

### Property Details:

Price : \$448,000  
County : Lauderdale  
Acreage : 169.00  
Address :  
MOPLS ID : 21767

Beautiful pine plantation with significant annual CRP payment for another 8 years, not to mention the pines are ready to be thinned for additional income. Great soils for crop production. Nice internal roads to get around the property. Surrounded by agriculture fields (corn and soybeans). There is an abundance of deer and turkey on the property with food plots and good access from several points along a county road.

Convenient to Athens, Florence, Decatur and Huntsville!

Other important information:

- 138± acres of 12± year old pine timber
- 20± acres of mature hardwood timber
- 11± acres of fields

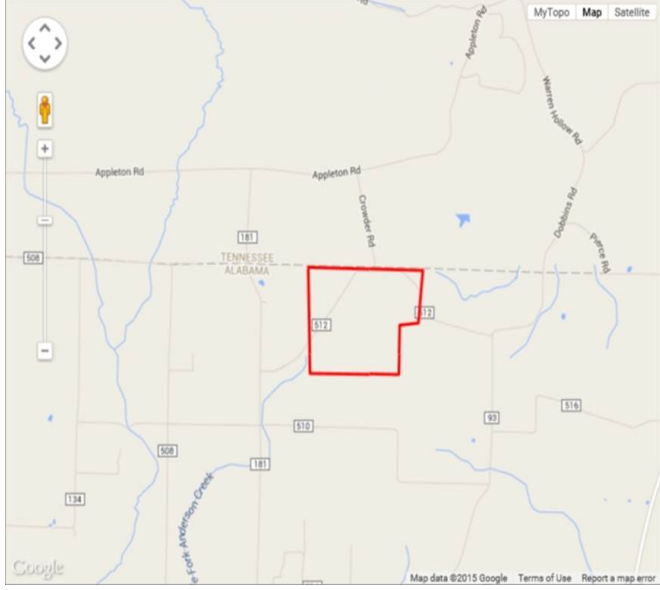
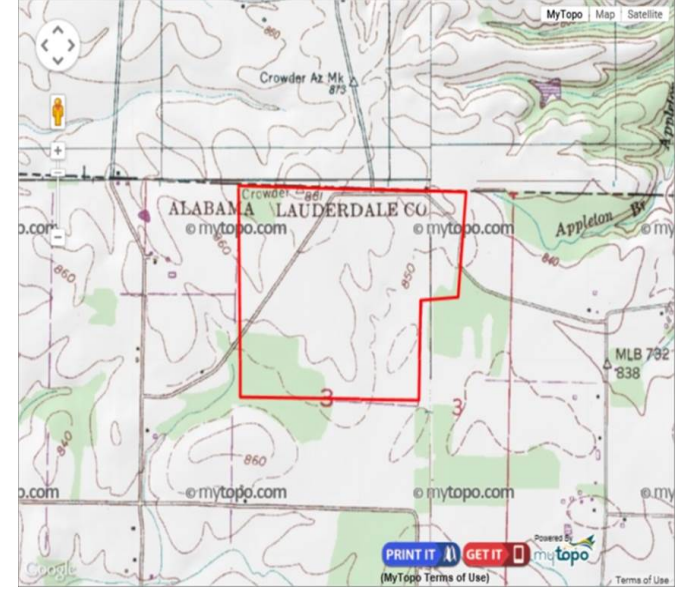
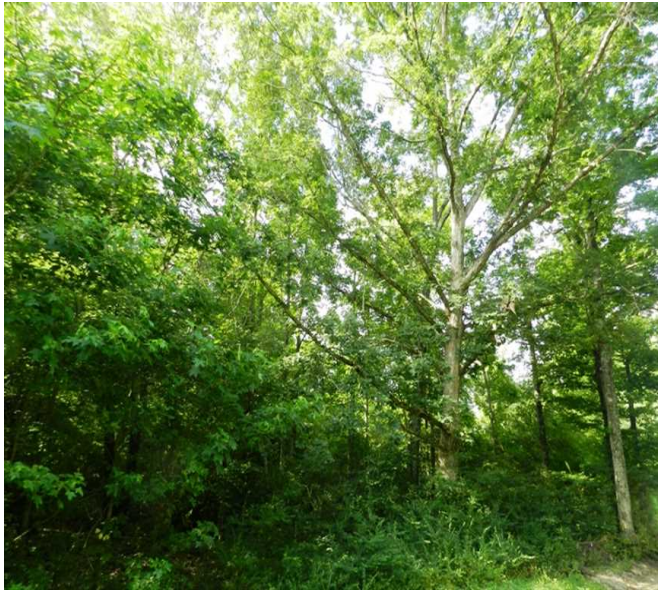
Taxes are approximately \$338 annually

Showing by Appointment Only. For a private showing or additional information, please contact Nathan McCollum at 256-345-0074 or email at nmccollum@mossyoakproperties.com. We look forward to speaking with you.

