



Bullock County +/-1,028 Acres Fact Sheet

Price: \$3,240,000.00

Acreage: +/-1,028 acres according to survey. Additional +/-14 acres may be available in an abandoned railroad bed.

Property Location/ Access: Located in the Peachburg Community of north, central Bullock County, AL. Property can be accessed by Bullock County Road #30, Bullock County Road #40 (Peachburg Road) and U.S. Highway #82.

Travel Mileage: Union Springs- 5 miles; Montgomery- 36 miles; Eufaula- 38 miles; Auburn/ Opelika- 41 miles

Property Type: Hunting/ Outdoor Recreation, Timber Investment

Land Cover: +/-542 acres in Hardwood & Natural Timber; +/-365 acres in Merchantable, Loblolly Pine Plantations. +/-120 in Pecan Orchards. Old Town Creek and Moseley Creek run across the property. Several Springs and Streams throughout the property. +/-10 miles of Interior Roads, Trails and Firebreaks in and around the property.

Utilities: Electricity, Public Water and Underground Fiber Optic Cable (offering up to 1 Gig Internet) are available along an extensive portion of the road frontage.