



PROPERTY DESCRIPTION

409ac established hunting property located just 20 mins west of Downtown Birmingham, AL. Would make excellent executive hunting camp. Convenience of location would allow for morning hunts before heading to work or evening hunts and home in time for dinner. Property adjoins several thousand acres of timberland has two Creeks and a Pond onsite.

PROPERTY HIGHLIGHTS

- Establish road system and green fields
- Less than a mile from I59/20
- 20 mins from Downtown
- Adjacent land can be acquired for building lodge or camp.
- Property is made up of two conservation easements. Owner reserves rights to maintain hunting and recreation use as well as some Agricultural uses and Forestry in accordance with Best Management Practices.

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	409 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	569	6,170	18,955
Total Population	1,156	13,747	41,037
Average HH Income	\$53,978	\$57,093	\$52,894

TRISH RUSHING, CCIM

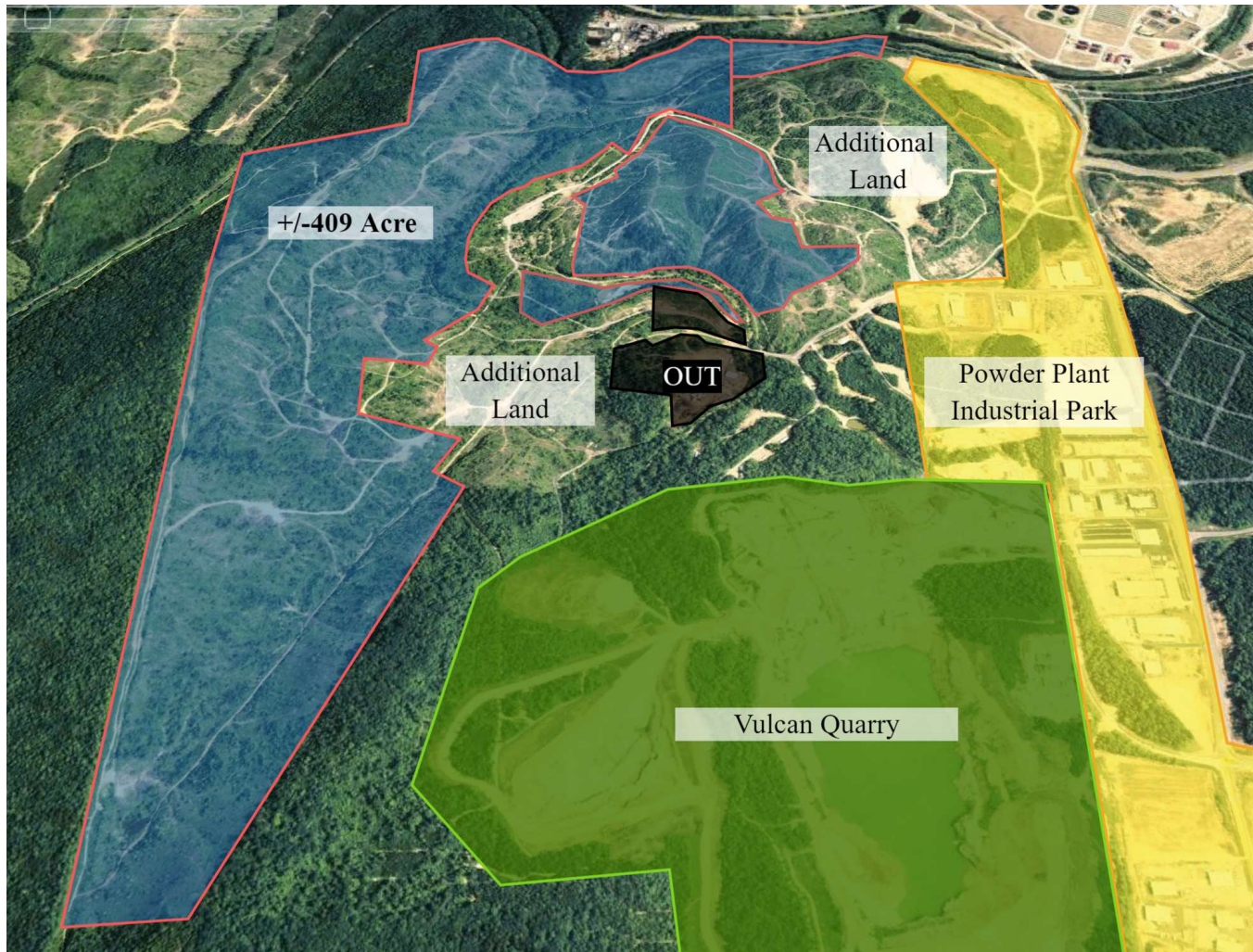
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Historical Aerial to Show Topography (Circa 2006)