Lauderdale County,

169.00 Acres  
Lauderdale County  
GPS 34.9997 X -87.2528

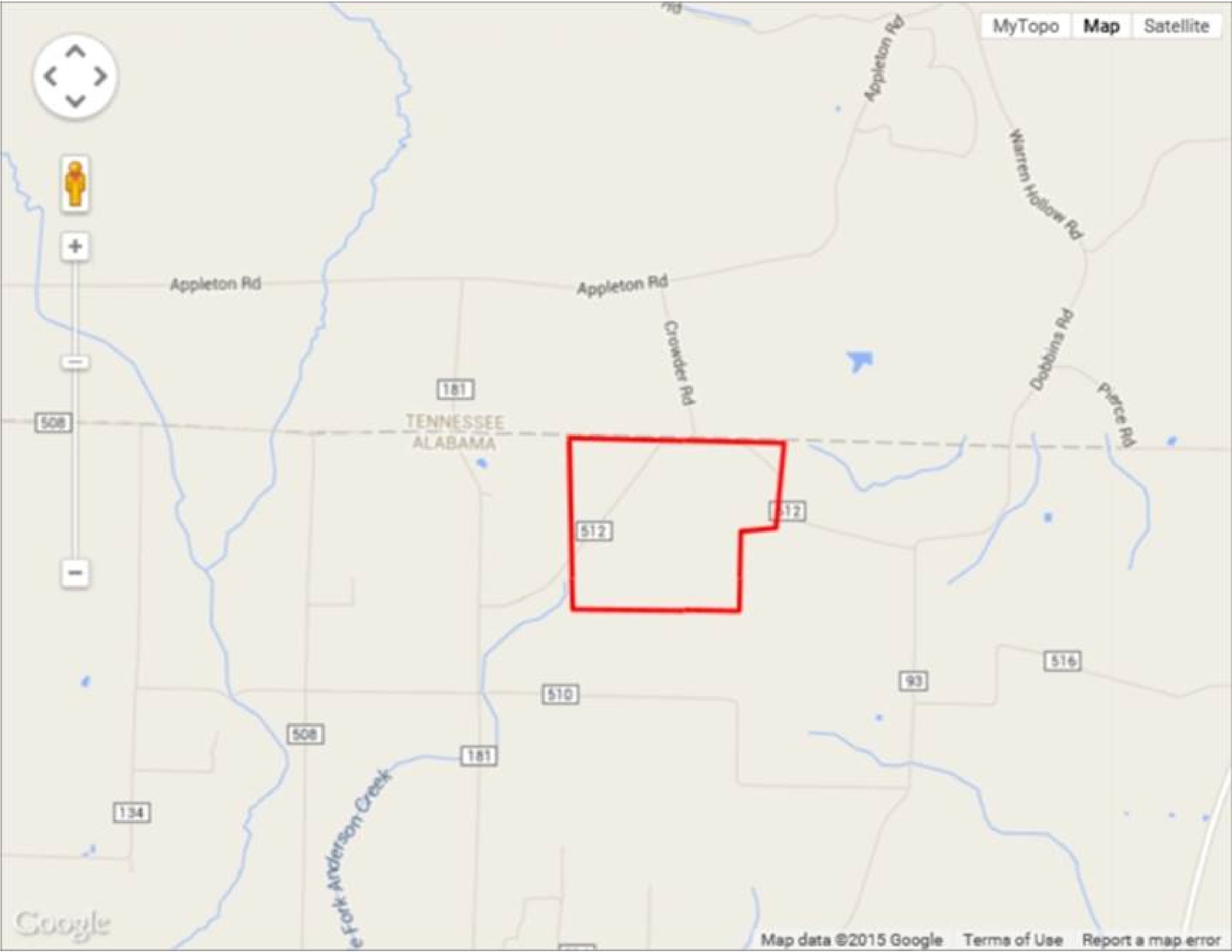
Mossy Oak Properties Southeast Land & Wildlife  
[www.selandandwildlife.com](http://www.selandandwildlife.com)



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