

LAND FOR SALE

CIRCLE N FARMS

6850 LEE RD. 379

Salem, AL 36874

LISTED BY:

TODD DAVIS

O: 863.648.1528 | C: 229.349.3884

todd.davis@svn.com

JOHN HARDIN

O: 334.524.2756

johnhardin@selandgroup.com

AL #080943





PROPERTY DESCRIPTION

Welcome to Circle N Farm, which consists of approximately 3,950 ± acres located in east-central Alabama and lies in the Appalachian Plateau soils region. Circle N Farm began with a single purchase of just a few acres marked with a large noble oak located in the heart of the Farm. 'The Farm,' as the family refers to it, has since grown to several thousand contiguous acres. The habitat diversity here is impressive – a mixture of native wild grasses and planted loblolly pine stands with mature hardwood bottoms and ridges.

The product of this beautiful habitat and outstanding land stewardship is a sportsman's paradise. Hunting opportunities abound - beginning with deer hunting in the early mornings followed by flushing wild quail coveys in the uplands and capped off with late afternoon fishing in the three stocked ponds that range in size from four to twelve acres. There is also a large dove field lined with majestic old oak trees that provide shade for those southern afternoon dove shoots with family and friends. Springtime on Circle N Farm is a special time of year with an abundance of turkey. Bill Jordan, with Realtree outdoors, has leased the turkey rights for over twenty years, a true testament to the quality of hunting at Circle N Farm. Lake Harding, also known as Bartlett's Ferry Lake, is a 5,850-acre reservoir on the Chattahoochee River and is just a few miles from the entrance of 'The Farm.' The lake is primarily located in Harris County, Georgia, but portions of the lake run into Alabama.

Alabama has the second largest timberland base in the United States with over 23 million acres of timberland, and Circle N Farm consists of approximately 95% of planted pine timberland. The pine stands range from two years of age up to 40 ± years of age. The timber has been extensively managed over the years, and there are several timber mills located nearby to ensure the product receives the best price when harvested. Circle N Farm has a nostalgic feeling when you pass through the main entrance. It takes you back to a simpler time when farming and raising cattle was the job of the day. The late afternoons and weekends were enjoyed with family and friends while running bird dogs or shooting dove. The Farm has several buildings, from the caretakers' house, dog kennels, a large iron-framed pole barn, and a few other specialty buildings, just to mention a few. And for those overnight guests, follow the long driveway lined with majestic crepe myrtles to the 2600 square foot lodge with five bedrooms, two bathrooms, and a large screened wrap-around porch that overlooks the larger of the three trophy ponds.

After a successful day of hunting, the large wood-burning fireplace in the lodge offers a cozy place to tell stories of the day's hunt. For those wing shooters, Circle N offers an eight-stand skeet range to help perfect your shooting skills. With miles of improved roads throughout Circle N Farm, one could explore for hours. If you're looking for a truly unique wildlife preserve with timber income for generations to come, look no further than Circle N Farm. Call Todd or John today to schedule your appointment and experience Circle N Farm.

SALE PRICE

PRICE:	\$19,000,000
ACREAGE:	3,950 Acres
PRICE/ACRE:	\$4,810
PROPERTY TYPE:	Timberland

LOCATION & DRIVING DIRECTIONS

CITY:	Salem
COUNTY:	Lee
STATE:	Alabama
GPS:	32.6259932,-85.1361843999999
DRIVING DIRECTIONS:	From Columbus, GA., travel north on Hwy 280 to Lee Co Rd 379, Travel on Lee Co Rd 379 and the property is 6 miles on the right
SHOWING INSTRUCTIONS:	This property is shown strictly by appointment only to qualified buyers. Contact the listing agents Todd Davis 229-349-3884 or John Hardin, ALC, 334-524-2756 for more information.

