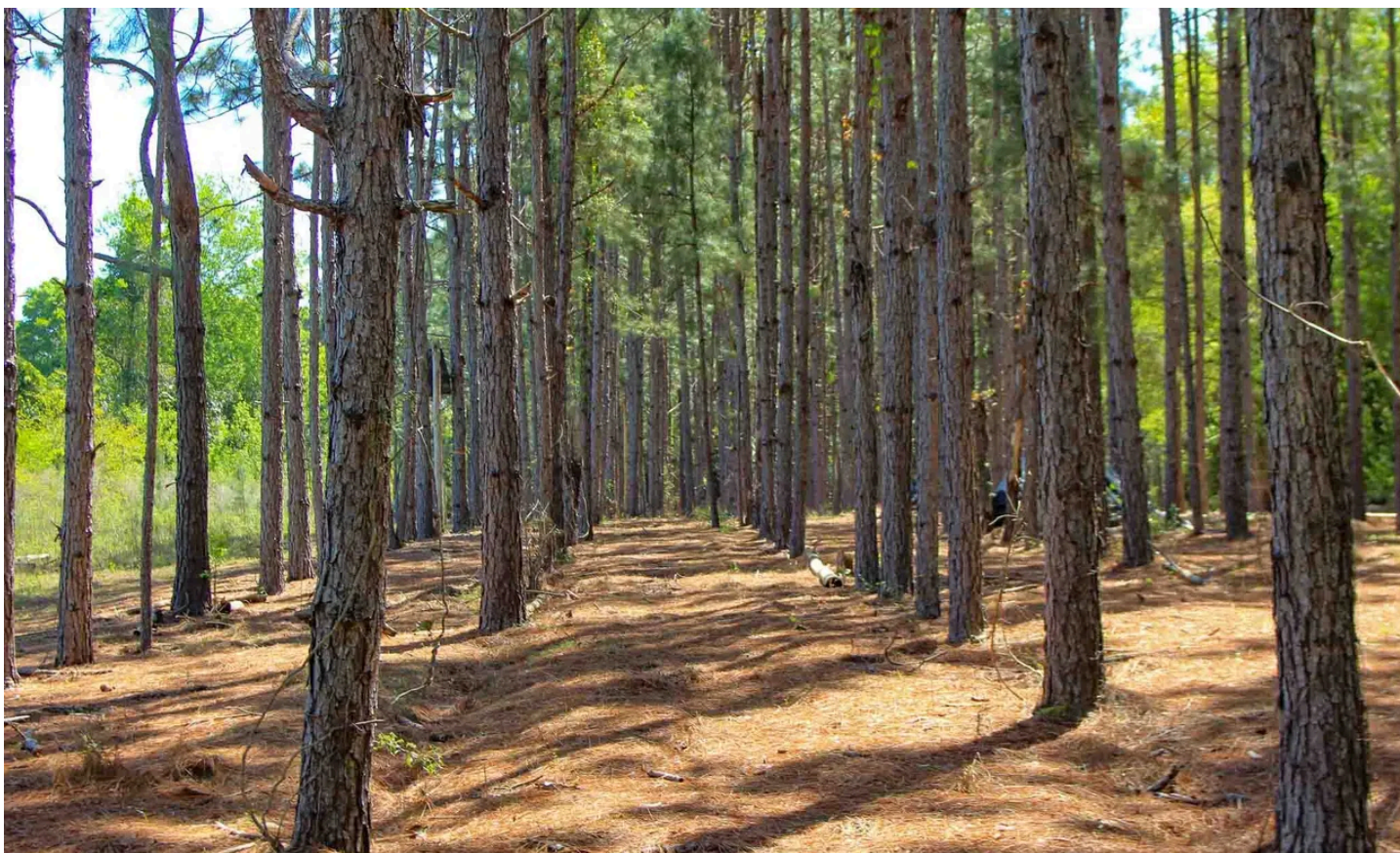


133 Ac ± Dale Co - Longleaf Farm  
Spring Street  
Newton, AL 36352

**\$532,000**  
133± Acres  
Dale County





**133 Ac ± Dale Co - Longleaf Farm**  
**Newton, AL / Dale County**

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**SUMMARY**

**Address**

Spring Street

**City, State Zip**

Newton, AL 36352

**County**

Dale County

**Type**

Recreational Land, Hunting Land, Timberland

**Latitude / Longitude**

31.32897 / -85.609556

**Acreage**

133

**Price**

\$532,000

**Property Website**

<https://farmandforestbrokers.com/property/133-ac-dale-co-longleaf-farm-dale-alabama/81366/>



## 133 Ac ± Dale Co - Longleaf Farm Newton, AL / Dale County

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### **PROPERTY DESCRIPTION**

Offered for sale is a beautiful 133 acre ± tract of timberland located in the heart of the Newton City Limits. This property features longleaf pine plantations, food plots, great internal road systems, a small pond, paved road frontage on Spring Street along with access off of W Miller Road.