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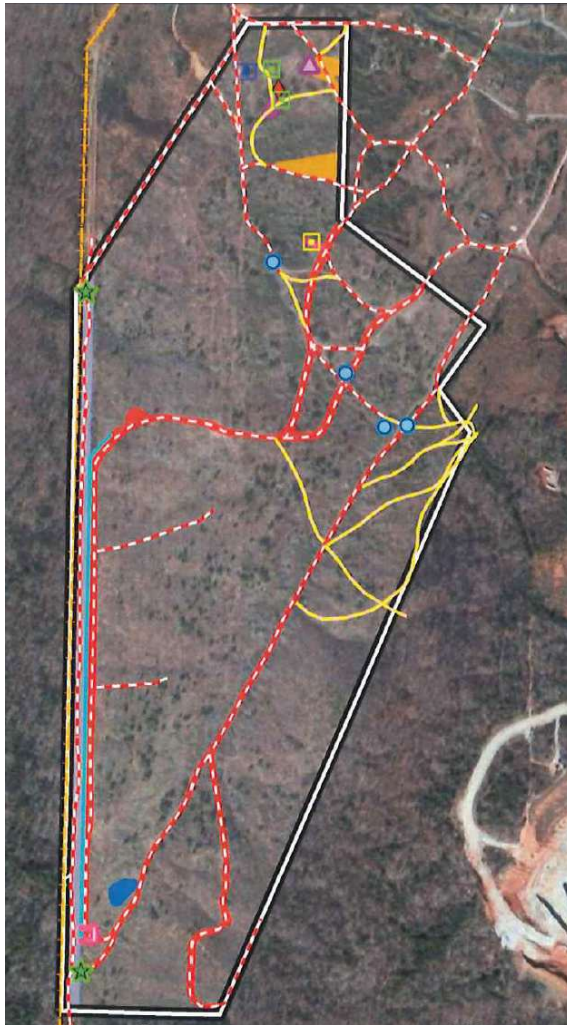