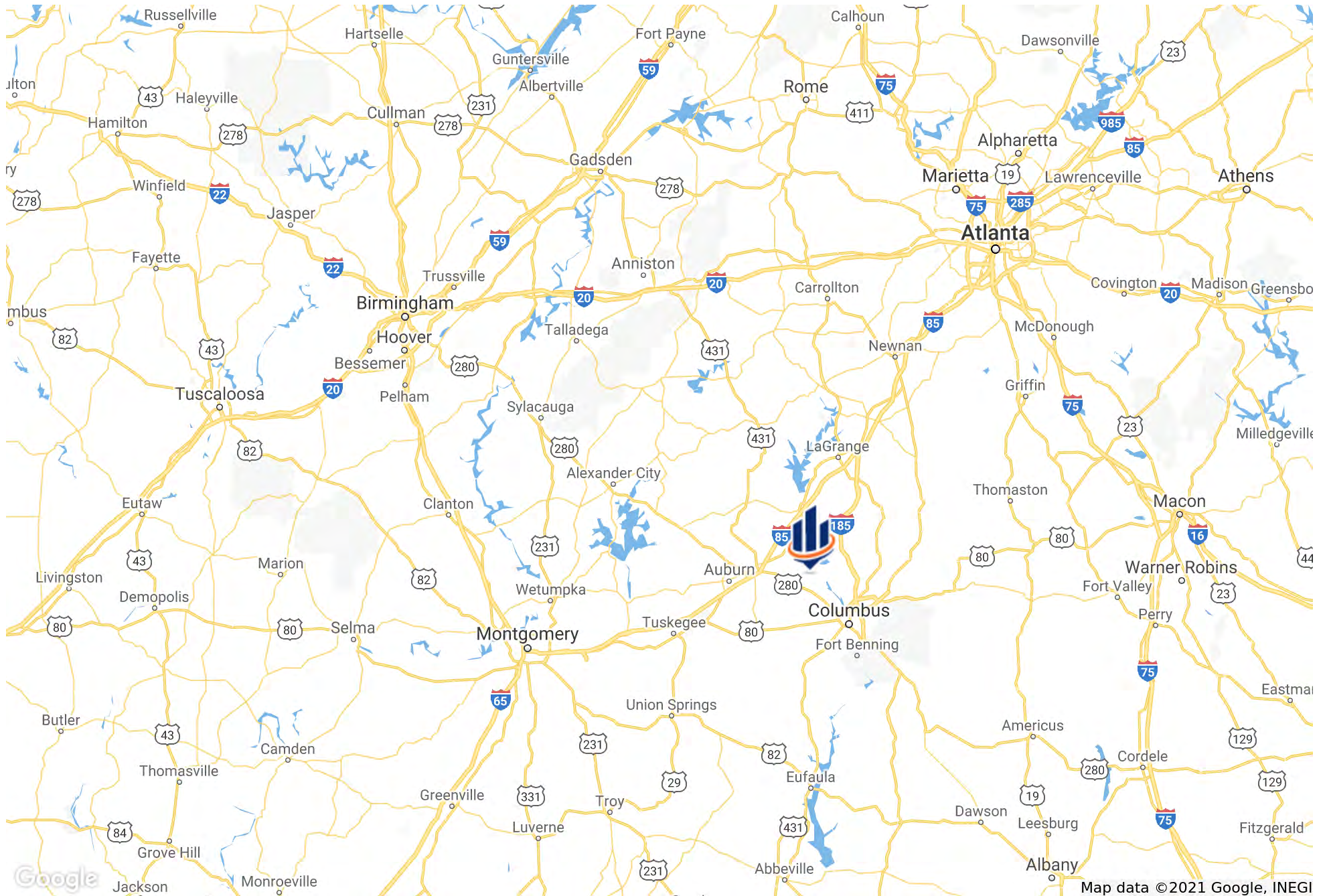
HIGHLIGHTS

- Sportsman's Paradise
- Plentiful Deer, Turkey, Fish, Quail, and Dove
- Well managed timber stand w/potential revenue stream
- Improved w/lodge, home, equipment barns, dog kennels, skeet range, and game cleaning building with a walk-in cooler

SPECIFICATIONS & FEATURES

LAND TYPES:	Timberland	ON SITE ROAD ACCESS:	150 Miles of interior roads and UTV trails.
UPLANDS / WETLANDS:	95% Uplands / 5% Wetlands	AGE OF STAGES OF TIMBER:	Planted pines range from 2 to 50 years old. Old growth hardwood bottoms.
TAXES & TAX YEAR:	\$15,957.68 - [2020]		
ZONING / FLU:	AG		
LAKE FRONTAGE / WATER FEATURES:	4, 6, and 12 Acre Ponds, Mill Creek, Wacoochee Creek		
WATER SOURCE & UTILITIES:	Wells & Septic System		
ROAD FRONTAGE:	11 Miles		
CURRENT USE:	Timber Production, hunting, and other outdoor recreation.		
POTENTIAL RECREATIONAL / ALT USES:	Excellent hunting tract with very abundant deer, turkey, quail, dove, and small game. Residential Development, Conservation Easement potential.		
LAND COVER:	Pine and Hardwood Timber, 14-acre dove field, and several small hay fields.		
STRUCTURES & YEAR BUILT:	<ul style="list-style-type: none">• Main Lodge: 2500 SF / 4 BR & 2 Bath• Managers Home: 3000 SF 3 BR / 2 Bath• Open Shed: 5000 SF• Equipment Barn: 4500 SF• Enclosed Barn: 4500 SF• Dog Kennel• Lighted Skeet Range• Game Cleaning Building with walk-in cooler		
GAME POPULATION INFORMATION:	Deer, Turkey, Fish, Quail, and Dove		

