

Turn-key 783+/- Acre Private Escape, Walker County, Alabama



Property Details:

Price : \$1,390,000

County : Walker

Acreage : 783.00

Address : Radiant City Road

MOPLS ID : 56098

Envision a private escape with sweeping views, a main house, shop with apartment., and land that offers natural surroundings filled with majestic open spaces, abundant wildlife, mature timber, and excellent trails. That is exactly what you will have with these 783 +/- acres located on Radiant City Road in Nauvoo, Alabama.

Features of this spectacular recreational/timberland asset include a 1.5 story, 2,454 SF heated and cooled main house, 2,000+ SF of garages, porches, and carports. The shop is perfect for working on and storing equipment. There are 2 large covered areas for keeping things out of the weather. Also, a 4 bedroom, 2.5 bath apartment with kitchen and living/dining area.

The timber make up is predominately 30-35 year old mixed pine hardwood (heavier to pine) with the creek bottoms in mature timber, making this property a great timber investment!

Owners have implemented sound management practices for increasing, preserving, and managing its abundant wildlife, concentrating on its mixture of hardwoods, pines, open areas, ponds, creeks, and branches. Emphasized with approximately 24 large food plots (all with single or double man shooting houses), numerous mineral licks, and a very good road system. There are three small ponds, a couple of nice spots to possibly build a large lake, and three creeks/branches.

Easy access via County Road 5, just 12 miles north of Exit 46 off of Interstate 22, and less than one hour from Birmingham. There are no public roads running through the property and large adjoining landowners in a community with a nice country feel.

Additional features of this spectacular recreational asset are included on the brochure, as well as on the accompanying photographs and maps.

ASKING PRICE: \$1,390,000

ADDITIONAL PROPERTY ADJOINING THIS OWNERS PROPERTY IS ALSO AVAILABLE AND OUTLINED BELOW. CONTACT THE AGENT FOR SEPARATE PRICING.

