



A&M Forest Consultants, Inc.

Clint Flowers, RLI

P: (251) 387-0787 – F: (251) 478-7033

clintflowers@forestryland.com

www.forestryland.com

ALABAMA LAND FOR SALE

Baldwin County

160 +/- acres **NE of Bay Minette** **Call for Bid Info**

- Corners on Highway 31
- Great Lake Site
- Potential development or long term timber investment

160 +/- acres **North of Stockton, AL** **\$430,240.00**

- Bordered by the Upper Delta Wildlife Management Area on 2 ½ sides
- Deer, duck, turkey, and some pig hunting
- 95 acres of natural hardwood, 25 acre tupelo gum duck pond, remainder in planted pine.
- Only 15-20 minutes from I-65

492 +/- acres **Loxley, AL** **\$6,900,000.00**

- ~1 mile of Styx River Frontage
- New I-10 exit planned nearby
- Several great lake sites
- Great development potential

Clarke County

9 +/- acres **Grove Hill, AL** **\$237,000.00**

- Great location for a gas station, commercial offices, or retail stores
- ~1200 ft frontage on Hwy 43 & ~1000 ft frontage on Allen Road
- Recently cleared and leveled

40 +/- acres **Barlow Bend, AL** **\$107,760.00**

- Excellent timber, recently cruised
- County road access
- Great location: excellent deer and turkey hunting

80+/- acres **Gainestown, AL** **\$163,680.00**

- Running creek with nice SMZ
- Great timber: 53 acres in 11 year old pine; 24 acres in SMZ
- Great deer and turkey hunting

160+/- acres **Gainestown, AL** **\$308,160.00**

- County road access, great location!
- Varying ages of pine plantation; great investment!
- Excellent deer, dove, and turkey hunting in this area!

220+/- acres **Gainestown, AL** **\$436,040.00**

- Several good branch bottoms
- Great pine timber, much of it in Chip n Saw- recently cruised!
- Excellent hunting in this area

5,893+/- acres **South Clarke & North Baldwin County** **\$15,500,000.00**

- Fronts the Alabama River & Alabama River Cutoff
- Ranging ages of hardwood: Old growth, pre-merchantable, and small log/heavy pulpwood areas in mid rotation
- Recreation Galore: Deer, Ducks, Turkey, Wild Hog, & Squirrels
- New cement bridge crossing the AL River cutoff, allowing timber to be harvested that has never been done by truck.
- Natural Lakes, excellent road system
- Excellent potential for conservation easements or long term timber investment.
- Over 8 miles of Alabama River and AL River cutoff frontage!

Dallas County

130.26+/- acres **Selma, AL** **\$586,170.00**

- County road 80 frontage and corners on Hwy 14
- Great area for house sites
- Pine plantations, open field, and mixed natural timber

Hale County

1,740+/- acres **NW of Faunsdale, AL** **\$6,150,000.00**

- Working farm fronting the Black Warrior River
- County road front; convenient to Hwy 80 and Hwy 25
- 700 irrigated acres
- Peanut Allotment: 1,272+/- ac. - 3,032 lb./ac. (Payment=\$229,549.00 if qualifies for full payment.)
- CRP: 119.1+/- ac. @ \$30/ac./yr. remaining

- Cotton Base: 193.8+/- ac.
- Rent Proposal: Current owners WILL LEASE BACK for farming!

Mobile County

- 29+/- acres** **Mobile, AL** **\$1,000,000.00**
- Accessed by Dauphin Island Parkway
 - Fronts Perch Creek; deep water access to Dog River
 - A short boat ride to Dog River and Mobile Bay!
 - Excellent development potential!

Monroe County

- 648+/- acres** **Franklin, AL** **\$1,620,000.00**
- Old growth pine and hardwood
 - Merchantable pine plantations
 - Improved road system and new food plots
 - County road frontage, power nearby

- 790+/- acres** **Tunnel Springs, AL** **\$3,500,000.00**
- 4 cabins, each ~1,260 sq. ft each
 - 3.5 acre stocked pond
 - Under trophy management for over 3 years
 - Running creek, excellent roads and food plots

- 1,297+/- acres** **Franklin, AL** **\$3,112,800.00**
- Old growth pine and hardwood
 - Merchantable pine plantations
 - Improved road system and new food plots
 - County road runs through tract
 - Divisible!

Marion County

- 856+/- acres** **Brilliant, AL** **\$1,284,000.00**
- Excellent hunting: deer, turkey, and quail
 - Little New River frontage
 - Convenient to Birmingham, Tuscaloosa, & Tupelo, MS – all within one hour
 - Pine plantations, open switch grass land, several ponds
 - Great access: county road frontage on north and south end.

Sumter County

64+/- acre **Payneville, AL** **\$108,800.00**

- Sucarnoochie River front
- 20+/- year old hardwood timber
- Great deer, turkey and duck hunting in this area.

233+/- acres **Payneville, AL** **\$658,000.00**

- New 2 bedroom camp over looking natural lake
- New fishing levis installed on 2 lakes
- Old growth timber, natural hardwood, and pine plantations
- County road access
- Sucarnoochie River front
- Excellent deer, turkey, duck, and goose hunting

2,727+/- acres **Demopolis, AL** **\$9,650,007.63**

- Fronts the Tombigbee River and Lake Demopolis
- Old growth timber: high concentration of Cherry Bark Oak and Pine
- Pine plantations
- 2 lakes and sand & gravel pit
- County road access
- Most utilities available at campsite on tract

Washington County

204.26+/- acres **McIntosh, AL** **Call for Price**

- 50 ft easement to County Road 35
- Rolling hills, good timber in creek bottom
- Great lake sites
- Excellent potential development
- ~5 miles from Hwy 43 at McIntosh

280+/- acres **McIntosh, AL** **Call for Price**

- Only 0.6 miles from Hwy 43
- County road access; Power and water available at tract!
- Improved road through the entire tract.
- Excellent development potential

1,299+/- acres **McIntosh, AL** **\$3,442,350.00**

- ~2 miles of Tombigbee River frontage
- Hellcat Lake encompass by property
- Minutes from Hwy 43
- Natural hardwood, none cut in over 30 years!
- Excellent potential for river front development
- Deer, Duck, Turkey, and wild Hog hunting!

Dear Buyers,

If you don't see what you're looking for, please let us know! We will find it for you. Much of our business every year is land locating!

Managing over 30,000 acres a year, selling an average of \$10 million a year in timber, and selling thousands of acres each year, A&M Forest Consultants, Inc. is on top of the ever changing timber and land market... so we know what property is worth... let our experience work for you.

Since 1978, we've been helping landowners, sellers, and buyers meet their needs. Come let us help you find your piece of the South.

Thank you for your time and consideration.

Sincerely,

Clint Flowers,
Land Consultant
A&M Forest Consultants, Inc.
(251) 387-0787
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