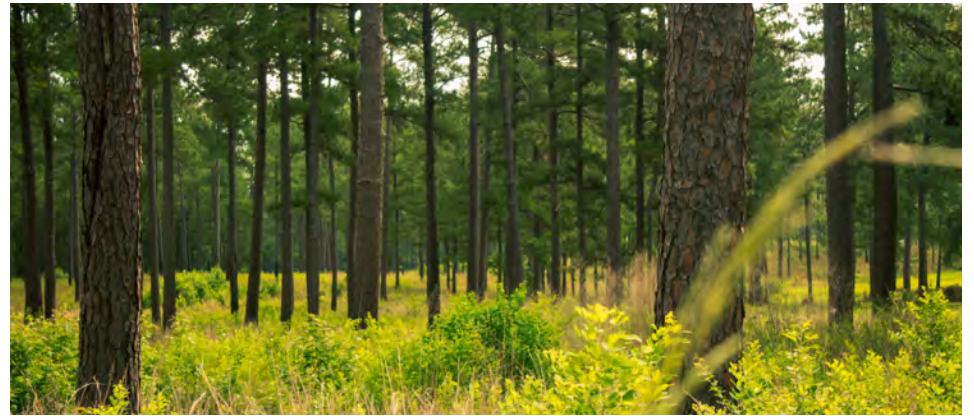






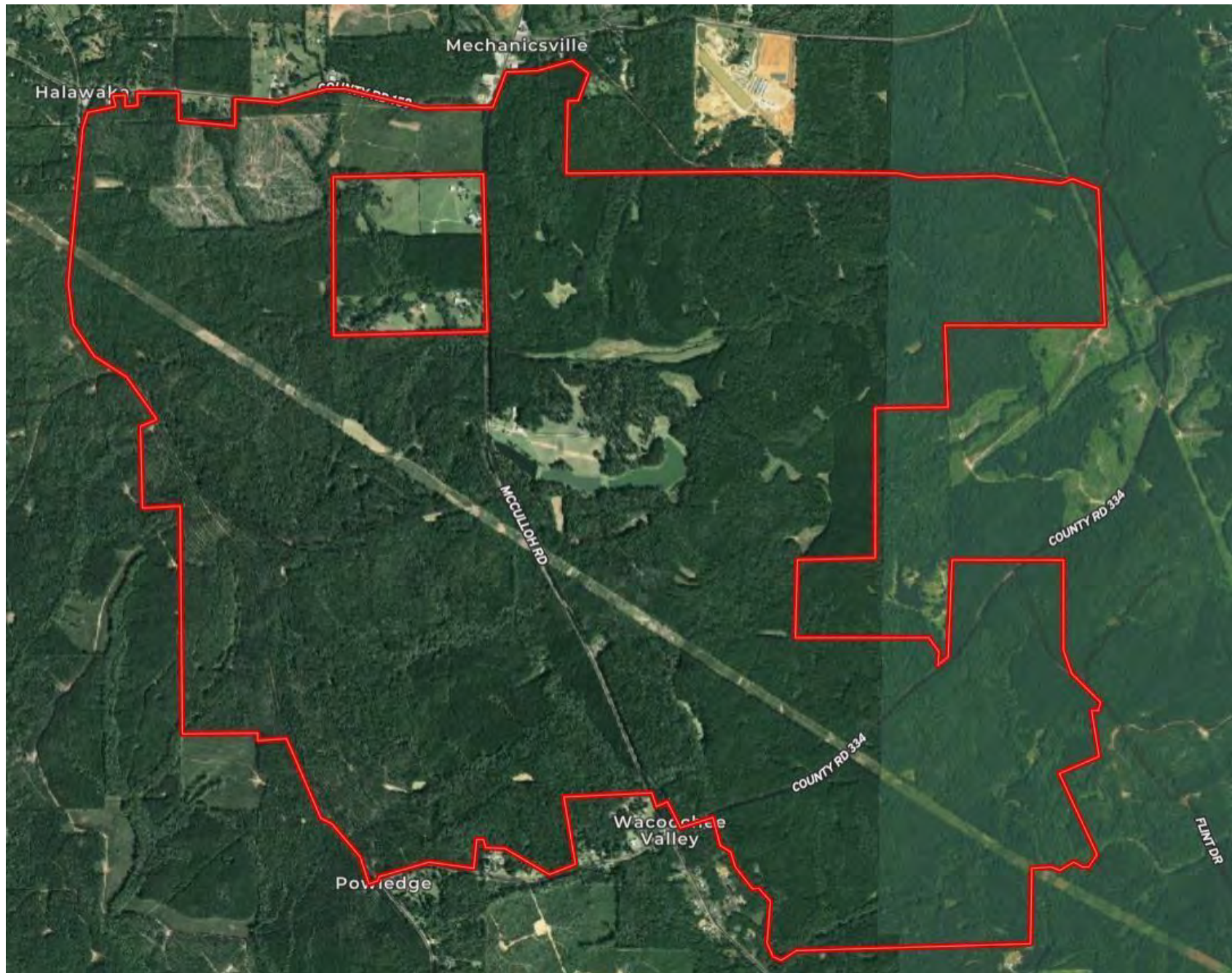


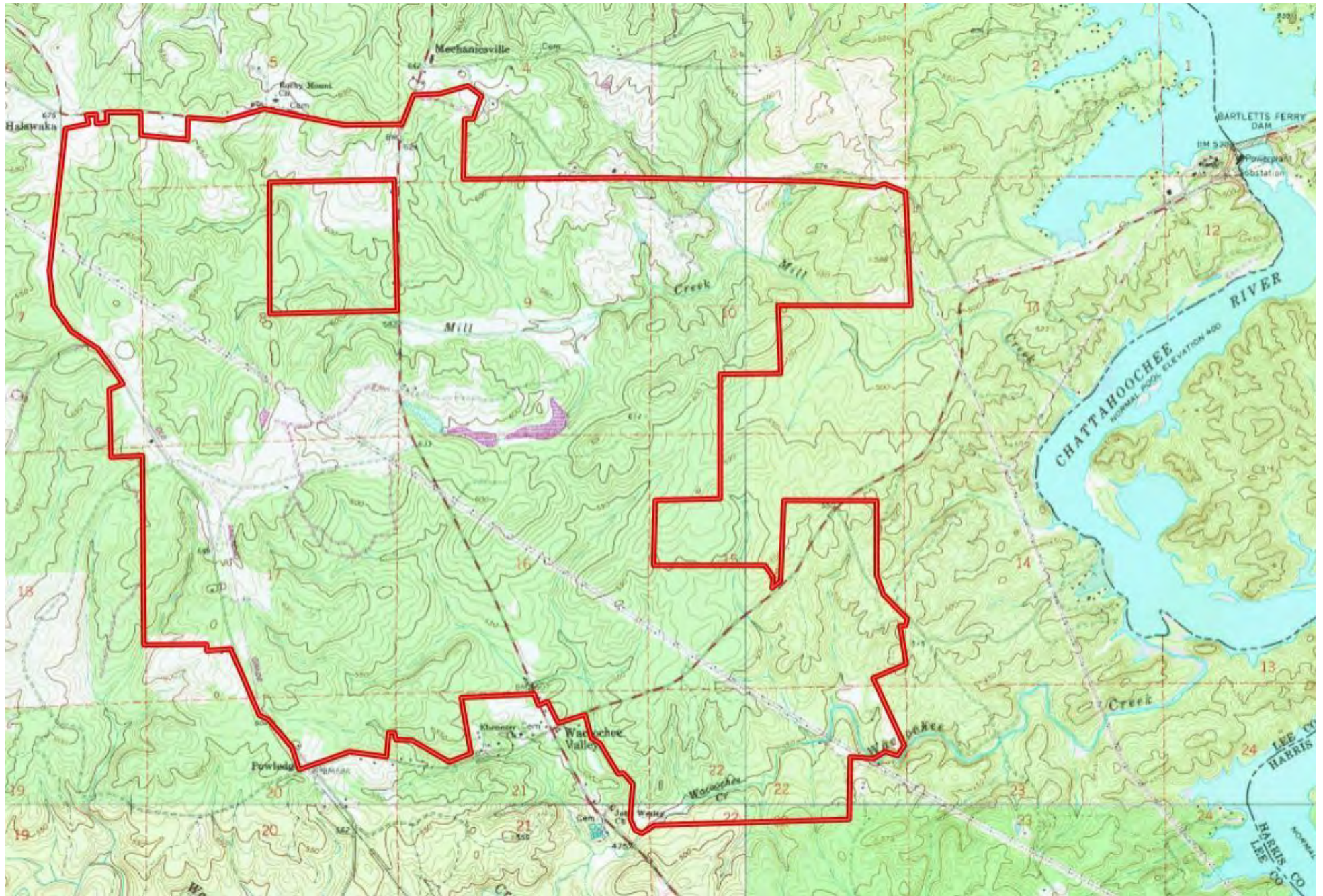














1723 Bartow Rd
Lakeland, Florida 33801
863.648.1528

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

356 NW Lake City Ave
Lake City, Florida 32055
386.438.5896

www.SVNsaunders.com

Southeastern Land Group
16396 Highway 280 W
Dadeville, AL 36853
334.524.2756

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