RED ROCK

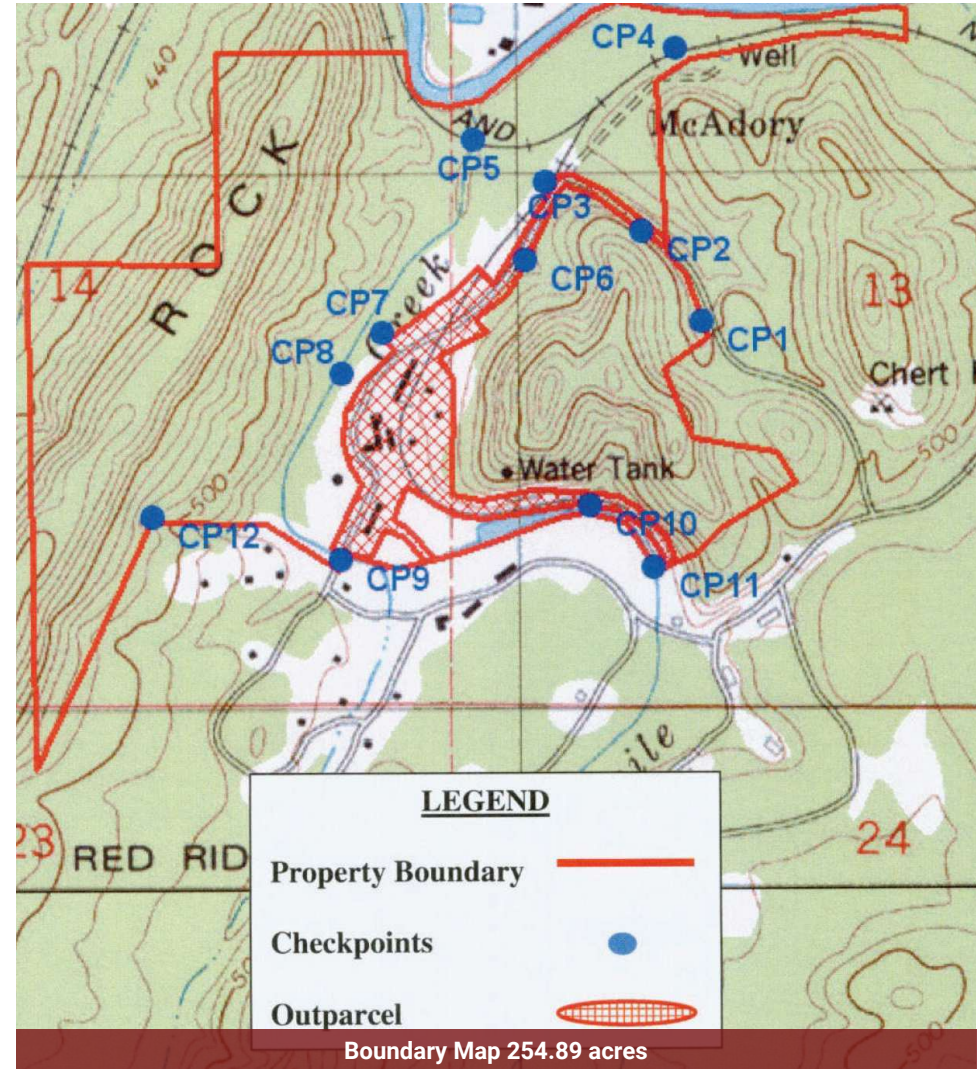
REALTY GROUP

RECREATION - CONSERVATION EASEMENT FOR SALE

Powder Plant Road
Bessemer, AL 35023



Boundary Map 153.88 acres



Boundary Map 254.89 acres

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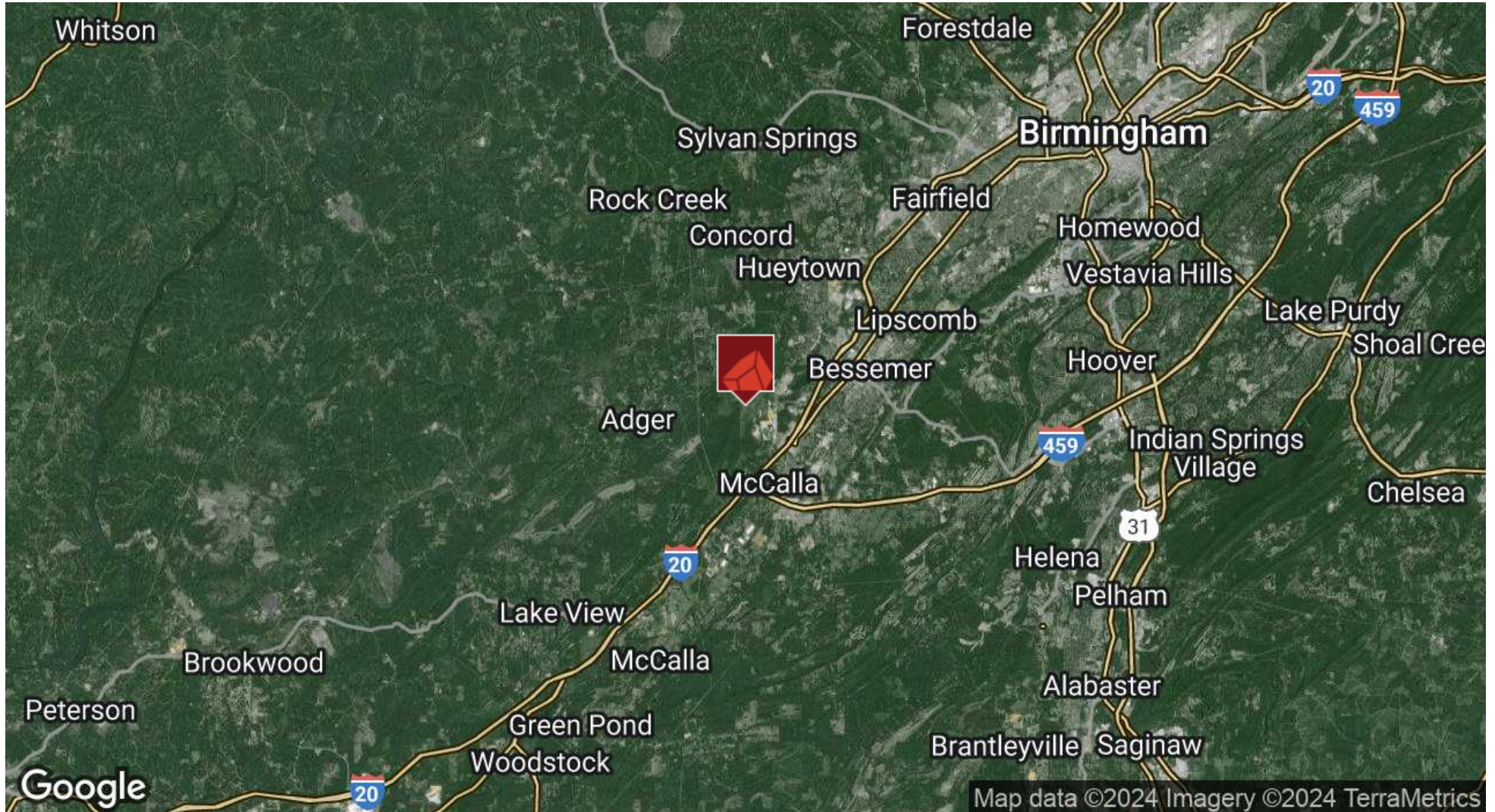
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