This farm would make a great homeplace or weekend getaway, and has loads of desirable recreational features to include:

- 30 Ac ± of mature longleaf pine plantations currently being leased for pine straw.
- Several large food plots approximately ½ acre in size.
- Small, secluded fish pond.
- Multiple creeks/springs.
- Upland & bottomland hardwoods & SMZ's along the creeks.
- Several suitable homesites with high & dry topography.

The longleaf plantations on this farm are merchantable in terms of standing timber value, and for pine straw leasing revenues. The clean understory creates great scenery across the property, and turkeys love scratching around in it too! This property has great internal access and trails and is easily navigated on a truck or UTV. The pond and multiple creeks/springs offer year-round water for local wildlife. This would be an excellent farm to build your home on and have the convenience of hunting, fishing, and outdoor recreation right off of the back porch.

This property is shown by appointment only. For more information or to schedule a showing contact Dalton Dalrymple with Farm & Forest Brokers.

\*Note The City of Newton has a 1 acre ± sewage treatment plant on the north end of the tract that is accessed off of Callaway Street, as well as a 20' water main & sanitary sewer line easement. Both representations on the map are approximate.





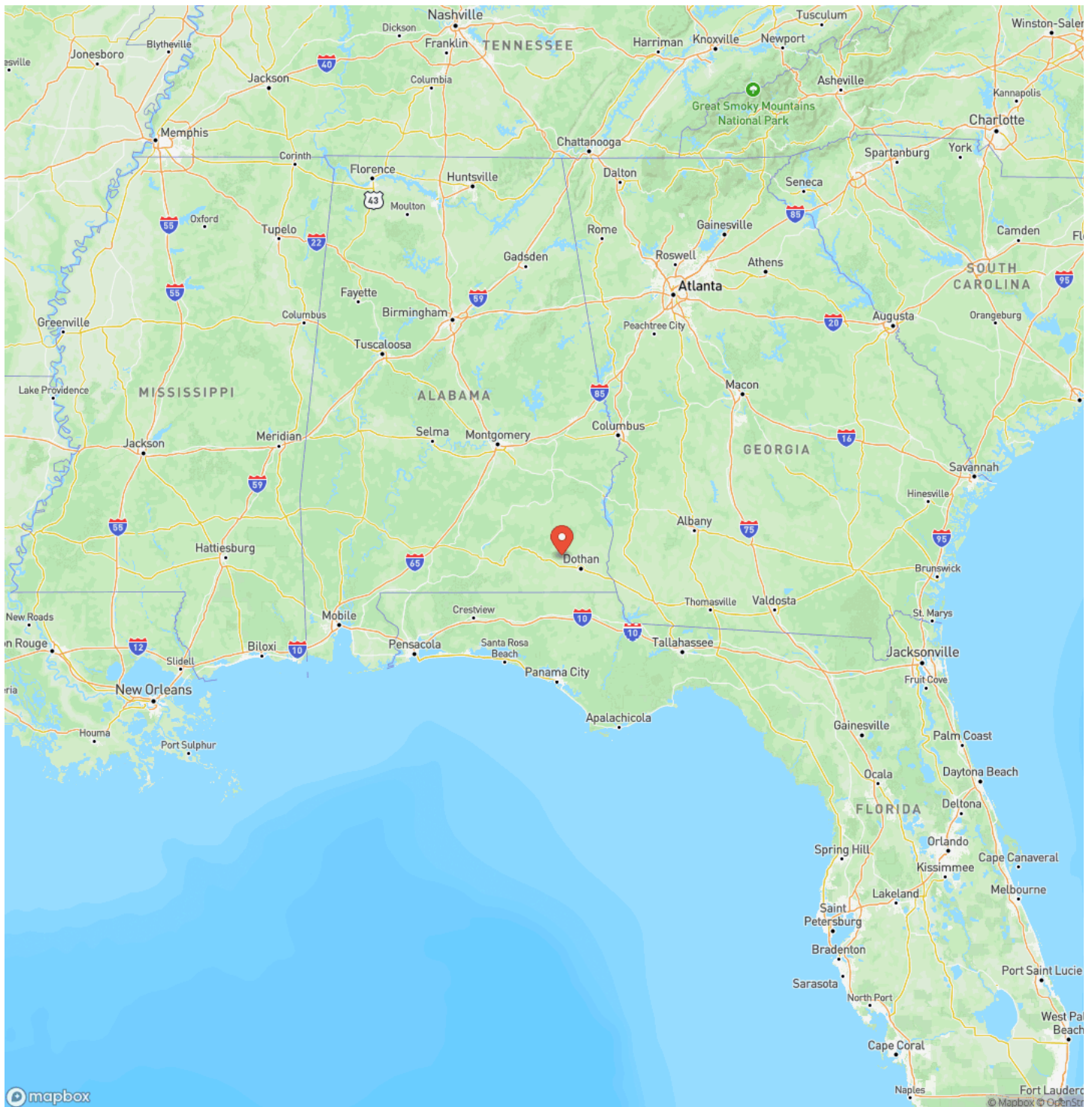
133 Ac ± Dale Co - Longleaf Farm  
Newton, AL / Dale County

