525-acres-in-perry-county-al-perry-alabama/68461/>



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PROPERTY DESCRIPTION

Donavan Farm- Memories are made here. The Donovan Farm is one of the most beloved farms in Alabama's Black Belt. It has been the location of so many good memories for people in west Alabama for decades. The Donovan Farm is 525 acres +/-, just south of the town of Marion in Perry County. The farm is well known as a wedding and event venue at the Donovan Inn. The iconic red barn has been the backdrop for many weddings, church picnics, and family get-togethers. The Donovan Fishing Club has been producing trophy bass fishing experiences for members and guests for many years. The Donovan Farm is a working cattle farm, with extensive fencing and cross-fencing for rotational grazing. There are several potential streams of income for the new owner as a wedding and event venue, the fishing club, and cattle and hay production. This has been a generational farm, and the family hopes to find new owners that will cherish it as much as the Barnett's have.

Donavan Inn- In a grove of stately pecan trees, sits the farmhouse and barn. The Inn is a quaint older farmhouse that was previously used as a family get-away, but has most recently been used as a wedding and event venue. The home is spacious, yet cozy, and has plenty of room for hosting family and friends. There are 3 bedrooms and 3 full bathrooms, and can sleep 8-10 in the bedrooms. Ample porch space calls you to sit outside to share the day's memories from your adventures. The home has a kitchen, two living areas, and a dining room.

Event Barn- Behind the farmhouse is the recognizable red barn that has become one of the reasons people love having weddings and events here. The barn is open on the inside, and the owners kept the rustic feel. It has seating down each side. It is open air along the sides, and is a charming place for your get-togethers.

Storage Barns- In the middle of the farm are a couple of other barns that are used for hay storage and small livestock. Mr. Earl Washburn has been the farm manager here for more than 40 years. He has a small high-fenced enclosure where he keeps a few head of livestock and some small exotic animals like fallow deer. This area has always been a draw for children and guests to watch, and occasionally pet, the animals.

Fishing Lakes- There are 4 fishing lakes that have been managed for trophy bass fishing experiences. The lakes total 65 acres +/- of water. They have been managed by Dr. Thomas Wilson, who placed structure in the lakes for fish habitat. Forage fish of bream and shad have been added to enhance the bass size and population. Through the years many largemouth over 7 lbs have been caught, and the farm record is 14 lbs 1oz. The Donovan Lakes Fishing Club has provided anglers from all over the chance to purchase memberships to fish these 4 lakes. Donovan Lakes are well-known across central Alabama for the quality fishing- the ability to catch a lot of bass and also some really large bass. Each of the lakes has at least one pier and a boat launch. There are fish feeders on the lakes to help promote the forage fish populations. Davis Fish Farms has stocked the lakes as needed over the past few years.

Pasture- Approximately 270 acres +/- is in pasture that has been fenced and cross-fenced for cattle grazing. There are numerous water stock tanks in the different paddocks. The numerous pastures allows for rotational grazing that improves livestock productivity and increases forage capacity. Approximately 70-75 acres in the northwest portion of the farm was in timber that was fenced for silvopasture grazing. The timber on that portion was harvested in the past year. That area could be cleaned up for more pasture, or replanted for more silvopasture if desired.

There are many other charming aspects to the farm. A walking trail was created at Lake Inez to give you a serene spot to take a stroll and shake off the cares of the rest of the world. Lake Inez's water level fluctuates quite a bit, and it can draw ducks and geese in winter. Many ducks and geese use the other lakes as well. There are deer hunting opportunities for those that enjoy getting in the deer stand during Alabama's long whitetail season. The property has paved road frontage on both Perry County Roads 38 and 35. The property is less than 5 miles from Vaiden Airfield, making it easy for you or your guests coming in from out of the area. The farm manager and lake manager would be open to staying on with the new owners if needed.

Location- The farm is located about 6 miles south of Marion on Perry County Road 38. The land is easily accessible to nearby cities: 60 miles to Tuscaloosa, 82 miles to Birmingham, 74 miles to Montgomery, 180 miles to Pensacola, 160 miles to Mobile, 182 miles to Jackson, MS, and 227 miles to Atlanta. Showings of this farm are by appointment only please to qualified buyers. Please contact Jonathar Goode today to schedule your visit to this beautiful farm.



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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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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.

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