

**Pittsview 1741**

**Fact Sheet**

***Size*:** 1,741.026 +/- acres

***Price*:** $4,500,000.00

***Property Location/ Access*:** Located in the Southeest Region of Russell County northeast of Pittsview, Alabama. Located in Township 14N, and Range 29E and 30E, Sections 10,13,14,24(in Range 29E) and Section 18(in Range 30E). The Property has a gate with access from Gatewood Road, as well as a deeded easement from Firetower Road.

***Travel Mileage*:** Auburn (AL)- 46 miles, Montgomery (AL)- 94 miles, Phenix City (AL)- 24 miles,

 Columbus (GA)- 25 miles

***Property Type*:** Rural, Residential, Timber Investment, Recreational Land, Hunting Land, Plantation Property

***Property Tax*:** Annual Taxes $ 3,736.52

***Improvements*:** Established Internal Road Systems, Established Wildlife Food Plots,

Rip-Rapped Creek Crossings, Well Constructed Shooting Houses

***Land Cover*:** The property is very diverse with 190 +/- acres of 6 +/- year old Longleaf Pine stand, many Beautiful Hardwood Drains, Natural Hardwood Stands, and the rest consisting of 24-30 +/- year old Loblolly Pine stands. The property also hosts Briar and Buck Creeks with many feeder streams.