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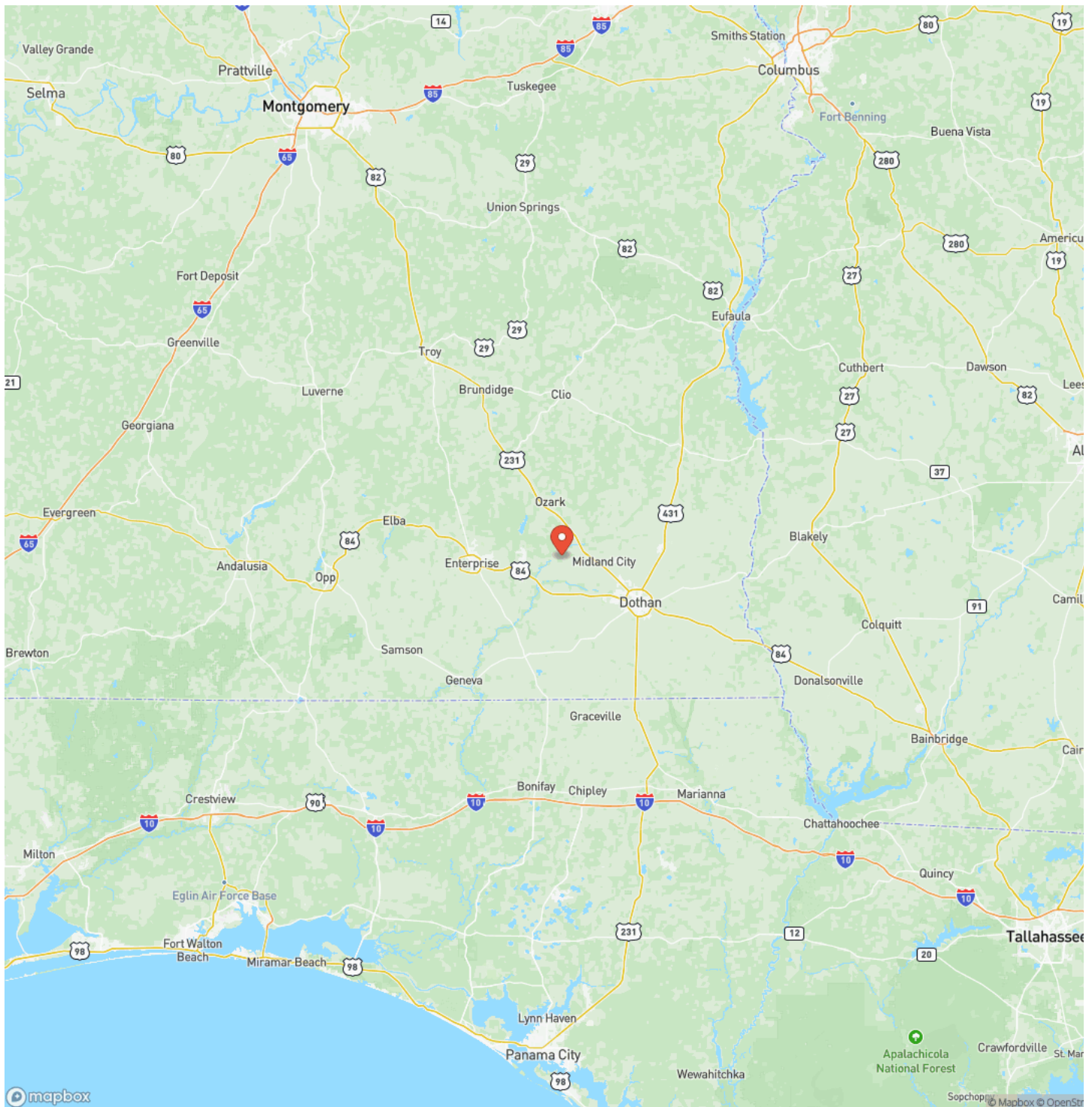




