



Pecan Farm in Hurtsboro, Alabama Fact Sheet

Price: \$1,699,000.00

Acreage: +/-115 Acres- Property has barbed wire fencing around boundaries.

Property Location/ Access: Located in west Russell County, AL on AL Hwy 26 and Shady Grove Road. Property is a portion of Sections 26 and 35, TWP 15N, RNG 26E.

Travel Mileage: Auburn- 24 miles; Columbus, GA- 34 miles; Eufaula- 35 miles; Montgomery- 65 miles; Atlanta, GA- 120 miles

Property Type: Productive Pecan Farm with caretaker home, processing facility and retail shop. Orchard is watered with an underground irrigation system.

Land Cover: Pecan Orchard (containing +/-2,863 trees) and 5 acre Pond. Improved Pecan Varieties include Elliot, Cape Fear, Desirables and Stuarts.

Utilities: Electricity and County Water. A drilled well supplies water to the pond when irrigation needs impact the pond level.

Equipment: Most, Fixed Equipment stays with the property and is calculated into the asking price. Other Equipment can be included and negotiated on separately.