DIVISION 1: 144.93 acres

78.58 +/- acres of 6 year old loblolly pine

3.91 +/- acres of 30 year old loblolly pine

34.46 +/- acres of 9 year old loblolly pine

27.98 +/- acres of mature hardwood/pine

DIVISION 2: 110.60 acres

15.25 +/- acres of 23 year old loblolly pine

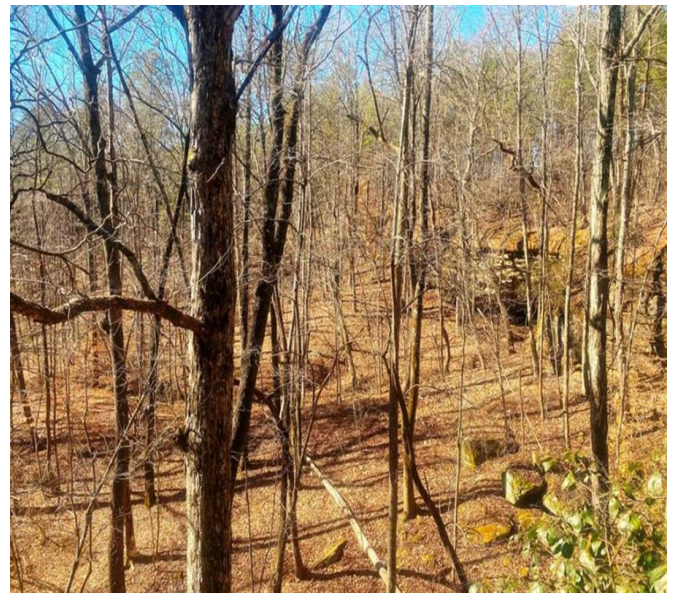
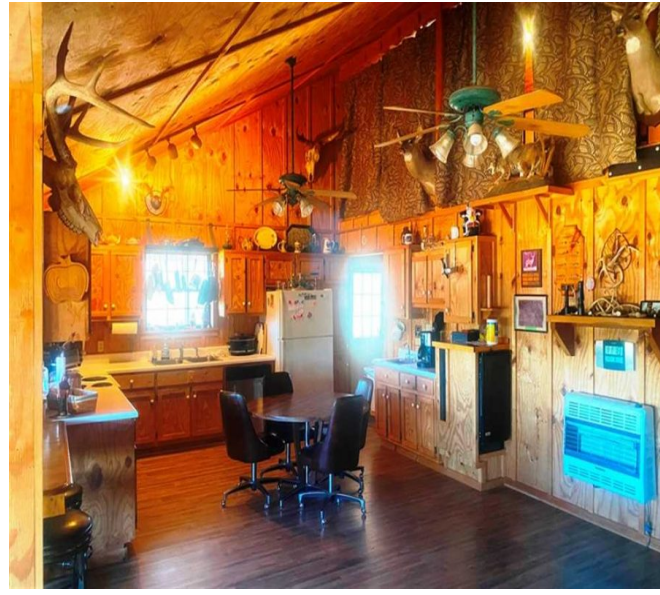
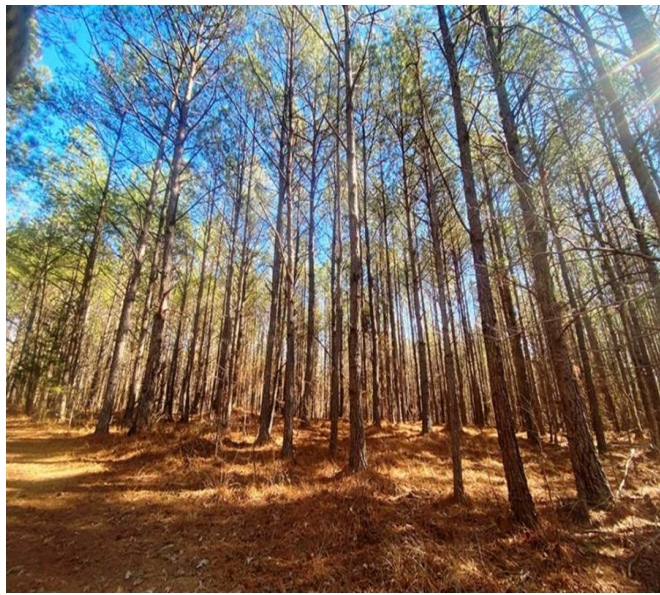
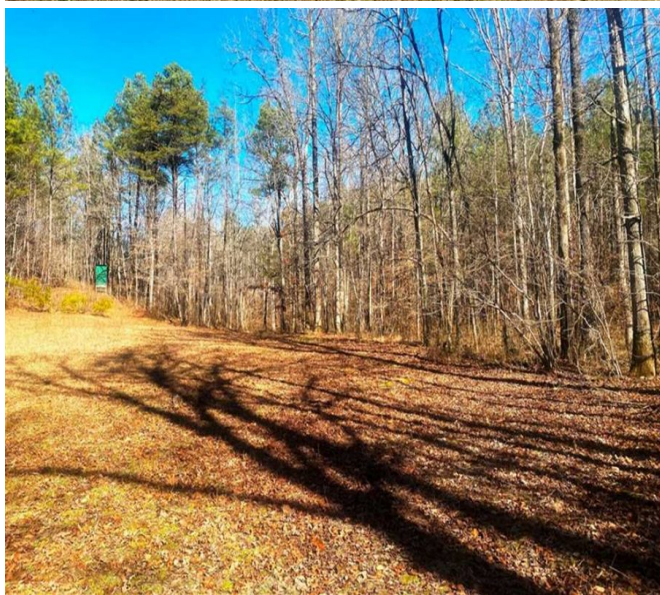
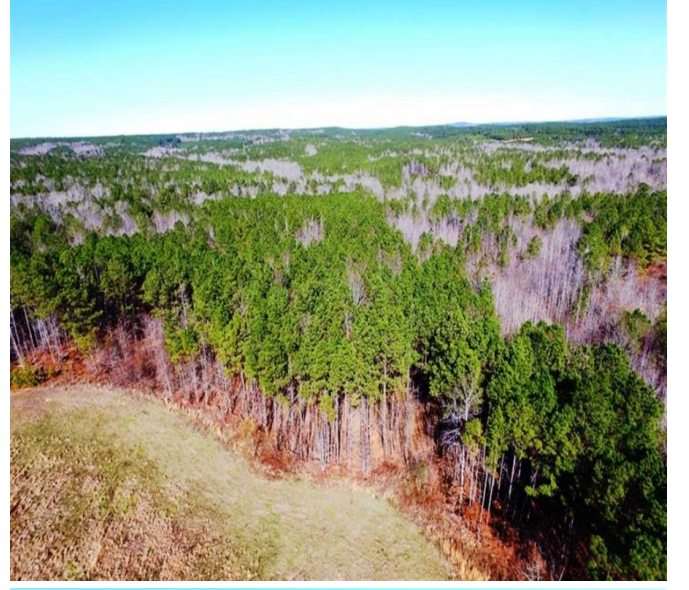
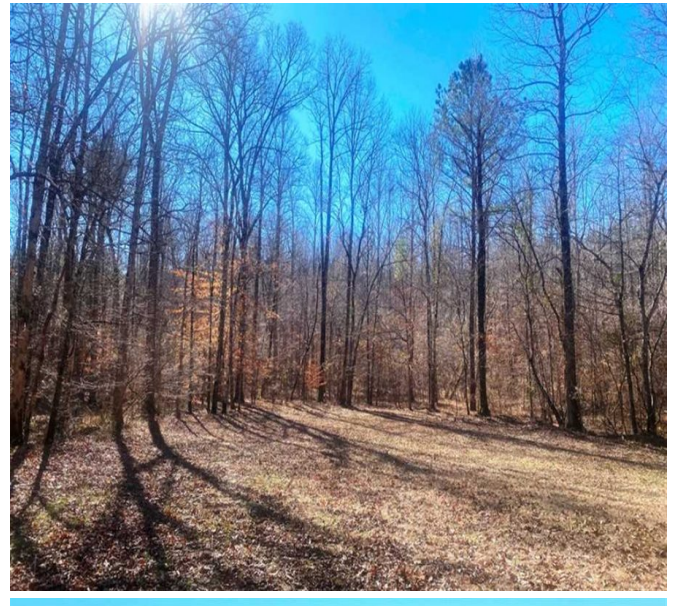
35.57 +/- acres of 16 year old loblolly pine
35.77 +/- acres of 30 year old loblolly pine
13.12 +/- acres of mature hardwood/pine

SHOWN BY APPOINTMENT ONLY! To request additional information or to set an appointment to view the property call Nathan McCollum at (256) 345-0074 or email nmccollum@mossyoakproperties.com.

Mossy Oak Properties Southeast Land & Wildlife, LLC has a unique team of professionals with more than 70 years of combined experience in land brokerage and timber management. By investing in our clients and their properties, we are not just selling property, we are building lifelong friendships. Let us help you "Find Your Favorite Place."

783.00 Acres
Walker County
GPS 33.9836 X -87.5302

Mossy Oak Properties Southeast Land & Wildlife
www.selandandwildlife.com



783.00 Acres
Walker County
GPS 33.9836 X -87.5302

Mossy Oak Properties Southeast Land & Wildlife
www.selandandwildlife.com



783.00 Acres
Walker County
GPS 33.9836 X -87.5302

Mossy Oak Properties Southeast Land & Wildlife
www.selandandwildlife.com