## Locator Map

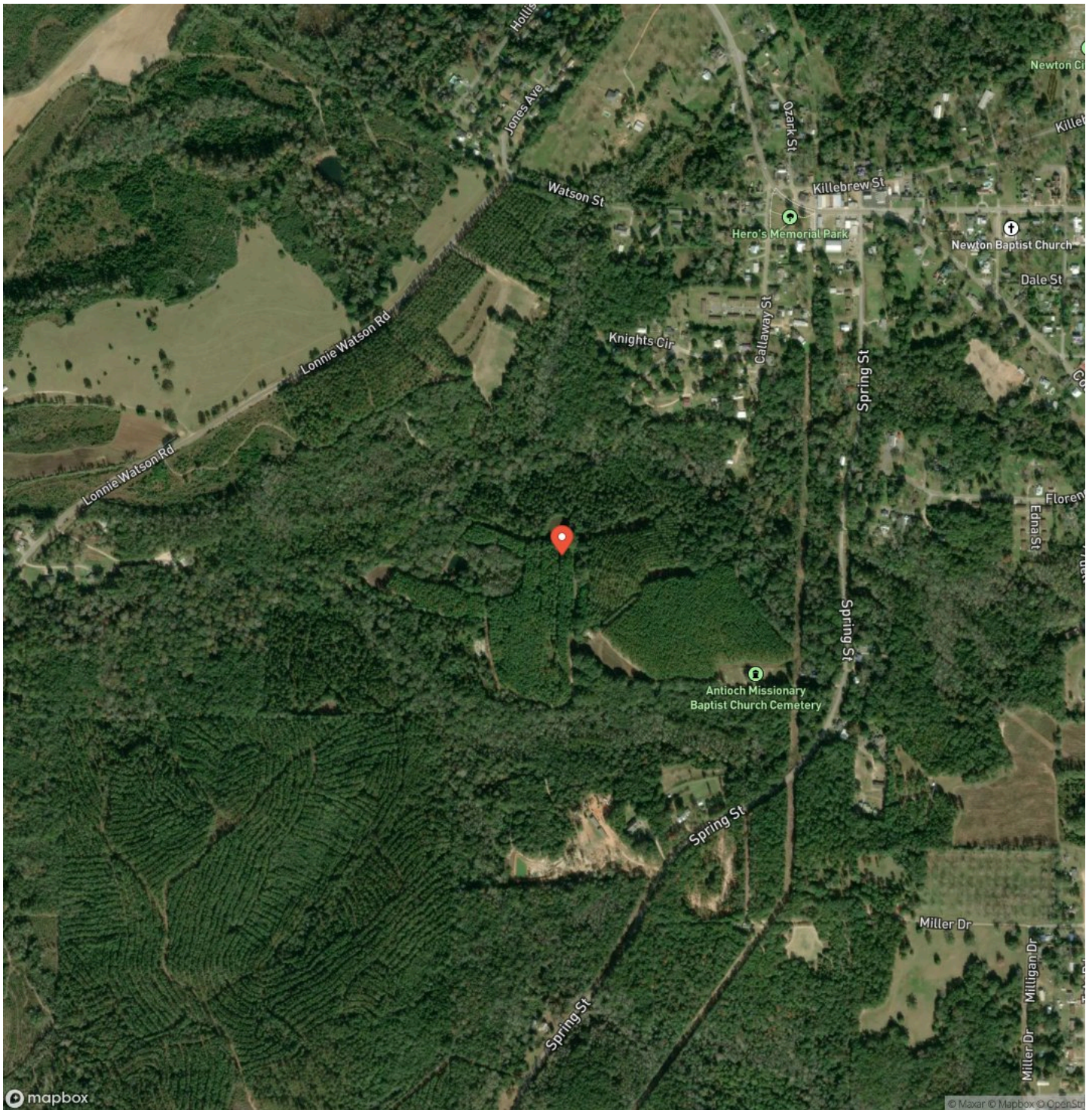


## Locator Map





## Satellite Map



133 Ac ± Dale Co - Longleaf Farm  
Newton, AL / Dale County

LISTING REPRESENTATIVE  
For more information contact:



**Representative**  
Dalton Dalrymple  
**Mobile**  
(334) 447-5600  
**Email**  
dalton@farmandforestbrokers.com  
**Address**  
**City / State / Zip**

NOTES

Notes section with multiple horizontal lines for text entry.





## 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**

**\*Note The City of Newton has a 1 acre ± sewage treatment plant on the north end of the tract that is accessed off of Callaway Street, as well as a 20' water main & sanitary sewer line easement. Both representations on the map are approximate.**





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

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